

INDEX OF SHORT-TERM RENTAL POTENTIAL AMENDMENTS

Amendment #1 - Bill 348-19 - Eliminate requirement for owner to be present during non-daytime hours

Amendment #2 – Option 1 - Bill 348-19 - Allow 2 transient guests per bedroom under administrative approval of STR hosted

Amendment #2 – Option 2 - Bill 348-19 - Allow 2 transient guests per bedroom under administrative approval of STR hosted; Option 2 incorporates Option 1 and adds exemption for persons age 3 and under from calculation

Amendment #2 – Option 3 - Bill 348-19 - Allow 2 transient guests per bedroom under administrative approval of STR hosted; Option 3 incorporates Option 1 and places a cap on the total number of transient guests at 8 STR hosted

Amendment #3 – Bill 348-19 - Authorize administrative approval in the M-C and M-DT districts

Amendment #4 – Bill 348-19 - Allow operator of hosted STR to have one additional STR un-hosted adjacent to the hosted site

Amendment #6 – Bill 348-19 - Increase transient guests allowed for STR un-hosted by Conditional Use Permit in the R-1, R-2, R-MF, M-OF, M-N, M-C, M-DT districts

Amendment #7 – Bill 348-19 - Prohibit all STR from R-1; Permit administrative and/or CUP approval of STR in the R-2, R-MF, M-OF, M-N, M-C, M-DT districts (Grasslands #!)

Amendment #8 – Bill 348-19 - Prohibit all STR from R-1 unless neighborhood creates an overlay district permitting short-term rentals; Permit administrative and/or conditional use approval of STR in the R-2, R-MF, M-OF, M-N, M-C, M-DT districts (Grasslands #2)

Amendment #9 – Bill 23-20 (Chapter 22) - Require annual attestation of compliance by operator

Amendment #10 – Bill 23-20 (Chapter 22) - Authorize revocation of certificate from STR with two or more complaints

Amendment #11 – Option 1 – Bill 23-20 (Chapter 22) - Fee for nuisance enforcement; Under Option 1 fee paid once every 3 years with certification and applies only to un-hosted STR

Amendment #11 – Option 2 – Bill 22-20 (Chapter 13) - Fee for nuisance enforcement on un-hosted STR; Under Option 2 fee paid monthly and applies to all STR

Amendment #12 – Bill 348-19 - Allow tenant hosted to be treated as STR hosted with property owner consent

Amendment #13 – Bill 348-19 - Prohibit all STR un-hosted; permit administrative and conditional use approval of STR hosted in the R-1, R-2, R-MF, M-OF, M-N, M-C, M-DT districts

Amendment #14 – Bill 348-19 - Eliminate distinction between STR hosted and un-hosted and permit administrative approval of STR in R-1, R-2, R-MF, M-OF, M-N, M-C, M-DT districts upon inspection and registration under Rental Conservation Law (Trapp request – inspect & tax only)

Amendment #1
STR – Bill 348-19
Eliminate requirement for owner to be present during non-daytime hours

Amend Section 29-3.3(pp)A.1. as follows:

1. A dwelling unit shall be considered “short-term rental hosted” if:
 - i. It is the primary residence of the owner of record and occupied by the owner for a period of two hundred seventy (270) or more calendar days per year;
 - ~~ii. The dwelling is occupied by the owner of record when it is being offered for transient accommodations with the exception of daytime and/or work hours.~~
 - ~~ii.~~ iii. In the event the owner of record cannot ~~not~~ be present while the home is utilized by transient guests as a short term rental, ~~offered for transient accommodations~~ the owner shall have a designated agent registered with the City of Columbia who can be a point of contact in the owner’s absence. Such designated agent shall not be required to be onsite while the dwelling is utilized by transient guests as a short term rental ~~offered for transient accommodations~~; however, the designated agent shall be located ~~have an address~~ within the corporate limits of City of Columbia and shall be accessible 24-hours a day during any period of time the owner of record is not available. The designation of an agent shall not relieve the property owner of the requirement that the dwelling unit shall be the owner’s primary residence.

Amendment #2 – Option 1

STR – Bill 348-19

Allow 2 transient guests per bedroom under administrative approval of STR hosted

Amend Section 29-3.3(pp)B. as follows:

- B. *Authorization to operate.* Authorization to operate a short-term rental shall be based upon its classification under section 29-3.3 (pp)A. and may be granted administratively by the director ~~or the director's designee~~ or following the approval of a conditional use permit by the city council pursuant to the requirements of section 29-6.4(m) of this chapter.
1. *Administrative approval.* A “short-term rental hosted” may be authorized by the director ~~or the director's designee~~ in the zoning districts where a short term rental hosted is an allowed permitted or accessory use pursuant to the following conditions.
- i. ~~In the R-1 zone district, a short-term rental hosted shall:~~
- i. a. ~~Not exceed a maximum of two (2) three (3) transient guests per bedroom subject to the requirements of this section.~~
- ii. ~~b. Have All bedrooms offered for rental that shall meet the requirements of the adopted International Property Maintenance Code and other applicable codes and/or laws passed or adopted by the city. A non-conforming bedroom shall not be utilized for a short term rental.~~
- iii. ~~c. Demonstrate compliance with the provisions~~ Meet the requirements of subsection 29-3.3(pp)C. of this section.
- ii. ~~In the R-2, R-MF, M-OF, M-N, M-DT, or M-C zoning districts, a short-term rental hosted shall:~~
- a. ~~Not exceed a maximum of four (4) transient guests.~~
- b. ~~Have bedrooms offered for rental that meet the requirements of the adopted International Property Maintenance Code and other applicable codes and/or laws passed or adopted by the city.~~
- c. ~~Not have more than one (1) dwelling unit registered as a short-term rental when a lot is improved with a two-family dwelling unit, multi-family dwelling unit, or a lot containing multiple detached dwelling units.~~
- d. ~~Demonstrate compliance with the provisions of subsection 29-3.3(pp)C. of this section.~~

Amendment #2 – Option 2

STR – Bill 348-19

Allow 2 transient guests per bedroom under administrative approval of STR hosted Option 2 incorporates Option 1 and exempts persons age 3 and under

Amend Section 29-3.3(pp)B. as follows:

- B. *Authorization to operate.* Authorization to operate a short-term rental shall be based upon its classification under section 29-3.3 (pp)A. and may be granted administratively by the director ~~or the director's designee~~ or following the approval of a conditional use permit by the city council pursuant to the requirements of section 29-6.4(m) of this chapter.
2. *Administrative approval.* A “short-term rental hosted” may be authorized by the director ~~or the director's designee~~ in the zoning districts where a short term rental hosted is an allowed permitted or accessory use pursuant to the following conditions.
- i. ~~In the R-1 zone district, a short-term rental hosted shall:~~
- i. ~~a. Not exceed a maximum of two (2) three (3) transient guests per bedroom subject to the requirements of this section. Persons age three (3) and under shall not constitute transient guests for purposes of this calculation.~~
- ii. ~~b. Have All bedrooms offered for rental that shall meet the requirements of the adopted International Property Maintenance Code and other applicable codes and/or laws passed or adopted by the city. A non-conforming bedroom shall not be utilized for a short term rental.~~
- iii. ~~c. Demonstrate compliance with the provisions~~ Meet the requirements of subsection 29-3.3(pp)C. of this section.
- ii. ~~In the R-2, R-MF, M-OF, M-N, M-DT, or M-C zoning districts, a short-term rental hosted shall:~~
- e. ~~Not exceed a maximum of four (4) transient guests.~~
- f. ~~Have bedrooms offered for rental that meet the requirements of the adopted International Property Maintenance Code and other applicable codes and/or laws passed or adopted by the city.~~
- g. ~~Not have more than one (1) dwelling unit registered as a short-term rental when a lot is improved with a two-family dwelling unit, multi-family dwelling unit, or a lot containing multiple detached dwelling units.~~
- h. ~~Demonstrate compliance with the provisions of subsection 29-3.3(pp)C. of this section.~~

Amendment #2 – Option 3

STR – Bill 348-19

Allow 2 transient guests per bedroom under administrative approval of STR hosted Option 3 incorporates Option 1 and places a cap on the total number of transient guests at 8

Amend Section 29-3.3(pp)(B) as follows:

- B. *Authorization to operate.* Authorization to operate a short-term rental shall be based upon its classification under section 29-3.3 (pp)A. and may be granted administratively by the director ~~or the director's designee~~ or following the approval of a conditional use permit by the city council pursuant to the requirements of section 29-6.4(m) of this chapter.
3. *Administrative approval.* A “short-term rental hosted” may be authorized by the director ~~or the director's designee~~ in the zoning districts where a short term rental hosted is an allowed permitted or accessory use pursuant to the following conditions.
- i. ~~In the R-1 zone district, a short-term rental hosted shall:~~
- i. ~~a. Not exceed a maximum of two (2) three (3) transient guests per bedroom subject to the requirements of this section. A maximum of eight (8) transient guests shall be allowed per unit.~~
- ii. ~~b. Have All bedrooms offered for rental that shall meet the requirements of the adopted International Property Maintenance Code and other applicable codes and/or laws passed or adopted by the city. A non-conforming bedroom shall not be utilized for a short term rental.~~
- iii. ~~c. Demonstrate compliance with the provisions~~ Meet the requirements of subsection 29-3.3(pp)C. of this section.
- ii. ~~In the R-2, R-MF, M-OF, M-N, M-DT, or M-C zoning districts, a short-term rental hosted shall:~~
- i. ~~Not exceed a maximum of four (4) transient guests.~~
- j. ~~Have bedrooms offered for rental that meet the requirements of the adopted International Property Maintenance Code and other applicable codes and/or laws passed or adopted by the city.~~
- k. ~~Not have more than one (1) dwelling unit registered as a short-term rental when a lot is improved with a two-family dwelling unit, multi-family dwelling unit, or a lot containing multiple detached dwelling units.~~
- l. ~~Demonstrate compliance with the provisions of subsection 29-3.3(pp)C. of this section.~~

Amendment #3

STR – Bill 348-19

Authorize administrative approval in the M-C and M-DT districts

***may want to consider whether to add optional language from above to subsection (a)

Add the following subsection to Section 29-3.3(pp)B.1. and amend the Permitted Use Table, Table 29-3.1 [if amendment #2 is not adopted, the following subsection will change to subsection iii and not iv]:

iv. Any Short-term rental in the M-C or M-DT districts which meets the following conditions may be authorized by the Director:

- a. Not exceed two (2) transient guests per bedroom subject to compliance with the requirements of this section.
- b. All bedrooms offered for rental shall meet the requirements of the adopted International Property Maintenance Code and other applicable codes and/or laws passed or adopted by the city. A non-conforming bedroom shall not be utilized for a short term rental.
- c. Meet the requirements of subsection 29-3.3(pp)C. of this section.
- d. An operator of a short-term rental hosted or un-hosted in M-C or M-DT seeking to exceed the transient guest limitations imposed by this section may request approval of a conditional use permit by the city council pursuant to the requirements of section 29-6.4(m) of this chapter. Maximum transient guest occupancy of the dwelling unit shall be calculated based upon the adopted International Property Maintenance Code and any other general criteria established under the conditional use permit process in section 29-6.4(m) of this chapter.

Table 29-3.1: COLUMBIA, MISSOURI, PERMITTED USE TABLE

P=Permitted use C=Conditional use A=Accessory use CA=Conditional Accessory use T=Temporary use

Zoning District	Residential				Mixed Use					Special Purpose				Use-Specific Standards, in Section 29-3.3
	R-1	R-2	R-MF	R-MH	M-OF	M-N	M-C	M-DT	M-BP	IG	A	O	PD	
Guest Accommodations														
Bed and Breakfast		C	C		C	P	P	P						(s)
Short Term Rentals	<u>A/C</u>	<u>A/C</u>	<u>A/C</u>		<u>A/C</u>	<u>A/C</u>	<u>P/C</u>	<u>P/C</u>					Per PD Approval	<u>(pp)</u>
Hotel							P	P	P	P				

Amendment #4

STR – Bill 348-19

Allow operator of hosted STR to have one additional STR un-hosted adjacent to the hosted site

Add the following subsection to Section 29-3.3(pp)B.1. [if amendment #2 and/or #3 are not adopted, this subsection will change to subsection iii or iv]:

- v. Notwithstanding anything herein to the contrary, a dwelling which would otherwise be considered to be a short-term rental un-hosted may be authorized by the director under this section as a short-term rental hosted under the following circumstances:
 - a. The short-term rental un-hosted is located on a lot that shares a property line with or is directly across a public or private street or public alley to the operator's primary residence in which the short-term rental hosted is operated or the short-term rental un-hosted is located in a multi-family structure it shall be located in the same building as the operator's primary residence;
 - b. A maximum of one (1) additional dwelling unit owned by the operator of a short-term rental hosted may be permitted to be approved by the director as a short-term rental un-hosted pursuant to this subsection;
 - c. The short-term rental un-hosted dwelling unit meets all other requirements of this section for a short-term rental hosted.

Amendment #5

STR – Bill 348-19

Allow operator of un-hosted STR to receive administrative approval for single un-hosted STR under certain conditions – less than 95 days/yr

Add the following subsection to Section 29-3.3(pp)B.1. [if amendment #2 and/or #3 and/or #4 are not adopted, the number of this subsection will change]:

- vi. Notwithstanding anything herein to the contrary, a dwelling which would otherwise be considered to be a short-term rental un-hosted may be authorized by the director under this section as a short-term rental hosted under the following circumstances:
 - a. The short-term rental un-hosted is operated as an accommodation to transient guests less than ninety-five (95) nights per calendar year; and
 - b. The property owner owns and/or operates no more than one (1) short-term rental within the city and may hold only one (1) short-term rental certificate of compliance. For purposes of this section, a property owner shall include any single individual who is a member, manager, officer, director, trustee, shareholder, or has other ownership interest in a business entity who owns or operates a short-term rental.

Amendment #6

STR – Bill 348-19

Increase transient guests allowed for STR un-hosted by Conditional Use Permit in the R-1, R-2, R-MF, M-OF, M-N, M-C, M-DT districts

Section 29.3-3(pp)B.2. shall be amended as follows:

2. *Conditional use permit.* Any short-term rental which is not eligible for administrative approval and is located in a district for which a conditional use permit is authorized not meeting the classification of “short-term rental hosted” or not authorized under the provisions of subsection 29-3.3(pp)B.1. of this section shall obtain a conditional use permit from the city council prior to its operation. Approval of a conditional use permit shall be in accordance with the provisions of section 29-6.4(m) of this chapter and shall be subject to the following additional standards:

- i. ~~In the R-1 zone district, short-term rental hosted or short-term rental un-hosted dwelling units shall:~~

- ~~i. a. Request up to a maximum of two (2) transient guests per bedroom subject to the requirements of this section. Not exceed a maximum of three (3) transient guests; however, transient guest occupancy may be increased upon authorization of city council as part of the conditional use application. Maximum transient guest occupancy shall be calculated based upon bedroom square footage and required living and dining room area as specified within the adopted International Property Maintenance Code and any other general criteria established under the conditional use permit process in section 29-6.4(m) of this chapter.~~

- ~~ii. b. Have All~~ bedrooms offered for rental that shall meet the requirements of the adopted International Property Maintenance Code and other applicable codes and/or laws adopted or passed by the city. A non-conforming bedroom shall not be utilized for a short term rental.

- ~~iii. A separate certificate shall be required for each dwelling unit in a multi-family structure.~~

- ~~iv. In a multi-family structure containing four (4) or more dwelling units or on a single lot containing four (4) or more dwelling units, a maximum of twenty-five percent (25%) of the dwelling units may be operated as a short-term rental un-hosted.~~

- ~~v. c. Meet the requirements Demonstrate compliance with the provisions of subsection 29-3.3(pp)C. of this section.~~

- ~~ii. In the R-2, R-MF, M-OF, M-N, M-DT, or M-C zoning districts, short-term rental un-hosted dwelling unit conditional use applications shall demonstrate compliance with the provisions of subsection 29-3.3(pp)C. and may:~~

- ~~a. Request up to a maximum of two (2) transient guests or fewer per bedroom; however, transient guest occupancy per bedroom may be increased upon authorization of the city council as part of the conditional use application. Maximum transient guest occupancy shall be calculated based upon bedroom square footage and required living and dining room area as specified within the adopted International Property Maintenance Code and any other~~

~~general criteria established under the conditional use process in section 29-6.4(m) of this chapter.~~

- ~~b. Request short term rental un-hosted designation of both dwelling units when application has been made for a two-family dwelling unit provided the provisions of section subsection 29-3.3(pp)B.2.ii.a. are met.~~
- ~~c. Request short term rental un-hosted designation for up to a maximum of twenty-five percent (25%) of the dwelling units within a multi-family structure containing four (4) or more dwelling units or on a lot containing four (4) or more detached dwelling units provided the provisions of subsection 29-3.3(pp)B.2.ii.a. are met.~~

Amendment #7

STR – Bill 348-19

Prohibit all STR from R-1; Permit administrative and/or conditional use approval of STR in the R-2, R-MF, M-OF, M-N, M-C, M-DT districts

(Grasslands #1 – does not include any of prior amendments related to occupancy #)

Section 29-3.3(pp)B. and the Permitted Use Table in 29-3.3 shall be amended as follows:

1. *Administrative approval.* A “short-term rental hosted” may be authorized by the director ~~or the director’s designee~~ pursuant to the following conditions.
 - ~~i. In the R-1 zone district, a short-term rental hosted shall:~~
 - ~~a. Not exceed a maximum of three (3) transient guests.~~
 - ~~b. Have bedrooms offered for rental that meet the requirements of the adopted International Property Maintenance Code and other applicable codes and/or laws passed or adopted by the city.~~
 - ~~c. Demonstrate compliance with the provisions of subsection 29-3.3(pp)C. of this section.~~
 - ~~i.~~ ~~ii.~~ In the R-2, R-MF, M-OF, M-N, M-DT, or M-C zoning districts, a short-term rental hosted shall:
 - a. Not exceed a maximum of four (4) transient guests.
 - ~~b. Have~~ All bedrooms offered for rental ~~that~~ shall meet the requirements of the adopted International Property Maintenance Code and other applicable codes and/or laws passed or adopted by the city. A non-conforming bedroom shall not be utilized for a short term rental.
 - c. Not have more than one (1) dwelling unit registered as a short-term rental when a lot is improved with a two-family dwelling unit, multi-family dwelling unit, or a lot containing multiple detached dwelling units.
 - d. Meet the requirements ~~Demonstrate compliance with the provisions~~ of subsection 29-3.3(pp)C. of this section.
2. *Conditional use permit.* Any short-term rental not meeting the classification of “short-term rental hosted” or not authorized under the provisions of subsection 29-3.3(pp)B.1. of this section shall obtain a conditional use permit from the city council prior to its operation. Approval of a conditional use permit shall be in accordance with the provisions of section 29-6.4(m) of this chapter and shall be subject to the following additional standards:
 - ~~i. In the R-1 zone district, short-term rental hosted or short-term rental un-hosted dwelling units shall:~~
 - ~~a. Not exceed a maximum of three (3) transient guests; however, transient guest occupancy may be increased upon authorization of the city council as part of the conditional use application.~~

[illegible]

Bed and Breakfast		C	C		C	P	P	P					Per PD Approval	(s)
<u>Short Term Rentals</u>	<u>A/C</u>	<u>A/C</u>	<u>A/C</u>		<u>A/C</u>	<u>A/C</u>	<u>A/C</u>	<u>A/C</u>						<u>(pp)</u>
Hotel							P	P	P	P				
Travel Trailer Park							C				C			

Amendment #8

STR – Bill 348-19

Prohibit all STR from R-1 unless neighborhood creates an overlay district permitting short-term rentals; Permit administrative and/or conditional use approval of STR in the R-2, R-MF, M-OF, M-N, M-C, M-DT districts

(Grasslands #2 - does not include any of prior amendments related to occupancy #)

Section 29-2.3 and Section 29-3.3(pp)B. shall be amended to read as follows:

Sec. 29-2.3. – Overlay zoning districts.

(e) STR-O short-term rental overlay.

(1) Purposes. The STR-O district is intended to promote the conservation, preservation and enhancement of residential neighborhoods, including the natural and historic qualities and landscape of such areas as well as promoting the health, safety and general welfare of the public. The purposes of the district are:

(i) To preserve and maintain the residential character of designated neighborhoods and, where possible, preserve natural and historic qualities of such neighborhoods;

(ii) To encourage development that is compatible with and, where possible, enhances such residential qualities; and

(iii) To encourage safe and efficient traffic flow within residential neighborhoods for all modes of travel.

(iv) To maintain neighborhood character and integrity by focusing special attention on the maintenance of the physical environment; the enhancement of physical, social and economic resources and the accommodation of desirable change;

(2) Description. STR-O may be used with any R-1 zoning district if approved pursuant to this section 29-2.3. All regulations of the underlying zoning district shall apply to property within the STR-O except where modified by the designation ordinance. Areas, tracts, or sites within the STR-O district shall be identified on the official zoning map and in other official writings by the suffix "STR-O." Once approved, all development and redevelopment in the STR-O area shall be required to comply with the provisions of the STR-O designating ordinance, and the provisions of that ordinance shall be applied in review of all applications by the department and the commission.

(3) Approved STR-O districts. The following STR-O districts have been approved by the council, and the regulations applicable in each district are on file with the department. The provisions of each STR-O district affect the areas shown for that district below.

Section 29-3.3(pp) Accessory and temporary uses of land and buildings: short-term rental.

B. *Authorization to operate.* Authorization to operate a short-term rental shall be based upon its classification under section 29-3.3 (pp)A. and may be granted administratively by the director ~~or the~~

director's designee or following the approval of a conditional use permit by city council pursuant to the requirements of section 29-6.4(m) of this chapter. Notwithstanding the foregoing, short-term rentals are prohibited from being granted approval in the R-1 zone district unless the neighborhood is designated a Short-Term Rental Overlay District under section 29-2.3(e). Short term rentals within a Short-Term Rental Overlay zone district shall meet the requirements of this chapter and all other applicable provisions of the city code.

Amendment #9
STR – Bill 23-20 (Chapter 22)
Require annual attestation of compliance by operator

Section 22-184(b) shall be amended by adding the following subsections:

(3) Short-term rental operators must annually attest to meeting the requirements of Chapter 29 and this article on forms created by the director. Failure to provide an annual attestation authorizes the director to revoke the certificate of compliance.

Amendment #10
STR – Bill 23-20 (Chapter 22)
Authorize revocation of certificate from STR with two or more complaints

Section 22-193 shall be amended as follows:

Sec. 22-193. - Noncompliance; revocation of certificate.

- a. Whenever the director shall determine that any unit in an apartment house, rooming house, two-family dwelling, ~~or single rental unit,~~ long-term rental, or short-term rental for which a certificate of compliance has been issued under this article is in violation of the provisions of chapters 6, 9 (article II), ~~20, 23, 24, 25~~ or 29 of this Code, or whenever the director shall determine that the conditions of a certificate of use conditioned on compliance are not being satisfied because violations are not being corrected in accordance with the terms and time limits set forth in the certificate of use conditioned on compliance, the director shall notify the operator or owner of same in accordance with the notice provisions set forth in chapters 6, 9 (article II), ~~20, 23, 24, 25~~ or 29 of this Code, as applicable. Before revoking a certificate of compliance for such violations, a hearing shall be held in accordance with the hearing procedures set forth in chapters 6, 9 (article II), ~~20, 23, 24, 25~~ or 29 of this Code. The operator of the apartment house, rooming house, two-family dwelling, or single rental unit, long-term rental, or owner of the short-term rental, to which the certificate of occupancy issued shall have all rights and remedies and shall be subject to the procedures established by chapters 6, 9 (article II), ~~20, 23, 24, 25~~ or 29 of this Code, whichever is applicable with regard to such violations
- b. With regard to short-term rentals, in addition to the foregoing the director is authorized to revoke a short-term rental certificate of compliance after receiving two (2) or more substantiated complaints against a short-term rental in one calendar year.

Amendment #11 – Option 1
STR – Bill 23-20 (Chapter 22)
Fee for nuisance enforcement
Fee paid once every 3 years with certification and applies only to un-hosted STR

Section 22-188 shall be amended as follows:

Sec. 22-188. - Fees and charges.

(a) In order to defray the costs incident to the administration of this article, the following fees shall be required to be paid for ~~the inspection~~ costs related to issuance of the certificate and shall be nonrefundable:

(1) There shall be an application fee of sixty dollars (\$60.00) per building for each application for a certificate of compliance.

(2) There shall, in addition, be an inspection fee of twenty-six dollars (\$26.00) per dwelling unit or rooming unit, as the case may be, covered by each certificate of compliance.

(3) There shall, in addition, be a reinspection fee of forty-three dollars (\$43.00) per unit.

(4) There shall, in addition, be a fee of thirty-four dollars (\$34.00) to be assessed when owner or owner's representative fails to meet with inspector at scheduled appointment time.

(5) There shall, in addition, be a nuisance enforcement fee of two hundred-fifty dollars (\$250.00) paid for each short-term rental un-hosted dwelling unit issued a certificate of compliance.

(b) In addition to inspection upon application or complaint, units may be inspected at the request of the owner for which an inspection service charge of fifteen dollars (\$15.00) shall be charged. The inspector shall provide the owner with a written summary of the findings of his inspection, provided that such an inspection shall extend only to matters regulated under the provisions of these ordinances and shall not extend to the condition of items of personal property or to fixtures, the condition of which is not addressed by city codes.

(c) In the event that a unit for which an unexpired certificate of compliance has been issued is inspected pursuant to a complaint, the person making the complaint shall pay a fifteen dollar (\$15.00) inspection service charge if the unit is not found to be in violation of any ordinance.

(d) In the event fees due and payable under this section remain outstanding for a period of sixty (60) days, the account may be submitted to a collection agency for collection. All such collection costs, including but not limited to court costs and attorney fees, shall be paid by the debtor.

Amendment #11 – Option 2
STR – Bill 22-20 (Chapter 13)
Fee for nuisance enforcement on un-hosted STR
Fee paid monthly and applies to all STR

A new Section 13-260.8 shall be inserted into Chapter 13 - Division 3. Short-Term Rentals as follows:

Sec. 13-260.8. Short-term rental nuisance enforcement surcharge.

Every person licensed to engage in the activities of a short-term rental business shall pay a two dollar (\$2.00) per night surcharge for every rental night. Such rental nights shall be reported monthly to the business license administrator and may be required to be reported on forms provided by the business license administrator.

Amendment #12

STR – Bill 348-19

Allow tenant hosted to be treated as STR hosted with property owner consent

Section 29-1.11. shall be amended as follows:

Sec. 29-1.11. Definitions and rules of construction.

- (a) Definitions – General. For the purpose of this chapter 29, the following words and terms are defined to mean the following:

...

Short-term rental hosted. A residential dwelling unit occupied by the owner of record as owner's primary place of residence that is offered, on occasion, as an accommodation for transient guests ~~either while the owner is onsite and or if the owner is temporarily not onsite such owner may be represented by a designated agent not required to be onsite, but having an address within the city limits of Columbia and being accessible 24-hours a day.~~ This definition shall also include a dwelling unit occupied by a tenant as the tenant's primary place of residence provided the tenant has written permission of the owner of record to offer, on occasion, such dwelling unit as an accommodation for transient guests while the tenant is onsite or if the tenant is temporarily not onsite such tenant may be represented by a designated agent not required to be onsite, but having an address within the city limits of Columbia and accessible 27-hours a day.

...

Amendment #13

STR – Bill 348-19

Prohibit all STR un-hosted; permit administrative and conditional use approval of STR hosted in the R-1, R-2, R-MF, M-OF, M-N, M-C, M-DT districts

Section 29-3.3(pp)B. shall be amended as follows:

Section 29-3.3(pp)B. *Authorization to operate.* Authorization to operate a short-term rental hosted shall be based upon its classification under section 29-3.3 (pp)A. and may be granted administratively by the director ~~or the director's designee~~ or following the approval of a conditional use permit by city council pursuant to the requirements of section 29-6.4(m) of this chapter. Short-term rental un-hosted are prohibited from operating within the city corporate limits.

1. *Administrative approval.* A “short-term rental hosted” may be authorized by the director ~~or the director's designee~~ pursuant to the following conditions:
 - i. In the R-1 zone districts where, a short-term rental hosted is permitted such dwelling shall:
 - a. Not exceed ~~a maximum of~~ three (3) transient guests.
 - b. Have bedrooms offered for rental that meet the requirements of the adopted International Property Maintenance Code and other applicable codes and/or laws passed or adopted by the city. A non-conforming bedroom shall not be utilized for a short term rental.
 - c. ~~Demonstrate compliance with the provisions~~ Meet the requirements of subsection 29-3.3(pp)C. of this section.
 - ii. In the R-2, R-MF, M-OF, M-N, M-DT, or M-C zoning districts, a short-term rental hosted shall:
 - a. Not exceed ~~a maximum of~~ four (4) transient guests.
 - b. ~~Have All~~ bedrooms offered for rental ~~that~~ shall meet the requirements of the adopted International Property Maintenance Code and other applicable codes and/or laws passed or adopted by the city. A non-conforming bedroom shall not be utilized for a short term rental.
 - c. Not have more than one (1) dwelling unit registered as a short-term rental when a lot is improved with a two-family dwelling unit, multi-family dwelling unit, or a lot containing multiple detached dwelling units.
 - d. ~~Demonstrate compliance with the provisions~~ Meet the requirements of subsection 29-3.3(pp)C. of this section.
2. *Conditional use permit.* Any short-term rental ~~not meeting the classification of “short-term rental hosted” or~~ not authorized under the provisions of subsection 29- 3.3(pp)B.1. of this section shall obtain a conditional use permit from the city council prior to its operation. Approval of a conditional use permit shall be in accordance with the provisions of section 29-6.4(m) of this chapter and shall be subject to the following additional standards:

i. In ~~all zoning districts the R-1 zone district~~, short-term rental hosted ~~or short term rental un-hosted~~ dwelling units shall:

a. Not exceed a maximum of three (3) transient guests; however, transient guest occupancy may be increased upon authorization of city council as part of the conditional use application. Maximum transient guest occupancy shall be calculated based upon bedroom square footage and required living and dining room area as specified within the adopted International Property Maintenance Code and any other general criteria established under the conditional use permit process in section 29-6.4(m) of this chapter.

b. ~~Have All~~ bedrooms offered for rental ~~that shall~~ meet the requirements of the adopted International Property Maintenance Code and other applicable codes and/or laws adopted or passed by the city. A non-conforming bedroom shall not be utilized for a short term rental.

c. ~~Demonstrate compliance with the provisions~~ Meet the requirements of subsection 29-3.3(pp)C. of this section.

ii. In the R-2, R-MF, M-OF, M-N, M-DT, or M-C zoning districts, short-term rental un-hosted dwelling unit conditional use applications shall ~~demonstrate compliance with the provisions of subsection 29-3.3(pp)C. and may:~~

a. ~~Request up to a maximum of two (2) transient guests or fewer per bedroom; however, transient guest occupancy per bedroom may be increased upon authorization of the city council as part of the conditional use application. Maximum transient guest occupancy shall be calculated based upon bedroom square footage and required living and dining room area as specified within the adopted International Property Maintenance Code and any other general criteria established under the conditional use process in section 29-6.4(m) of this chapter.~~

b. ~~Request short-term rental un-hosted designation of both dwelling units when application has been made for a two-family dwelling unit provided the provisions of subsection 29-3.3(pp)B.2.ii.a are met.~~

c. ~~Request short-term rental un-hosted designation for up to a maximum of twenty five percent (25%) of the dwelling units within a multi-family structure containing four (4) or more dwelling units or on a lot containing four (4) or more detached dwelling units provided the provisions of subsection 29-3.3(pp)B.2.ii.a are met.~~

Amendment #14

STR – Bill 348-19

Eliminate distinction between STR hosted and un-hosted and permit administrative approval of STR in R-1, R-2, R-MF, M-OF, M-N, M-C, M-DT districts upon inspection and registration under Rental Conservation Law.

(Trapp request – inspect & tax only)

Section 29-1.11(a)

Short-term rental. A residential dwelling unit, portion of a dwelling unit or room within a residential dwelling unit rented by a transient guest for a period less than thirty-one (31) days.

~~*Short term rental hosted.* A residential dwelling unit occupied by the owner of record as owner's primary place of residence that is offered, on occasion, as an accommodation for transient guests either while the owner is onsite and represented by a designated agent not required to be onsite, but having an address within the city limits of Columbia and being accessible 24 hours a day.~~

~~*Short term rental un-hosted.* A residential dwelling unit not occupied by the owner of record as owner's primary place of residence that is offered, on occasion, as an accommodation for transient guests.~~

Transient guest. A person who occupies a room in a hotel, motel or tourist court as well as a bed and breakfast or short-term rental for a period less than thirty-one (31) days.

Section 29-3.3 (pp) *Accessory and temporary uses of land and buildings: short-term rental.*

A. ~~*Short term rental types.* Short term rentals shall be classified as either "short term rental hosted" or "short term rental un-hosted" dwelling units subject to the following provisions:~~

1. ~~A dwelling unit shall be considered "short term rental hosted" if:~~

i. ~~It is the primary residence of the owner of record for a period of two hundred seventy (270) or more calendar days per year;~~

ii. ~~The dwelling is occupied by the owner of record when it is being offered for transient accommodations with the exception of daytime and/or work hours.~~

iii. ~~In the event the owner of record cannot not be present while the home is offered for transient accommodations the owner shall have a designated agent registered with the City of Columbia who can be a point of contact in the owner's absence. Such designated agent shall not be required to be onsite while the dwelling is offered for transient accommodations; however, shall have an address within the corporate limits of Columbia and shall be accessible 24 hours a day. The designation of an agent shall not relieve the property owner of the requirement that the dwelling unit be the owner's primary residence.~~

2. ~~A dwelling unit shall be considered "short term rental un-hosted" if:~~

- i. ~~It is not the primary residence of the owner of record, or;~~
- ii. ~~It is occupied by the owner of record for a period of two hundred sixty nine (269) or fewer calendar days per year.~~

A. B. Authorization to operate. Authorization to operate a short-term rental shall be based upon its classification under section 29-3.3 (pp)A. and may be granted administratively by the director, or the director's designee or following the approval of a conditional use permit by city council pursuant to the requirements of section 29-6.4(m) of this chapter.

1. Administrative approval. - A "short-term rental hosted" may be authorized by the director or the director's designee pursuant to the following conditions.

i. In the R-1 zone districts where, a short-term rental hosted is permitted such dwelling shall:

- a. ~~Not exceed a maximum of three (3) transient guests~~
- a. b. Have All bedrooms offered for rental that shall meet the requirements of the adopted International Property Maintenance Code and other applicable codes and/or laws passed or adopted by the city. A non-conforming bedroom shall not be utilized for a short term rental.
- b. c. Demonstrate compliance with the provisions Meet the requirements of subsection 29-3.3(pp)C. of this section.

ii. In the R-2, R-MF, M-OF, M-N, M-DT, or M-C zoning districts, a short-term rental hosted shall:

- a. ~~Not exceed a maximum of four (4) transient guests.~~
- b. ~~Have bedrooms offered for rental that meet the requirements of the adopted International Property Maintenance Code and other applicable codes and/or laws passed or adopted by the city.~~
- c. ~~Not have more than one (1) dwelling unit registered as a short-term rental when a lot is improved with a two-family dwelling unit, multi-family dwelling unit, or a lot containing multiple detached dwelling units.~~
- d. ~~Demonstrate compliance with the provisions of subsection 29-3.3(pp)C. of this section.~~

2. Conditional use permit - Any short-term rental not meeting the classification of "short-term rental hosted" or not authorized under the provisions of subsection 29-3.3(pp)B. 1. of this section shall obtain a conditional use permit from the city council prior to its operation. Approval of a conditional use permit shall be in accordance with the provisions of section 29-6.4(m) of this chapter and shall be subject to the following additional standards:

- i. ~~In the R-1 zone district, short-term rental hosted or short-term rental un-hosted dwelling units shall:~~

a. ~~Not exceed a maximum of three (3) transient guests; however, transient guest occupancy may be increased upon authorization of city council as part of the conditional use application. Maximum transient guest occupancy shall be calculated based upon bedroom square footage and required living and dining room area as specified within the adopted International Property Maintenance Code and any other general criteria established under the conditional use permit process in section 29-6.4(m) of this chapter.~~

b. ~~Have bedrooms offered for rental that meet the requirements of the adopted International Property Maintenance Code and other applicable codes and/or laws adopted by the city.~~

c. ~~Demonstrate compliance with the provisions of subsection 29-3.3(pp)C. of this section.~~

ii. ~~In the R-2, R-MF, M-OF, M-N, M-DT, or M-C zoning districts, short-term rental un-hosted dwelling unit conditional use applications shall demonstrate compliance with the provisions of subsection 29-3.3(pp)C. and may:~~

a. ~~Request up to a maximum of two (2) transient guests or fewer per bedroom; however, transient guest occupancy per bedroom may be increased upon authorization of city council as part of the conditional use application. Maximum transient guest occupancy shall be calculated based upon bedroom square footage and required living and dining room area as specified within the adopted International Property Maintenance Code and any other general criteria established under the conditional use process in section 29-6.4(m) of this chapter.~~

b. ~~Request short-term rental un-hosted designation of both dwelling units when application has been made for a two-family dwelling unit provided the provisions of subsection 29-3.3(pp)B.2.ii.a. are met.~~

c. ~~Request short-term rental un-hosted designation for up to a maximum of twenty-five percent (25%) of the dwelling units within a multi-family structure containing four (4) or more dwelling units or on a lot containing four (4) or more detached dwelling units provided the provisions of subsection 29-3.3(pp)B.2.ii.a. are met.~~

B. *Maximum transient guest occupancy.* Maximum transient guest occupancy of a dwelling unit used for the purposes of a short-term rental shall be calculated based upon bedroom square footage and required living and dining room area as specified within the adopted International Property Maintenance Code. Such square footage shall be verified as part of the required rental inspection conducted prior to issuance of a short-term rental certificate in accordance with the provision of Chapter 22 of the City Code.

C. *Supplemental use-specific standards.* The following standards shall be applicable to all short-term rentals regardless of classification under subsection 29-3.3(pp)A.

1. ~~1. — *Adjacent property owner notification.* The city shall provide public notice for any conditional use application seeking to increase the number of permitted transient guests for a short term rental hosted or to establish a short term rental un-hosted in accordance with the provisions of section 29-6.3(c) of this chapter.~~

2. ~~2. — *Proof of ownership.* The property owner shall submit, upon forms provided by the city, an affidavit affirming the following:~~

~~(a) The dwelling unit to be used as a short term rental is under property owner's ownership,~~

~~(b) The number of days the dwelling serves as the property owner's primary residence, and~~

~~(c) The name, address and contact number of a designated agent when application to establish a short term rental hosted is sought.~~

~~Designation of an agent shall be provided annually at the time of business license renewal or within thirty (30) days of any change to the required affidavit content.~~

~~1.3. — *Property registration.* The property owner shall register the short-term rental with the city prior to being granted a certificate of compliance. Such registration shall follow the provisions of Chapter 22 of this Code and shall grant the city the right to inspect the dwelling unit for compliance with all applicable city codes.~~

4. ~~4. — *Dual rental designation.* A dwelling unit that has an active certificate of compliance, pursuant to the Rental Unit Conservation Law, may apply to have an approved short term rental added to such certificate subject to the provisions of subsection 29-3.3(pp)B. and other applicable city codes, without requiring re-inspection.~~

~~If approved to become a short term rental the dwelling unit may be offered for rental purposes as either a short term rental, subject to the provision of this subsection (pp), or as a traditional rental unit pursuant to the provisions of the Rental Unit Conservation Law of this Code. This dual designation shall not relieve the property owner of remittance of any applicable lodging taxes or business licensing requirements as adopted by the city.~~

5. ~~5. — *Certificate of compliance posting.* The certificate of compliance issued by the city shall be conspicuously posted at the entry of the dwelling unit or in a readily available location onsite for review upon the request of a police officer or city inspector investigating a violation of this subsection (pp), chapter 16, article IV (Nuisances), or chapter 22, article V (Rental Unit Conservation Law) of this Code. In addition to posting the issued certificate, the operator shall post their contact information as well as the contact information of any designated agent.~~

6. ~~6. — *Rental platform identification.* Upon application to register a dwelling unit as a short-term rental and annually thereafter, the property owner shall provide the city with a list of all specific web-site or other media where the dwelling unit will be advertised for rental following~~

issuance of a certificate of compliance. Such advertising shall include the certificate of compliance license number.

7. ~~Dwelling unit usage.~~

i. ~~Only one (1) rental reservation for the dwelling unit shall be permissible at any given time. If additional sleeping room or transient guest occupancy remains available it shall be unlawful to make a second reservation to maximize dwelling unit usage. The dwelling unit shall not be advertised as being available on an individual sleeping room basis.~~

ii. ~~The dwelling unit shall not be used for activities otherwise prohibited by this Code.~~

8. ~~Accessory Dwelling Units (ADUs) as short-term rentals. When a property has been legally authorized to accommodate an ADU, the property owner, at the time of application, shall designate which dwelling shall become a short term rental. In no instance shall both the ADU and the principal dwelling be permitted to be utilized for short term rental purposes.~~

9. ~~Signage. One (1) non-illuminated building-mounted sign no greater than one (1) square foot in area shall be permitted to identify the dwelling unit as a short term rental. One (1) non-illuminated onsite directional sign no greater than one-half (1/2) square foot shall be permitted for guest way-finding purposes.~~

10. ~~Short term rental certificate non-transferable. An active certificate of compliance that includes authorization to operate a dwelling unit as a short term rental and, if applicable, any conditional use permit granted under the provisions of subsection 29-3.3(pp)B. shall be void upon sale of the dwelling unit. Establishment of the dwelling unit as a short term rental by a new property owner shall require compliance with the provisions of this subsection (pp) of this section. If the dwelling unit was approved to operate under a "dual" designation, the long term rental certificate of compliance shall remain transferable pursuant to the provisions of chapter 22, article V (Rental Unit Conservation Law) of this Code.~~

11. ~~Revocation of a certificate of compliance – short term rental. Operation of a short term rental, regardless of classification, in violation of any of the foregoing provisions of subsection (pp) of this section shall constitute a violation of this Code and shall be subject to any fines and penalties of such. Any property owner who has had their short term rental certificate of compliance revoked shall only be permitted to seek a conditional use permit to re-establish the short term rental.~~