

COUNCIL OF THE CITY OF SEAT PLEASANT, MARYLAND

Ordinance No.: O-25-12
Introduced by: City Council
Date Introduced: June 2, 2025
First Reading: June 2, 2025
Second Reading: June 9, 2025
Date Passed: June 9, 2025
Date Effective: **July 7, 2025**

AN ORDINANCE concerning.

CHAPTER 107 – Licensing and Permits

FOR the purpose of reenacting, without amendments, and amending comprehensive regulations Chapter 107 – Licensing of the Code of the City of Seat Pleasant for the purposes of providing Short Term Rental licensing for dwellings within the City of Seat Pleasant; providing that the title of this Ordinance shall be deemed a fair summary; and generally relating to the signing of Licensing and withdrawals of funds for The City of Seat Pleasant.

BY Amending

Chapter 107 – Licensing and Permits
Sections 107-3, 5-10,
Code of the City of Seat Pleasant
1994 Edition, as amended.

BY ADDING
Chapter 107-Licensing and Permits
New Section 107-25-107-31
Code of the City of Seat Pleasant
1994 Edition, as amended.

SECTION 1. BE IT ORDAINED BY THE SEAT PLEASANT CITY COUNCIL that Chapter 107, Licensing and Permits, of the Code of the City of Seat Pleasant (1994, as amended), consisting of Sections 107-1 through 107-2, 107-11 through 107-24 hereby reenacted in its entirety, without amendments, except for Sections 107-3, 107-5 through 107-10.

SECTION 2. AND BE IT FURTHER ORDAINED BY THE SEAT PLEASANT CITY COUNCIL that Section 107-3, and 107-5 through 107-10 of Chapter 107, Licensing and Permits, Ordinance O-25-12 Amendment of Chapter 107 – Licensing
June 2, 2025
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SECTION 3. AND BE IT FURTHER ORDAINED BY THE SEAT PLEASABT CITY COUNCIL THAT A NEW section 107-25 through 107-31 of Chapter 107, Licensing and Permits, Article VIII, Miscellaneous Regulations, of the Code of the City of Seat Pleasant (1994, as amended), with amendments, to read as follows:

§ 107-3. Definitions and word usage.

THE FOLLOWING DEFINITIONS SHALL APPLY IN THE INTERPRETATION AND ENFORCEMENT OF THIS CHAPTER.

OCCUPANT

Any person other than the owner, who is in possession of a building, structure, or space within a building, and **LAWFULLY OBTAINED THE EXCLUSIVE USE AND POSSESSION OF THE SHORT-TERM RENTAL (STR) FROM ITS OPERATOR, INCLUDING THEIR GUEST.**

OPERATOR

AN INDIVIDUAL OR ENTITY THAT OPERATES A SHORT-TERM RENTAL, INCLUDING THE OWNER. FOR THE PURPOSE OF THIS ARTICLE, A LESSEE MAY SERVE AS AN OPERATOR OF A SHORT-TERM RENTAL ONLY WHEN EXPRESSLY AUTHORIZED IN WRITING BY THE OWNER.

OWNER OCCUPIED

AN INDIVIDUAL OWNER WHO USES THEIR PRIMARY RESIDENCE OR THE REAL PROPERTY WHICH THE SHORT-TERM RENTAL IS LOCATED, AS EVIDENCED BY A HOMESTEAD EXEMPTION, VOTER REGISTRATION, VEHICLE REGISTRATION, DRIVER'S LICENSE, OR SIMILAR DOCUMENTATION.

SHORT-TERM RENTAL, OR STR

THE RENTAL OF A HABITABLE DWELLING SPACE, OR A PORTION THEREOF, UPON WRITTEN AGREEMENT, BY THE OWNER OR OPERATOR TO ONE (1) OR MORE INDIVIDUALS FOR OCCUPANCY, DWELLING, LODGING, OR SLEEPING PURPOSES; PROVIDED, HOWEVER, THAT THE FOLLOWING SHALL NOT BE CONSIDERED AN STR AND ARE NOT SUBJECT TO THIS ARTICLE:

- (a) THE RENTAL OF A HABITABLE DWELLING SPACE, OR A PORTION THEREOF, PURSUANT TO A LEASE AGREEMENT HAVING A TERM OF AT LEAST ONE (1) MONTH; OR
- (b) THE RENTAL OF A HABITABLE DWELLING SPACE, OR A PORTION THEREOF, FOR THREE (3) OR FEWER NIGHTS IN A CALENDAR YEAR.

SLEEPING AREA

A ROOM WITHIN THE DWELLING DESIGNED OR USED FOR SLEEPING, INCLUDING A BEDROOM. TENTS, HAMMOCKS, RECREATIONAL VEHICLES,

AND/OR OTHER VEHICLES AND OUTDOOR AREAS SHALL NOT BE CONSIDERED A SLEEPING AREA.

§ 107-5. Applicability

A-D NO CHANGES

E. Residential. Before the owner or agent thereof of any dwelling, rental facility, dwelling unit, rooming unit, SHORT-TERM RENTAL UNIT OR PROPERTY, or tourist facility within the confines of the City of Seat Pleasant shall rent, lease or otherwise let said dwelling unit or facility and permit it to be occupied, he/she must secure from the City an occupancy, SHORT-TERM RENTAL license.

§ 107-6. Nonprofit enterprise.

The City ~~Administrator~~ MANAGER shall issue special permits, without the payment of any license fees or other charges thereof, to any person or organization for the conduct or operation of a nonprofit enterprise, either regularly or temporarily, when he/she finds that the applicant operates without private profit for a public, charitable, educational, literary, fraternal or religious purpose.

- A. Application for special permit. An applicant for a special permit shall submit an application therefore to the City ~~Administrator~~ MANAGER, upon forms prescribed by the City ~~Administrator~~ MANAGER, and shall furnish such additional information and make such affidavits as the City ~~Administrator~~ MANAGER shall require.

§ 107-7. City ~~Administrator~~ MANAGER.

- A. The ~~Chief Operating Officer~~ CITY MANAGER shall collect all license fees and shall issue licenses in the name of the City to all persons qualified under the provisions of this chapter and shall:

1-7 NO CHANGES

- B. The ~~Chief Operating Officer~~ CITY MANAGER shall keep all information furnished or secured under the authority of this chapter in strict confidence. Such information shall not be subject to public inspection and shall be kept so that the contents thereof shall not become known except to the persons charged with the administration of this chapter.

§ 107-8. Qualifications of applicants.

The general standards herein set out relative to the qualifications of every applicant for a City license shall be considered and applied by the City ~~Administrator~~ MANAGER. The applicant shall:

- A. Be of good moral character. In making such a determination, the City ~~Administrator~~ MANAGER shall consider:

§ 107-9 Issuance of license; receipts; occupancy licenses

- A. Formal application required. Every person required to procure a license under the provisions of any ordinance or law of the City shall submit an application for such a license to the City ~~Administrator~~ MANAGER. The application shall:
 - (1) Be a written statement upon forms provided by the City ~~Administrator~~ MANAGER; such a form shall include an affidavit, to be sworn to by the applicant before a Notary Public of this state.
 - (2) Require the disclosure of all information necessary to compliance with § 107-8 above and of any other information which the City ~~Administrator~~ MANAGER shall finds to be reasonably necessary to the fair administration of this chapter.

3-4 NO CHANGES

- B. Issuance of receipts. Whenever a license cannot be issued at the time of the application for the same is made, the City ~~Administrator~~ MANAGER shall issue a receipt to the applicant for the money paid in advance, subject to the following conditions:
 - (1) Such receipt shall not be construed as the approval of the City ~~Administrator~~ MANAGER for the issuance of a license, nor shall it entitle or authorize the applicant to open or maintain any business contrary to the provisions of this chapter.
 - (2). A. NO CHANGES

B. He/she must contain a rental permit from ~~PRINCE GEORGE'S COUNTY PERMIT AND INSPECTION DIVISION~~ THE CITY OF SEAT PLEASANT.

C. NO CHANGES

§ 107-10. Renewal license procedure.

The applicant for the renewal of a license shall submit an application for such a license to the City ~~Administrator~~ MANAGER. The application shall:

- A. Be a written statement upon forms provided by the City ~~Administrator~~ MANAGER; such a form shall include an affidavit, to be sworn to by the applicant before a Notary Public of this state.
- B. NO CHANGES
- C. UNLESS OTHERWISE REVOKED BY THE CITY PURSUANT TO THIS ARTICLE, A SHORT-TERM RENTAL LICENSE WILL EXPIRE ANNUALLY.
- D. A SHORT-TERM RENTAL LICENSE HOLDER SHALL APPLY FOR RENEWAL NO EARLIER THAN THREE (3) MONTHS' PRIOR TO THE EXPIRATION OF THE PERMIT ON A FORM PROVIDED BY THE CITY. THE PERMIT HOLDER SHALL UPDATE THE INFORMATION CONTAINED IN THE ORIGINAL APPLICATION, OR MOST RECENT RENEWAL THEREOF, AS REQUIRED UNDER THIS ARTICLE, AS AMENDED FROM TIME TO TIME, IF ANY SUCH INFORMATION HAS CHANGED. THE LICENSE HOLDER SHALL SIGN A STATEMENT AFFIRMING THAT THERE IS EITHER NO CHANGE IN THE APPLICABLE, OR THAT ANY INFOМАTION THAT HAS BEEN UPDATED IS ACCURATE AND COMPLETE. COMPLETE APPLICATIONS FOR RENEWAL RECEIVED AFTER THE

EXPIRATION OF A CURRENT LICENSE SHALL BE TREATED AS APPLICATIONS FOR A NEW LICENSE.

E. G. The applicant must not have any pending violations of the Code in the City of Seat Pleasant.

§ 107-11. -107-24

NO CHANGES

§ 107-25 SHORT-TERM RENTAL LICENSE.

SHORT-TERM RENTAL LICENSE

(A) APPLICATION. APPLICATIONS FOR A SHORT-TERM RENTAL LICENSE SHALL BE MADE EITHER IN WRITING OR ELECTRONICALLY TO THE CITY ON A FORM PROVIDED BY THE CITY. APPLICATIONS FOR A SHORT-TERM RENTAL LICENSE SHALL BE ACCOMPANIED BY AN APPLICATION FEE AS A SET FORTH IN THE APPLICATION. THE APPLICATION SHALL INCLUDE THE FOLLOWING:

- (1) A LIST OF ALL OWNERS, OPERATORS, AND AGENTS OF THE SHORT-TERM RENTAL INCLUDING NAMES, ADDRESSES, TELEPHONE NUMBERS, AND CURRENT E-MAIL ADDRESSES OF EACH.
- (2) A COMPLETE DESCRIPTION OF THE PREMISES TO BE OPERATED AS A SHORT-TERM RENTAL.
- (3) A NARRATIVE DESCRIBING OF THE LOCATION OF AVAILABLE PARKING.
- (4) THE NAME, ADDRESS, AND 24-HOUR TELEPHONE NUMBER OF ALL CONTACT INDIVIDUALS, WHETHER THE OWNER, OPERATOR, OR AGENT, WHO SHALL BE RESPONSIBLE AND AUTHORIZED TO RESPOND TO COMPLAINTS CONCERNING THE USE OF THE SHORT-TERM RENTAL.
- (5) AN ATTESTATION THAT ALL OWNERS HAVE MET AND SHALL CONTINUE TO MEET ALL STANDARDS AND OTHER REQUIREMENTS OF THIS ARTICLE INCLUDING, BUT NOT LIMITED TO: MAINTENANCE OF INSURANCE COVERAGE OF THE SHORT-TERM RENTAL IN ACCORDANCE WITH THIS ARTICLE AND THAT THE SHORT-TERM RENTAL HAS THE REQUIRED AND NECESSARY SMOKE DETECTORS AND FIRE EXTINGUISHERS REQUIRED BY LAW.
- (6) A COPY OF THE STANDARD LEASE AGREEMENT AND HOUSE RULES FOR THE SHORT-TERM RENTAL.
- (7) A PLAN, SKETCH, OR DRAWING, TO SCALE, OF THE PREMISES TO BE OPERATED AS A SHORT-TERM RENTAL, WITH THE USE OF EACH ROOM LABELED, INCLUDING LOCATIONS OF STRUCTURES, AREAS TO BE RENTED, EXPECTED USE OF SPECIFIC ROOMS, DECKS, PATIOS, PORCHES, SWIMMING POOLS, OUTDOOR ENTERTAINMENT AREAS, GARAGES, FENCES, SCREENING, ROADS, PAVED AREAS, WALKWAYS, AND PARKING SPACES.
- (8) MAXIMUM OCCUPANCY OF THE SHORT-TERM RENTAL BASED ON THE NUMBER, SIZE, CONFIGURATION, AND FURNISHINGS OF THE BEDROOMS, AND PER THE APPLICABLE PROVISIONS OF THIS CODE AND/OR COUNTY OR STATE LAW OR REGULATIONS.
- (9) SIGNATURE (S) OF THE APPLICANT (S) REPRESENTING THAT ALL CONTENTS OF THE APPLICATION ARE TRUE AND ACCURATE TO THE BEST OF THEIR

PERSONAL KNOWLEDGE, INFORMATION, AND BELIEF AND ACKNOWLEDGING THAT ANY MATERIAL MISREPRESENTATIONS OR OMISSIONS ARE GROUNDS FOR DENIAL, SUSPENSION, OR REVOCATION OF THE SHORT-TERM RENTAL LICENSE.

(B) COMPLETENESS OF APPLICATION. APPLICATIONS SHALL NOT BE CONSIDERED COMPLETE UNTIL ALL DOCUMENTATION REQUIRED UNDER THIS ARTICLE HAS BEEN SUBMITTED AND THE FULL APPLICATION AND LICENSE FEES HAVE BEEN PAID. INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

(C) ACKNOWLEDGEMENT BY APPLICANT. IN CONNECTION WITH SUBMISSION OF AN APPLICATION, EACH APPLICANT AND EACH OWNER, IF OTHER THAN THE APPLICANT, SHALL ACKNOWLEDGE THAT ANY SHORT-TERM RENTAL LICENSE GRANTED BY THE CITY DOES NOT SUPERSEDE ANY PROPERTY-SPECIFIC RESTRICTIONS AGAINST SHORT-TERM RENTALS THAT MAY EXIST UNDER LAW, AGREEMENT, LEASE, COVENANT, OR DEED RESTRICTION.

(D) REGISTRATION OF NON-OWNER OCCUPIED RESIDENTIAL DWELLING UNIT. NO SHORT-TERM RENTAL LICENSE SHALL BE ISSUED FOR ANY NON-OWNER OCCUPIED RESIDENTIAL DWELLING UNIT UNTIL AND UNLESS SUCH UNIT IS DULY REGISTERED IN ACCORDANCE WITH THIS CODE. THE FAILURE TO MAINTAIN SUCH REGISTRATION FOLLOWING ISSUANCE OF A SHORT-TERM RENTAL LICENSE MAY BE GROUNDS FOR SUSPENSION OR REVOCATION OF THE SHORT-TERM RENTAL LICENSE, IN ADDITION TO ANY OTHER PENALTIES PROVIDED FOR IN THIS CODE.

(E) REVIEW. UPON RECEIPT OF A COMPLETED APPLICATION FOR A SHORT-TERM RENTAL LICENSE AND PAYMENT OF THE REQUIRED FEE, THE NEIBORHOOD COMMERCIAL AND COMPLIANCE DIVISION SHALL DETERMINE IF THE APPLICANT HAS COMPLIED WITH ALL REQUIREMENTS OF THIS ARTICLE AS WELL AS ALL OTHER APPLICABLE LAWS AND REGULATIONS, INCLUDING BUT NOT LIMITED TO, THIS CODE. IF THE APPLICANT IS IN FULL COMPLIANCE, THE CITY SHALL ISSUE THE SHORT-TERM RENTAL PERMIT TO THE OWNER (S).

(F) LIMITATIONS ON ISSUANCE.

(1) THE CITY COUNCIL OF SEAT PLEASANT RESERVES THE RIGHT TO LIMIT, BY RESOLUTION, THE NUMBER OF SHORT-TERM RENTAL LICENSES TO BE ISSUED AT ANY GIVEN TIME WHEN, IN THE OPINION OF THE COUNCIL, SUCH LIMITATION IS IN THE BEST INTEREST OF THE CITY.

§ 107-26 NON-TRANSFERABILITY.

THE CITY PROHIBITS THE TRANSFER OF ANY LICENSE TO ANOTHER OWNER, OPERATOR, UNIT OR LOCATION.

§ 107-27 SHORT-TERM RENTAL TYPES.

THERE ARE TWO TYPES OF SHORT-TERM RENTAL PROPERTIES THAT ARE OWNER OR OPERATOR OCCUPIED, AND NON-OWNER OR OPERATOR OCCUPIED.

1. SHORT-TERM RENTAL TYPE 1 REGULATIONS APPLY TO A PROPERTY THAT IS OWNER OR OPERATOR OCCUPIED MAY INCLUDE THE RENTAL OF LESS THAN THE ENTIRE DWELLING UNIT, SUBJECT TO THE FOLLOWING:
 - A. A SLEEPING AREA MUST INCLUDE, AT A MINIMUM, THE SHARED USE OF A FULL BATHROOM.
 - B. THE OWNER OR OPERATOR SHALL GENERALLY BE PRESENT ON THE PROPERTY; AND
 - C. THE PROPERTY SHALL NOT HAVE ANY OUTSTANDING CITY-ISSUED VIOLATIONS AFFECTING HEALTH, SAFETY, OR WELFARE OF ANY OCCUPANTS THEREOF, INCLUDING, BUT NOT LIMITED TO, VIOLATIONS OF THE CITY'S PROPERTY MAINTENANCE OR BUILDING CODES.
2. SHORT-TERM RENTAL TYPE 2 REGULATIONS APPLU TO A PROPERTY THAT IS NOT OWNER OR OPERATOR OCCUPIED AND IS SUBJECT TO THE FOLLOWING:
 - A. A SLEEPING AREA MUST INCLUDE, AT A MINIMUM, THE SHARED USE OF A FULL BATHROOM.
 - B. THE OWNER OR OPERATOR IS GENERALY NOT PRESENT ON THE PREMISES AND HAS A DESIGNATED OPERATOR OR AGENT, AS APPLICABLE; AND
 - C. THE PROPERTY SHALL NOT HAVE ANY OUTSTANDING CITY-IUSSUED VIOLATIONS AFFECTING HEALTH, SAFETY, OR WELFARE OF ANY OCCUPANTS THEREOF, INCLUDING, BUT NOT LIMITED TO, VIOLATIONS OF THE CITY'S PROPERTY MAINTENANCE OR BUILDING CODES.

§ 107-28 GENERAL STANDARDS

ALL SHORT-TERM RENTAL PROPERTIES ARE SUBJECT TO THE FOLLOWING:

1. INSURANCE. THE OWNER SHALL KEEP, AT MINIMUM, AN INSURANCE POLICY SUFFICIENT FOR PERSONAL INJURY LIABILITY OF GUESTS.
2. LIFE SAFETY.
 - A. SHORT-TERM RENTALS AND THE PREMISES UPON WHICH THEY ARE LOCATED SHALL CONFORM TO ALL APPLICALBE STATE AND LOCAL LAWS AND REGULATIONS INCLUDING, BUT NOT LIMITED TO, ALL APPLICABLE PROVISIONS OF THIS CODE
 - B. A STANDARD FIVE (5)-POUND EXTINGUISHER SHALL BE PROPERLY MOUNTED AND ACCESSIBLE ONE EACH FLOOR OF THE PROPERTY.

C. SMOKE AND CARBON MONOXIDE DETERCTORS SHALL BE INSTALLED AND CONFORM TO ALL APPLICABLE STATE AND LOCAL LAWS AND REGULATIONS, INCLUDING BUT NOT LIMITED TO ALL APPLICALBE PROVISIONS OF THIS CODE.

D. EACH BEDROOM SHALL HAVE A WINDOW OR OTHER DIRECT MEANS OF EXIT TO THE EXTERIOR OF THE PREMISES IN THE EVENT OF AN EMERGENCY.

E, IF THE PROPERTY HAS A BASEMENT, THE BASEMENT MUST HAVE AN EGRESS IN THE EVENT OF AN EMERGENCY.

3. CONDUCT ON PREMISES.

1. SHORT-TERM RENTALS OPERATORS AND OWNERS SHALL BE RESPONSIBLE FOR INFORMING THEIR OCCUPANTS OF ALL RELEVANT CITY LAWS AND REGULATIIONS AND OCCUPANTS LIABILITY FOR VIOLATIONS OF THE SAME.
2. EXCESSIVE NOISE OR OTHER DISTURBANCES OUTSIDE THE SHORT-TERM RENTAL PROPERTY IS SUBJECT TO THE PENALITIES SET FORTH IN THE CODE.

4. TENANT INDOOR NOTIFICATION.

THE OWNER OR OPERATOR SHALL POST IN A CONSPICOUS LOCATION ON THE PREMISES OF THE SHORT-TERM RENTAL THE FOLLOWING INFORMATION:

1. A NOTICE OF NOISE RESTRICTIONS, TRASH CANS, RECYCLE BINS AND LAWN CARE IN ACCORDANCE WITH THE CITY'S LAWS.
2. LOCATION OF REQUIRED PARKING, AND PROHIBITION OF PARKING ON THE LANDSCAPED AREAS.
3. TWENTY-FOUR (24) HOUR CONTACT PERSON AND PHONE NUMBER.
4. CITY EMERGENCY NUMBERS.
5. NOTICE THAT THE FAILURE TO CONFORM TO THE OCCUPANCY AND PARKING REQUIREMENTS IS A VIOLATION OF THIS ARTICLE AND/OR OTHER PROVISIONS OF THIS CODE, FOR WHICH THE OCCUPANT MAY BE SUBJECT TO PENALITIES AS SET FORTH HEREIN.

6. TAXES.

1. THE OWNER MUST REMIT ALL APPLICABLE FEDERAL, STATE, AND

LOCAL TAXES IN A TIMELY MANNER, PURSUANT TO APPLICABLE LAWS AND REGULATIONS, INCLUDING THIS ARTICLE. IF THE OWNER IS USING A COMPUTER APPLICATION SUCH AS VRBO, EXPEDIA, OR AIRBNB, THEN SUCH TAXES DUE TO THE CITY MAY BE AUTOMATICALLY DEDUCTED AND REMITTED TO THE CITY. THE PROVISIONS OF THIS ARTICLE DO NOT EXEMPT THE PAYMENT OF APPLICABLE TAXES ON ANY RENTAL OF PROPERTY NOT DEFINED AS AN SHORT-TERM RENTAL HEREUNDER.

7. INSPECTIONS.

TO ENSURE CONTINUED COMPLIANCE WITH THE REQUIREMENTS OF THIS ARTICLE, A SHORT-TERM RENTAL PROPERTY MAY BE INSPECTED OR RE-INSPECTED WHENEVER A COMPLAINT IS FILED WITH THE CITY IN ACCORDANCE WITH THE CITY'S ESTABLISHED CODE ENFORCEMENT POLICIES AND PROCEDURES.

8. ENFORCEMENT AND PENALTIES.

- A. THE OPERATION OF A SHORT-TERM RENTAL PROPERTY IN THE CITY WITHOUT A VALID SHORT-TERM RENTAL LICENSE SHALL BE A VIOLATION OF THIS ARTICLE.
- B. THE FAILURE TO OPERATE A SHORT-TERM RENTAL IN THE CITY IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF A VALID SHORT-TERM RENTAL LICENSE SHALL BE A VIOLATION OF THIS ARTICLE AND SHALL BE GROUNDS FOR SUSPENSION OR REVOCATION OF A SHORT-TERM RENTAL LICENSE, IN THE CITY'S SOLE DESCRITION.
- C. EMERGENCY CONTACT. THE OWNER OF THE SHORT-TERM RENTAL SHALL PROVIDE THE CITY WITH A TWENTY-FOUR (24) HOUR CONTACT NUMBER OF THE OWNER, OPERATOR OR DESIGNATED AGENT AND SHALL PROVIDE TIMELY UPDATES TO THE CITY OF ANY CHANGES THERETO. SHOULD A LAW ENFORCEMENT OFFICER OR NCC RESPOND TO THE SHORT-TERM RENTAL AND ISSUE A CITATION FOR ANY VIOLATION OF APPLICABLE LAW, INCLUDING THIS CODE, THE OWNER, OPERATOR OR THEIR AGENT SHALL BE CALLED BY THE OFFICER OR NCC. THE OWNER, OPERATOR, OR THEIR AGENT SHALL ATTEMPT TO CONTACT THE OCCUPANTS WITHIN ONE (1) HOUR OF THE CALL TO ADDRESS THE COMPLAINTS. SHOULD A SECOND COMPLAINT BE FILED DURING THE OCCUPANTS' STAY, THE OWNER OR OPERATOR MUST TAKE APPROPRIATE STEPS, IN ACCORDANCE WITH THE LEASE AGREEMENT AND/OR HOUSE RULES, TO ENSURE FUTURE COMPLAINTS DO NOT OCCUR. THE SHORT-TERM RENTAL LICENSE SHALL BE REVOKED IF THREE (3) OR MORE CONFIRMED CITATIONS ARE ISSUED FOR DIFFERENT OCCUPANTS AT A PERMITTED SHORT-TERM RENTAL WITHIN ANY SIX (6) MONTH PERIOD, REGARDLESS OF TO WHOM THE CITATIONS ARE ISSUED. FAILURE TO PROVIDE UPDATED INFORMATION

TO THE CITY REGARDING THE DESIGNATED AGENT SHALL BE A VIOLATION OF THIS SECTION.

- D. IN ADDITION TO THE SUSPENSION OR REVOCATION OF A SHORT-TERM RENTAL LICENSE, ANY VIOLATIONS OF THE PROVISIONS OF THIS ARTICLE, INCLUDING THE FAILURE TO OPERATE A SHORT-TERM RENTAL IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF A VALID CURRENT SHORT-TERM RENTAL LICENSE, SHALL BE PUNISHABLE AS A MUNICIPAL INFRACTION AND SUBJECT TO A FINE OF TWO HUNDRED DOLLARS (\$200.00) FOR AN INITIAL VIOLATION AND FIVE HUNDRED DOLLARS (\$500.00) FOR A REPEAT VIOLATION. EACH DAY THE VIOLATION CONTINUES SHALL BE DEEMED A SEPARATE OFFENSE AND SUBJECT TO A SEPARATE FINE WITHOUT THE NEED FOR ADDITIONAL NOTICES OR CITATIONS AND MAY BE JOINED IN A SINGLE PROSECUTION.
- E. THE PROVISIONS OF THIS SECTION ARE IN ADDITION TO AND NOT IN LIEU OF ANY CRIMINAL OR CIVIL PENALTIES AS PROVIDED BY APPLICABLE STATE AND LOCAL LAWS AND REGULATIONS.

§ 107-29 SUSPENSION AND REVOCATION; PROCEDURE.

IN ADDITION TO THE CITY'S AUTHORITY TO SUSPEND OR REVOKE A SHORT-TERM RENTAL LICENSE AS SET FORTH ELSEWHERE IN THIS ARTICLE, THE CITY IS AUTHORIZED TO SUSPEND OR REVOKE A SHORT-TERM RENTAL LICENSE WHENEVER SUCH PERMIT IS ISSUED IN ERROR OR ON THE BASIS OF INCORRECT INFORMATION SUPPLIED OR WHERE IT IS DETERMINED THAT THE SUBJECT PREMISES, BUILDING, STRUCTURE, UNIT OR PORTION THEREOF IS IN VIOLATION OF THE PROVISIONS OF THIS ARTICLE OR ANY OTHER APPLICABLE STATE OR LOCAL LAW OR REGULATION, INCLUDING THIS CODE, AND WHERE SUCH VIOLATION (S) HAS NOT BEEN ABATED TO THE CITY'S SATISFACTION. THE PROCEDURES TO SUSPEND OR REVOKE A SHORT-TERM RENTAL LICENSE IS AS FOLLOWS:

- (A) THE CITY SHALL GIVE WRITTEN NOTICE TO THE OWNER AND OPERATOR, IF ANY, REGARDING SUSPENSION OR REVOCATION AND THE GROUNDS THEREOF.
- (B) IF A SHORT-TERM RENTAL LICENSE IS REVOKED, THE SUBJECT PROPERTY SHALL NOT BE ISSUED ANOTHER SHORT-TERM RENTAL LICENSE FOR A PERIOD OF SIX (6) MONTHS.

§ 107-30 APPEALS.

IF THE CITY DENIES ISSUANCE OR RENEWAL OF A SHORT-TERM RENTAL LICENSE OR SUSPENDS OR REVOKES THE LICENSE ISSUED UNDER THIS ARTICLE, THE CITY'S DECISION IS FINAL AND NOT SUBJECT TO FURTHER APPEAL UNLESS THE OWNER FILES A WRITTEN APPEAL WITHIN TEN (10) BUSINESS DAYS WITH THE CITY MANAGER. THE CITY MANAGER'S DECISION SHALL BE FINAL AND NOT SUBJECT TO FURTHER REVIEW OR APPEAL.

§ 107-31 APPLICATION FEES AND FINES.

ALL APPLICATION FEES AND FINES RECEIVED IN FURTHERANCE OF THIS ARTICLE SHALL GO INTO A SPECIAL FUND WITHIN THE FINANCE DEPARTMENT TO BE USED EXCLUSIVELY FOR THE PURPOSE OF ECONOMIC DEVELOPMENT AND BEAUTIFICATION PROJECTS FOR THE CITY AND ARE TO BE DESIGNATED AND ALLOCATED ACCORDINGLY AND EXCLUSIVELY FOR THOSE PURPOSES BY THE CITY MANAGER WITH THE APPROVAL OF THE CITY COUNCIL.

SECTION 4. AND BE IT FURTHER ORDAINED BY THE COUNCIL OF THE CITY OF SEAT PLEASANT that the Recitals to this Ordinance are incorporated herein and deemed a substantive part of this Ordinance.

SECTION 5. AND BE IT FURTHER ORDAINED BY THE COUNCIL OF THE CITY OF SEAT PLEASANT that all other ordinances or parts of ordinances or provisions of the Code of the City of Seat Pleasant (1994 Edition, as amended) in conflict with the provisions of this Ordinance are hereby repealed to the extent of such inconsistency.

SECTION 6. AND BE IT FURTHER ORDAINED BY THE COUNCIL OF THE CITY OF SEAT PLEASANT that the title of this Ordinance, or a condensed version thereof, shall be deemed to be, and is, a fair summary of this Ordinance for publication and all other purposes.

SECTION 7. AND BE IT FURTHER ORDAINED BY THE COUNCIL OF THE CITY OF SEAT PLEASANT that, if any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held invalid or unconstitutional by any court or competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions of this Ordinance, it being the intent of the City Council that this Ordinance shall stand, notwithstanding the invalidity of any section, subsection, sentence, clause, phrase or portion hereof.

SECTION 8. AND BE IT FURTHER ORDAINED BY THE COUNCIL OF THE CITY OF SEAT PLEASANT that the City Clerk shall certify to the passage of this ordinance, and cause the same or, to the extent permitted by the Charter, a fair summary of the same, to be published as required by law, and that this Ordinance shall become effective at the expiration of twenty (20) days following approval by the Mayor or passage by the City Council over the Mayor's veto.

COUNCIL OF THE CITY OF SEAT PLEASANT

Signed by:



Monica Higgs, Councilmember

Ashley Kearney, Councilmember

Signed by:



Shireka McCarthy, Councilmember

Kizzie Scott, Councilmember

ATTEST:

Docusigned by:



88619229C0EA45B
Dashaun N. Ball, CPM, MMC
City Clerk

Signed by:



AB633965E0E4472
Garry A. Jones, Councilmember

Signed by:



C82C3D59941C490
Hope Love, Councilmember

Signed by:



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Gerald R. Raynor, Sr., Councilmember

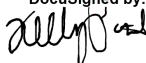
APPROVED:

This Ordinance was presented to the mayor for his approval or disapproval pursuant to § C-313 of the Charter of the City of Seat Pleasant this 6/10/2025, 2025.

DocuSigned by:

88019229C0EA15B...
Dashaun N. Ball, CPM, MMC
City Clerk

In accordance with § C-313 of the Charter of the City of Seat Pleasant, I hereby (APPROVE) (DISAPPROVE) of this Ordinance this 6/13/2025, 2025.

DocuSigned by:

DEBE4E400CFF457...
Kelly Porter, Mayor

EXPLANATION:

CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

((Double Parenthesis)) indicates matter deleted from existing law.

Underlining indicates amendments to bill.

~~Strike Out~~ indicates matters stricken from bill by amendment or deleted from the law by amendment.