

Action Number: *to be assigned by clerk*

Date of Proposal Inception: **March 1, 2019**

Action Type: Ordinance

Action Name: Prohibition of Short Term Rentals within the Town of Cedar Highlands

Action Preamble:

WHEREAS, the Town of Cedar Highlands is an incorporation of residential and vast tracts of Bureau of Land Management (BLM) land and;

WHEREAS, the Town Council wishes to protect the rural nature of the Town and to ensure the continued health, safety and general welfare of the residents of the Town and;

WHEREAS, the Town Council of the Town of Cedar Highlands may amend or rescind Ordinances by Council vote in the future, or may establish additional Ordinances that may regulate use of existing properties via zoning in future building within the Town boundaries:

NOW THEREFORE, be it ordained by the Town:

Action Body: No residence located in all or in part within the boundaries of the Town of Cedar Highlands, Utah shall be listed for rental for a period of less than thirty (30) consecutive days consistent with the term "short term rental" (STR). This shall include the listing or offering for leasing by a property owner of a residence for a longer term than thirty (30) consecutive days and then the person or persons leasing this property are found to be listing or offering for leasing the long term lease property as a sublease or sub-rental for less than thirty (30) consecutive days.

Definitions: As used in this ordinance, the following words and terms are defined as follows:

- a) Words in the singular number include the plural, and those in the plural include the singular:
- b) Short term rental (STR): Property which is listed for use by any person or entity, for hostel, hotel, inn, lodging, motel, resort or other transient lodging uses where the term of occupancy, possession or tenancy of the property by the person is for thirty (30) consecutive calendar days or less, for direct or indirect remuneration.
- c) For this section "remuneration" means compensation, money, rent or other consideration given in return for occupancy, possession or use of real property.

Action Penalty: Violation of this prohibition may be documented by a submission by any property owner within the Town of Cedar Highlands of a document with calendar dating and production of advertisement material(s) in print and/or by download and printing of internet advertisement and submitted to the Town Clerk/Recorder. The Town Clerk at the next scheduled workday after receipt shall forward reproduction of the advertisement material(s) to the five member Town Council via their official Town email.

Listing of property as a STR within the Town of Cedar Highlands for rental in all or in part for less than thirty (30) consecutive days shall incur a \$300 per day penalty from the date produced on the submitted materials in a billing generated by the Treasurer and delivered by the Town Clerk to the property owner via mailing and/or electronic submission.

Action Effective Date: Within ten days or as soon as published on the Cedar Highlands Town Website.

DRAFT, not reviewed or approved by the Town Council.

The reader should contact a serving Council Member for comments and further clarification or discussion.

Mayors Signature

Date

Town Clerk/Recorder or 2nd Council Member

Date

Printed Name: _____