

ORDINANCE #25-11

AMENDING THE SHORT-TERM RENTAL ORDINANCE

WHEREAS, the Town of Garden City is a town duly incorporated under the general law of the State of Utah; and

WHEREAS, the Garden City Town Council is the governing body for the Town of Garden City and must administer the Garden City Municipal Code; and

WHEREAS, The Garden City Town Council is authorized to govern the health, safety and wellness of the citizens and visitors of the Town of Garden City.

NOW, THEREFORE, BE IT ORDAINED BY THE GARDEN CITY TOWN COUNCIL THAT ORDINANCE 8-604 THRU 8-606, SHORT TERM-RENTALS, BE UPADATED AS FOLLOWS:

8-604 Effective Date of License. The License shall be issued by the Clerk upon approval by **one** Town Council **Member and the Mayor, and Code Enforcement Officer** provided that **all items in section 8-603 have been completed.**

- A. ~~— The Town Council has reviewed the application, and if necessary has interviewed the applicant/owner and set requirements as stipulated by this ordinance for issuing the license, and;~~
- B. ~~— The Council has reviewed all Valid Objections, and:~~
 - 1. ~~— The Applicant/owner has addressed and corrected any violations, listed in the objection, as stipulated by this ordinance, or~~
 - 2. ~~— The Town Council finds that the objection is not valid as stipulated by this ordinance.~~
- C. ~~— All conditions of the license approval, by the Town Council, have been completed by the applicant or owner.~~

8-605 Fees: The application fee and annual renewal fee shall be set by resolution and will be used to offset the cost to the Town to process, administer, and monitor the operation of Short-Term Rentals.

8-606 Term of License: The License shall be valid for up to one year and may be renewed annually by December 31st of each year. The License may be renewed upon the payment of the annual renewal fee and submittal of the following required documents: proof of insurance, fire inspection, and proof of all the applicable taxes for short-term rentals paid. If the license is not renewed by December 31st, it is considered revoked, and a new license application will need to be submitted. Refer to section 8-602.

The Owner shall amend the Application at any time there is a change in circumstances that would require an update to the information submitted by the Owner or Property Manager. By way of example, and not limitation, a change in circumstance would be: any modification to the physical premises, including any changes to the Floor Plan, Site Plan, or number of sleeping

area; any change of the Property Management Company; or any change in the 24-hour contact information. The updated changes will be reviewed by ~~two~~ **one** Town Council Members **and/or** ~~one Town Council Member and the Mayor~~ **and Code Enforcement Officer** to confirm compliance with these ordinances.

- A. A change in ownership of the property will require a new application and license. **Upon ownership change of a property with an active Short-Term Rental (STR) license and scheduled bookings, the new owner may apply for a Temporary Operation Permit. The temporary permit is valid through December 31st of the current year and is subject to a transfer fee set by Garden City resolution. The temporary permit will expire on December 31st. To continue renting the property, the new owner must apply for a new Short-term Rental License during the application period (section 8-602) and meet all current ordinance requirements.**

- B. **Notification of sale: Within 15 business days of the sale, the new owner must submit:**
 - 1. **A signed affidavit acknowledging the change in ownership,**
 - 2. **A list of all scheduled STR bookings through year-end, and**
 - 3. **An agreement to comply with all current STR regulations for the duration of the temporary permit.**

- C. All Short-Term Rentals may be subject to a random annual inspection during checkout times and unoccupied periods.

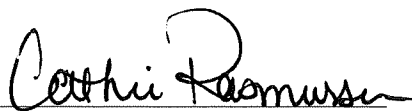
If any section, subsection, sentence, clause, phrase, or portion of this ordinance is, for any reason, held invalid or unconstitutional by any court of competent jurisdiction, such provision shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions of this ordinance.

APPROVED AND ADOPTED this 14th day of August 2025.

APPROVED:

Attest:


Mike Leonhardt, Mayor


Cathie Rasmussen, Town Clerk

| | | |
|---------|-------------------------------------|-----|
| Voting: | Aye | Nye |
| Argyle | <input checked="" type="checkbox"/> | ___ |
| Hansen | <input checked="" type="checkbox"/> | ___ |
| Parry | <input checked="" type="checkbox"/> | ___ |
| Menlove | <input checked="" type="checkbox"/> | ___ |



STATE OF UTAH)
)§
County of Rich)

I, Cathie Rasmussen, the duly appointed Clerk/Recorder of the Town of Garden City, Utah, do hereby certify that the attached and foregoing is a true and correct copy of Ordinance #25-11 passed by the Town Council of Garden City, on the 14th day of August 2025.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of said Town this 14th day of August 2025

Cathie Rasmussen
Town Clerk

