

Chapter 4.05 SHORT-TERM RENTALS

4.05.010 Purpose.

The purpose of this Chapter is to establish regulations and design standards for residential Short-Term Rentals (STRs) located in single family and multi-family neighborhoods. These standards seek to allow for STRs while also protecting the safety and general welfare of South Salt Lake residents and preserving the residential character of South Salt Lake single family and multi-family neighborhoods. ~~In allowing STRs, it provides existing property homeowners economic relief who might otherwise be forced to leave a neighborhood, thus promoting, and preserving affordable housing in South Salt Lake.~~ This chapter also intends to stabilize neighborhoods by promoting home ownership and preserving long-term rental housing in the market.

4.05.020 License Requirements.

It is unlawful for any Person to Engage in the Business of Short-Term Rental unless that Person has first obtained a business license from the business license office.

4.05.030 ~~R1 and MPMU~~ Restrictions.

STRs are prohibited in the R1 District. ~~unless they are Owner-Occupied or owned and operated by a Person who's Primary Residence is within 30 miles of the STR.~~ In any District where STRs are permitted, ~~in the R1 and MPMU Districts~~ the STR shall be Owner-Occupied or owned and operated by a Person whose Primary Residence is within 30 miles of the STR. Additionally, STRs in the MPMU Districts shall be contained within or attached (share a wall) to the Primary Dwelling. STRs are prohibited in any Accessory Dwelling Unit (ADU).

4.05.040 Application for Business License.

An application for an STR business license shall be made to the Business License Official and shall contain such information as indicated on forms provided by the City including the following:

- A. The name, mailing address, and telephone number of each of the following:
 - a. The name of property Owner;
 - b. The applicant;
 - c. The property Manager;
- B. Property Description and location by street address. A detailed written description and/or drawing of the property that identifies the use of each room of the Dwelling and defines the portions of the Dwelling to be used for an STR shall be provided;
- C. A site plan/drawing of the proposed STR showing the location of required off-street parking spaces;
- D. The number of rooms available for rent;
- E. The number of Persons the STR will accommodate;
- F. A FEIN number or tax account number;
- G. The name and telephone number of the property Owner or Owner's agent who is available by telephone twenty-four hours per day, and who can respond within 30 minutes to the site, 24 hours a day, 7 days a week;

- H. Such other information as the Business License Official determines may be needed to assist in issuing the permit or license;
- I. A signed declaration on a form provided by the City identifying the requirement of an STR business license that the applicant is currently in compliance with all legal requirements regarding STRs, has paid all applicable taxes, fees and other charges regarding STRs, and agrees to continually comply with all requirements regarding STRs;
- J. For all STRs ~~in the R1 and MPMU Districts~~, a signed affidavit sworn before a notary public shall be provided by the Owner stating that the proposed property is the Owner's Primary Residence, and the Owner will remain as the primary occupant of the home for at least 183 days per calendar year. The Owner shall also provide proof of Primary Residency in the form of a document from at least two of the following categories that show the applicant's name and the address of the property for which an STR business license is being applied for:
 - a. Utility bill, dated within the last sixty (60) days;
 - b. Correspondence from any government agency that shows the home address, dated within the last sixty (60) days;
 - c. A voter registration card dated within the last calendar year;
 - d. A social security statement, dated within the last sixty (60) days;
 - e. A bank statement dated within the last sixty (60) days;
 - f. Automobile registration documentation dated within the last calendar year;
 - g. Income tax forms dated from the most recent tax filing period;
 - h. Insurance documentation or insurance bill dated within the last calendar year that shows home address;
 - i. Current active business license or permit issued by South Salt Lake, a state, or federal agency that shows home address;
 - j. College or school correspondence that shows home address, dated within the last sixty (60) days;
 - k. W-2 from the most recent tax filing period;
 - l. Official payroll documentation that includes home address issued by an employer within the last sixty (60) days, such as a pay stub,, a form submitted for tax withholding purposes, or a payroll receipt;
 - m. At renewal provide proof of required property and sales tax remittance.
- K. ~~If the Dwelling is subject to a rental agreement, or the rules of a homeowners' association, condominium association, or similar governing body, the licensee shall provide written documentation demonstrating that the owner, landlord, and/or applicable association has consented to the use of the Dwelling as an STR.~~
- L. ~~No license, whether acting individually or in concert with others, shall be issued directly or designate any third party to hold more than one (1) STR license within the city. For purposes of this subsection, "person" includes any individual, partnership, corporation, limited liability company, trust, or other legal entity, and any entity under common ownership or control shall be considered a single person. Owner's agents are ineligible for an STR business license unless they are the bona fide property owner or otherwise have the sole right of occupancy to a Dwelling Unit.~~

4.05.050 Business License Denial, Suspension or Revocation.

- A. An STR business license that has been granted may be suspended or revoked for any violation of the provisions of this chapter, or for any reason stated in any applicable laws.
- B. Any appeal of a decision to deny, suspend, or revoke an STR business license shall be heard in accordance with those procedures established by South Salt Lake Code [Chapter] 5.02.

4.05.060 Inspections for Compliance and Business License Renewals.

- A. Prior to issuance of any STR business license, the building department and the Fire Marshal or designee shall conduct an inspection to ensure compliance with this chapter and all other applicable laws.
- B. After an STR business license has been granted, or as part of the annual license renewal, the Business License Official, Building Official, or Fire Marshall may require inspections of an STR to ensure compliance with this chapter and all other applicable laws. Failure to respond or comply with inspection requirements shall be grounds for denial, suspension or revocation of the STR business license.
- C. As part of an annual renewal of a business license for an STR, the applicant shall resubmit the required documents as set forth in South Salt Lake Code [Chapter] 5.02.
- D. As part of an annual renewal of a business license for an STR, the applicant shall resubmit the affidavit acknowledging ownership requirements as applicable in the R1 and MPMU land use districts.
- E. As part of the initial application requirements and annual renewal of a business license for an STR, the applicant shall submit a signed affidavit sworn before a notary public on a form to be provided by the City and signed by the applicant that acknowledges they have completed and will submit their own Home Fire Inspection Report.
- F. Upon receiving a complaint, and based on a physical inspection of the property, if the occupancy requirements are exceeded, a red tag may be issued.

4.05.070 Occupancy Requirements.

- A. The maximum Renter occupancy of an STR shall be no more than;
 - a. Two (2) adults per bedroom, or
 - b. Eight (8) related adults, or
 - c. Four (4) unrelated adults, or
 - d. Ten (10) total Persons;
 - e. This maximum occupancy shall not include the Owner or Persons related to the Owner.
 - f. The business license shall state maximum occupancy allowed.
- B. The property shall not be rented to more than one Renter at any given time, and the Owner shall not divide and Rent out portions of the Dwelling to multiple Renters at the same time.

4.05.080 Maintenance; Structure and Grounds; Other Requirements and Limitations.

- A. An STR shall be maintained to the following minimum standards:
 - 1. Periodic, exterior maintenance service of the house, property, grounds and adjacent areas including driveways and sidewalks shall be provided by the Owner, including removal of trash, leaves and snow, and other materials on at least a weekly basis as provided in South Salt Lake Code §§ 12.08.090; 12.08.110; 12.52.050; and 17.06.300.

2. The Owner shall ensure that Renters adhere to county noise regulations enforced by local law enforcement agencies.
 3. STRs may not be used for any of the following:
 - a. Commercial purposes not otherwise permitted in the zone, including hosting parties;
 - b. Distribution of retail products or personal services to invitees for marketing or similar purposes; or
 - c. The outdoor display of goods and merchandise for sale.
 4. Required off-street parking areas and access to parking areas shall be maintained and available for use at all times. Parking for this use shall be incremental to the requirements for the Primary Dwelling and include a minimum of one off-street parking spaces for each five (5) occupants allowed.
 5. Any STR in South Salt Lake City shall include the following statement in any online advertisement for the STR unit: "This short-term rental is legally permitted by South Salt Lake City and short-term rental business license #[South Salt Lake City Business License number]. Any short-term rental in South Salt Lake City operating without a business license number included within its online advertisement is operating illegally."
- B. The access to the STR unit and the layout of the STR shall be designed so that noise, light, and occupants from the STR unit are not likely to be a substantial intrusion on adjacent properties.
- C. Responsible Party.
1. The resident Owner is personally liable for failure to manage properly the STR.
 2. The resident Owner or Owner's agent must be available by telephone, or otherwise, twenty-four hours per day and must be able to respond to inquiries within thirty minutes of receipt of an inquiry.
- D. The licensee must have a sales tax collection and sales tax accounting number for the rental operation and the sales tax number must be included on the STR Business License application. All applicable taxes, charges and fees, including the transient room tax, must be paid in full during the period of licensure.
- E. Only one STR business license shall be issued per property.
- F. **Non-Transferability. An STR license shall not be transferable between persons or properties. Any change in ownership or control of the Dwelling Unit for which an STR license has been issued shall require a new license application in accordance with this Chapter. It shall be a violation of this Chapter to attempt to transfer an STR license.**

4.05.090 Noticing and Posting Requirements.

- A. One nameplate sign shall be permanently attached on the exterior of the building or in a conspicuous location on the site at time of business license inspection. The nameplate sign shall provide:
1. The name and telephone number of the resident Owner or Owner's agent who can be contacted twenty-four hours a day,
 2. The occupant load of the building as allowed by South Salt Lake,
 3. Be made of durable, weather resistant material,
 4. Not exceed eight inches by eleven inches in dimension, and
 5. Contain no advertising.
 6. Include the business license number and maximum occupancy
- B. Post the City issued STR business license on the interior of the building in a conspicuous location near the main entrance of the STR at time of business license inspection with the following information:

1. Parking requirements and location of off-site parking spaces
2. County noise regulations
3. Garbage pick-up dates
4. South Salt Lake business license number
5. Maximum allowed occupancy
6. Name and contact information of the registered agent
7. Contact information for the South Salt Lake City Police and Fire Departments.

4.05.100 License Fees.

At the time the business license application is filed, the applicant shall pay to the business license office a fee, in an amount to be established in the consolidated fee schedule in South Salt Lake Code §3.11.030.

4.05.110 Hosting Platform Responsibilities.

- A. Subject to applicable laws, hosting platforms must disclose to the City on a semiannual basis each home-sharing and vacation rental listing located in the City, the names of the persons responsible for each such listing, the address of each such listing, the length of stay for each such listing, and the price paid for each stay.
- B. Hosting platforms may not complete any booking transaction for any residential property or unit unless that property or unit is licensed under the requirements provided in this Chapter at the time the hosting platform receives a fee for the booking transaction.
- C. A hosting platform operating exclusively on the internet that operates in compliance with Subsections A and B of this Section shall be presumed to be in compliance with this Chapter, except that the hosting platform remains responsible for compliance with the administrative subpoena provisions of this Chapter.
- D. The provisions of this Section shall be interpreted in accordance with otherwise applicable State and Federal law(s) and will not apply if determined by the City to be in violation of, or preempted by, any such law(s).

4.05.120 Violations.

For purposes of enforcement of violations of this chapter, each day that any violation occurs, or that applicable taxes and fees are unpaid, is deemed to constitute a separate violation.

4.05.130 Non-Conforming Use and Non-Complying STRs.

Refer to South Salt Lake Code [Chapter] 17.09 for any Non-Conforming Use or Non-Complying STRs.

4.05.140 Short-Term Rental License Caps.

The City shall limit its issuance of STR Business Licenses as indicated below:

- A. The total number of STR licenses issued in the City shall not exceed more than ~~200~~ 60.
- B. The total number of STR licenses issued per City block shall not exceed more than two (2).
- C. If a complete application, meeting all other requirements for approval is received after the maximum number of STRs has been met either Citywide or per block, the application shall be placed on a waiting list in order of the date of receipt of a completed application. This list shall be reviewed on an annual basis. No renewal fees will be due until a STR license is issued. An applicant on the waiting list may

remove its name from the waiting list at any time but forfeits the nonrefundable application fee by removing its name.

- D. STR licenses are strictly non-transferable and run with the individual licensee, not the land. Upon any sale, conveyance, deeding, or title transfer of the property, or any transfer of a controlling interest in an entity or corporate owner, the STR license automatically terminates, becoming null and void. The former licensee must notify the Business License Official in writing within ten (10) business days of transfer and immediately cease all STR advertising, active listings, and guest bookings. Upon the voiding or termination of any STR license under this Chapter, the maximum total STR license cap across the city shall automatically and permanently decrease by one (1) license.

4.05.150 Exceptions.

- A. STRs that had a South Salt Lake Business License~~d~~ before February 14, 2025, do not need ~~to~~ comply ~~with~~ the standards found in sections 4.05.030, 4.05.070, 4.05.080, and 4.05.090.
- B. In the event of a sale or transfer of ownership of the property, all standards shall be met.