

# Short Term Rentals

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Jennifer Jastremsky

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# Update

- Draft ordinance under internal review
- Two Questions:
  - Where should STR be allowed?
    - All residential units; OR
    - Some
      - Single family homes, townhomes, condos, D-ADUs
      - Not permitted in apartments (what if apartment owner is renting vs a sublease?)
  - Should/could there be a minimum stay requirement?
    - 2 night minimum?

# Process

- Short Term Rental (STR) Permit
  - Application
    - Owner or owner's agent (host)
      - Telephone number for urgent response
  - Floor Plan
    - Area for rental
    - Bedrooms/sleeping areas
    - Smoke and carbon monoxide alarms, fire extinguisher
  - Site Plan
    - Off-street parking
  - Maximum occupancy
  - Zoning Administrator approval
  - Renewed annually
- Business License
  - Ensure collection of municipal transient room tax



# Standards

- One STR per residential unit
  - All or portion of a single family home, townhome, condominium, or apartment or a D-ADU
  - One renter at a time
  - Cannot be divided into multiple rentals
  - Minimum stay of two-nights
  - No parties or commercial events
- ADUs
  - D-ADU can be used as STR with valid ADU permit
    - D-ADU does not count as a separate residential unit
  - I-ADU cannot be used as STR
- Tents, trailers, campers, RVs, or uninhabitable structures cannot be used as STR
- Exempt
  - RV parks, manufactured and mobile home parks, bed and breakfasts inns, hotels, and motels or motor lodges

# Standards

- Occupancy
  - Set by applicant based on:
    - Two (2) persons per bedroom/sleeping area
      - Minimum 70 square feet
      - Additional 50 square feet for every additional person
    - and by parking provided on-site
- Parking
  - Two (2) off-street spaces per STR, and one-half (0.5) off-street spaces for every bedroom/sleeping area exceeding two (2)

| Bedroom/Sleeping Area | Parking |
|-----------------------|---------|
| 1-2                   | 2       |
| 3                     | 2.5 (3) |
| 4                     | 3       |
| 5                     | 3.5 (4) |
| 6                     | 4       |
| 7                     | 4.5 (5) |
| 8                     | 5       |
| 9                     | 5.5 (6) |
| 10                    | 6       |

# Standards

- Urgent Response Hotline
  - Host available by telephone 24/7, and able to be at the property within 1 hour
  - Updated with City if telephone number is changed
  - Provided to (when STR permit is approved):
    - Draper Police
    - Abutting property owners
- Noise
  - No outdoor recreational outdoor activities, including use of pools/hot tubs, between 10:00 pm – 7:00 am
- Posting inside the STR
  - STR Permit and Business License
  - Urgent Response Hotline
  - All applicable rules
- No exterior signage

# Standards

- Health and Safety
  - Fire extinguisher, smoke and carbon monoxide alarms per Fire Code
    - If equipped, fire sprinkler annual inspection
  - Electrical panel clearance and temporary use of extension cords
  - Visible house/unit numbers
- Maintenance
  - Adhere to all City ordinances related to maintenance
- Listing
  - Include the Business License and STR Permit numbers in any online listing
- Inspections
  - As needed to ensure compliance

# Questions or Comments?

## Contact:

Jennifer Jastremsky, AICP  
Jennifer.Jastremsky@draperutah.gov  
801-576-6328  
[www.draperutah.gov](http://www.draperutah.gov)