

5.18.030 Nightly Rentals License Application Requirements

All new and renewal applications for nightly rentals must also contain the following information:

1. Owner's name - The licensee for rentals under this Section shall be the owner;
2. Legal address including unit number of each Unit;
3. The name, address, and telephone number of a local responsible party who is available by telephone twenty four (24) hours per day;
4. Proof that all required health, building and fire code inspections have been successfully completed.
5. A title report issued for the transient rental unit verifying ownership. For a new unit license application this report must have been issued within the past 30 days.
6. A schematic floor plan for the rental unit indicating all utility shut-off locations in case of emergency.
7. A statement granting Kamas City the right to inspect the rental properties and authorize the entry of police or other emergency personnel in the case of an emergency.
8. Utah State Tax ID number

In order for lodging unit to receive and maintain a valid license as a nightly rental licensed by Kamas, the lodging unit must comply with the following physical requirements:

- A. The nightly rental is not specifically prohibited by zoning requirements or private development covenants, conditions and restrictions.
- B. Kamas City has reviewed the application and has determined that the rental unit is in compliance with state and local health, building and fire codes. Inspection of the proposed rental by the appropriate inspector is required before this finding can be made by the Business License Officer. The applicant shall bear the cost of any such inspection, or any reinspection, in accordance with the regular policies of each department.
- C. The application must bear a sales tax collection and accounting number for the rental operation. This number may be the sales tax accounting number used by the property management company responsible for that Unit, or may be specific to the Unit, but no license will be effective until the sales tax number is provided.

5.18.040 Regulation of Nightly Rentals

All nightly rental Units must be inspected by the Building Department and issued a license before being offered for rent.

Management Standards The authorized lodging must be properly managed. As a condition to holding a valid license, the licensee agrees to provide or arrange for adequate property management services. In the event an owner's association exists, it shall be responsible for property maintenance. In the event an owner agrees to be responsible for property maintenance, the licensee must present a statement to that effect signed by the owner. The minimum services and management regulations required include:

- D. Snow removal during winter months to a level that allows safe access to the building over the normal pedestrian access to the Unit;

- E. Snow removal service to off-street parking facilities associated with the rental property so that off-street parking is at all times available for occupant use;
- F. Summer yard maintenance, including landscaping, weed control, and irrigation to a level that is consistent with the level of landscaping and maintenance on adjoining and nearby properties;
- G. Structural maintenance to preserve substantial code compliance as described herein is required;
- H. Trash collection which ensures that trash cans are not left at the curb for any period in excess of twenty-four (24) hours; the property must be kept free from accumulated garbage and refuse;
- I. Housekeeping service as a part of hotel or property management company included in property management license;
- J. The number of cars parked on site shall be limited to garage capacity plus two for each unit;
- K. No on street overnight parking is permitted;
- L. No outdoor display of goods and merchandise shall be permitted as part of any nightly use;
- M. Unless expressly permitted under the Municipal Sign Code, no signs will be permitted;
- N. Nightly rentals may not be converted to corporate sponsored or business houses which are used primarily to distribute retail products or personal services to invitees for marketing or similar purposes, regardless of whether such products or services are charged for;
- O. Noise resulting from activities at the transient rental shall not intrude on adjoining properties by exceeding 55 dB at the property line between 10 p.m. and 7 a.m. or exceeding 60 dB between 7 a.m. and 11 p.m. Violations of Kamas Municipal Code relating to disturbing the peace will not be permitted.

5.08.050 Revocation of Transient Lodging Unit License

The following are grounds for revocation of a transient lodging unit license:

1. Failure to maintain a licensed transient lodging unit manager for the property.
2. Any recurring activity on the property that disturbs the peace or violates the Kamas Municipal Code regulating nuisances.
3. Any activity on the property that violates State or Federal law or the Kamas Municipal Code or this Chapter.
4. Failure to collect and deposit all appropriate Kamas City, Summit County and Utah State taxes.
5. Failure to renew the Kamas City transient lodging unit license annually.