

Lehi Planning Division
Short-Term Rental Research
November 2019

- Current Lehi Practices
 - Pay \$300 and get conditional use permit for Bed and Breakfast
 - Runs with the property
 - Very little regulation in the Development Code
 - The owner of the bed and breakfast must occupy the dwelling as their personal residence. Length of stay for a bed and breakfast guest(s) cannot exceed 30 consecutive days.

- Concerns other cities/ people have mentioned
 - Not as well-regulated as hotels
 - Commercial overnight places (hotels) must pay fees, carry insurance and have inspections, etc., should short term rentals do the same?
 - Financially unequal treatment
 - Reduce housing affordability (ADU's used for BNB instead of long term rentals)
 - Adequate parking
 - Noisy guests and late night arrivals
 - "Strangers" in the neighborhood present safety concerns
 - Commercial use in a residential neighborhood

- Not allowed to rent units for more than 30 days or can rent owner occupied place if the owner is present while rented and is illegal for investors. Required to get a business license and pay a fee. Limited on how many nights a year they can rent out their home.
 - Los Angeles, California
 - New York, New York (doesn't apply to single family homes)
 - Santa Monica, California
 - Las Vega, Nevada
 - Can't have more than 3 bedrooms
 - No new Airbnb rental can be within 660 feet of any other existing listing
 - No more than 12 guests per home or apartment
 - Must register with tax authority and collect taxes and remit them to city and county
 - San Francisco, California
 - Register with the city's treasurer and tax collector as business entity
 - Register with city's Office of Short-Term Rentals for a 2 year certificate

- Minneapolis, Minnesota

- Have a tier system based on the maintenance, use of city services and risk of fire damage. There are 3 tiers. The bottom tier only must renew once every 8 years, leading to lower costs. The highest tier must renew every year.
- Owner-occupied, short term rentals where the owner is present the whole time do not require a license. If the owner leaves while they rent, there is a small fee.
- Sandy, Utah
 - Each community has a set number of STR (short term rental) units that are allowed for the community. Had an open period to register and after that if there were still openings can still apply on a first come, first served basis.
 - Require owner-occupancy for the majority of the year.
 - Number of rental days in the year are limited. And only for 29 consecutive days. Must have a night of vacancy between renters.
- Salt Lake City, Utah
 - Not allowed to rent for less than one month
 - State law passed in 2017 says cities cannot outlaw short term rentals
- St. George, Utah
 - Only allowed in certain areas and not in single family homes
- Washington County, Utah
 - Allowed if owner obtains a business license
 - Also allowed in ADUs
- Park City, Utah
 - Short term rentals allowed
 - Must meet zoning requirements
 - Have an interactive map that shows if it is allowed or not
 - Pass a property inspection by building department
 - Submit a nightly rental license application
 - Obtain a State Sales Tax ID number
- Spanish Fork, Utah
 - Transient Room Tax
 - 1% of the value of rents
 - Remitted monthly to Utah State Tax Commission
 - Maintain records for 3 years accessible to the city or Utah State Tax Commission