

## ORDINANCE #25-17

### AN ORDINANCE 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 8-600 SHORT-TERM RENTALS BE UPADATED AS FOLLOWS:**

**8-616. Exempt Properties** - The following properties shall be **exempt** from the requirement to obtain a Short-Term Rental License:

**1. Hotels and Motels**

Hotels, motels, inns, ~~campgrounds~~ and bed-and-breakfasts **that have been constructed and inspected as a commercial property**, operating under a valid business license issued by the City for lodging operations shall be exempt. These properties must be owned by a single owner or ownership entity.

**2. Condominium Units**

Condominium properties **of more than three units** where all units are owned by a single owner or ownership entity, have been constructed and inspected as a commercial property and the owner manages or operates the units for transient lodging purposes shall be exempt from the requirement to obtain an individual short-term rental license for each unit.

- Such properties shall maintain a valid City business license for lodging operations. See ordinance 8-100.
- This exemption shall not apply to condominium properties with multiple owners where individual units are rented separately or apartment complexes.

**3. Campgrounds**

**Campgrounds operating under a valid business license issued by the City shall be exempt.**

**4. Verification of Exemption**

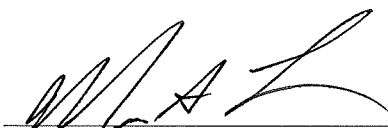
Property owners claiming exemption under this section shall provide documentation to the City's Licensing Department, upon request, demonstrating eligibility for exemption, including proof of sole ownership and an active business license.

*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.*

ORDINANCE #25-17  
AN ORDINANCE AMENDING THE SHORT-TERM RENTAL ORDINANCE  
Page 2


**APPROVED AND ADOPTED** by the Garden City Town Council this 11<sup>th</sup> day of December 2025.

APPROVED:

  
Mike Leonhardt, Mayor



Attest:

  
Cathie Rasmussen, Town Clerk

Voting:	Aye	Nye
Argyle	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Hansen	<input checked="" type="checkbox"/>	<input type="checkbox"/>
House	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Menlove	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Mayor Leonhardt	<input type="checkbox"/>	<input type="checkbox"/> (only in a tie)

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 #25-17 passed by the Town Council of Garden City, on the 11<sup>th</sup> day of December 2025.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of said Town this 11<sup>th</sup> day of December 2025

Cathie Rasmussen  
Town Clerk

