

City Initiated Short-Term Rentals Text Amendment

Todd A. Draper, AICP

City Council
July 21, 2026



Background

- Work Sessions
 - March 18, 2025
 - February 17, 2026
 - May 19, 2026
 - June 2, 2026
- Goals
 - Improve public safety
 - Protect neighborhood character
 - Provide clear operating rules
 - Ensure tax collection
 - Enable tracking and enforcement
- Requirements
 - Business License
 - Short-Term Rental Permit

Process

- Short-term Rental (STR) Permit
 - Application
 - Owner or Owner's Agent (Host)
 - Floor Plan, Site Plan, Maximum Occupancy
 - Zoning Administrator approval
 - Renewed annually
 - Revocation
 - False Information on Application
 - Not Operating as Described in Permit
 - Out of Compliance with Conditions
 - Refuse Inspection
 - Delinquent on Taxes
 - Two (2) Citations or Charges in Past 12 Months
 - Found to be a Nuisance by a Court
-  Violation: \$1,000 fine for operating without a permit

Standards

- Allowed in all residential districts
 - All or a portion of a residential unit
 - In D-ADU with valid permit, not on property with I-ADU
 - Not in tent, trailer, camper, RV
 - Not in a unit with a long-term rental
 - Not used for commercial purposes
- Occupancy
 - One short-term rental per residential unit
 - One renter at a time (cannot be divided into multiple rentals)
 -  • Renter must be 21 years or older and be present during rental
 - Stay: Minimum 3 consecutive nights; Maximum less than 30 consecutive days
 - Maximum occupancy based on bedrooms and parking
- Exempt
 - RV parks, manufactured and mobile home parks, bed and breakfasts inns, hotels, and motels or motor lodges

Standards

- Bedrooms
 - Two (2) persons per bedroom/sleeping area
 - Minimum 70 square feet
 - Additional 50 square feet for every additional person
- Parking
 - Two (2) off-street spaces per short-term rental, 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
 - Host available by telephone 24/7 during rental
 - Host, or decision-making individual able to be at the property within 30 minutes
 -  • Must evict guests upon notice of failing to comply with applicable laws on 2 or more occasions
 - Notice sent to (when approved):
 -  • Immediately surrounding property owners (including across ROWs)
 - Draper Fire
 - Draper Police
- Noise
 - Ensure renters are aware of and adhere to Title 7, Chapter 6, Noise Control
- Posting inside the short-term rental
 - Short-term Rental Permit and Business License
 - Urgent Response Hotline
 - All applicable rules
 - Good Neighbor Guidelines



Good Neighbor Guidelines



DRAPER CITY

Short-Term Rental Good Neighbor Guidelines

Welcome! We are glad you have chosen to visit our City.

This home is located in a residential community, and we ask all guests to be friendly, courteous, and respectful of the neighbors and help maintain a peaceful environment.

1. Emergencies & Host Contact

If at any time you have concerns about your stay in this home, please contact the host immediately. A contact number will be posted in the unit. For life-threatening emergencies, call 911. For reporting crimes that are not in progress, filing police reports, or speaking with a police officer regarding non-urgent matters, call Draper Police at (801) 840-4000.

2. Fire Safety

A fire extinguisher is provided in this home for your use in an emergency. The home is also equipped with smoke alarms and carbon monoxide detectors for your safety. Please do not tamper with or disable these devices.

3. Events

Commercial events are not permitted during your stay in this home.

4. Noise

Please ensure that you and your guest do not make excessive noise which would disturb the neighbors, especially between 10:00 pm and 7:00 am. Please also be mindful of the noise you make when arriving and leaving if it occurs late at night or early in the morning.

Good Neighbor Guidelines

5. Parking

This home should have enough parking so that guests can park on the property at all times. Do not block driveways, mailboxes, sidewalks, or neighboring properties. Do not park or drive on lawns.

6. Occupancy Limits

Do not exceed the maximum number of guests on your reservation for this home.

7. Maintenance

Be sure to pick up after yourself and keep the neighborhood clean. Dispose of trash properly in designated bins.

8. Pets (if allowed)

If you bring pets, please keep them under control at all times and promptly clean up after them. Draper City requires pets to be on leash when being walked.

Thank you for being a good neighbor while you visit our City!

801-576-6500 | info@draperutah.gov | draperutah.gov

Standards

NEW

- Posting outside the short-term rental
 - Name and phone number for urgent response near front entrance
 - 8" x 11" maximum size
 - No advertising
- 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 Short-Term Rental Permit and Business License numbers in any listing
- Inspections
 - As needed to ensure compliance

Questions or Comments?

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