

Section 11.08.01 Title

This Chapter shall be known as the "Short-Term Home Rental Ordinance" for Wasatch County. (08-11, Added, 10/06/2008)

Section 11.08.02 Purpose and Findings

The Wasatch County Council recognizes that there is an economic demand for short-term home rentals in Wasatch County due to the beauty of this county and the many recreational opportunities available here.

However, the Council also recognizes that short-term home rentals can substantially impair the quality of life of permanent residents who live near a home that is rented short-term. The purpose of this Chapter is to require a business license for short-term home rentals, and establish a procedure for obtaining and maintaining that license that will minimize the impact on long-term residents. (08-11, Added, 10/06/2008)

Section 11.08.03 Definitions

(1) "Short-term" means (a) a term that commences on the first day of a calendar month and ends before the last day of the same calendar month or (b) a term that commences on a day other than the first day of a calendar month and ends before the last day of the next calendar month.

(2) A "local responsible party" means a person who (1) is available by telephone twenty-four hours per day, (2) resides within 30 miles of the residence to be rented, and (3) is able and willing to respond to the residence within one hour of the County's request to remediate a public health, safety, or welfare concern or a neighbor complaint. (08-11, Added, 10/06/2008)

Section 11.08.04 License Required

A single family residence may be rented for a short-term only after the rental is authorized by a business license obtained under this Chapter. No other residences, buildings, or structures are authorized for short-term rentals under this Chapter. (08-11, Added, 10/06/2008)

Section 11.08.05 Eligibility

Property may be considered for use as a short-term rental only if (1) short term rentals are specifically allowed in any CC&R's which apply to the property, and (2) the property is located in a zone in which short-term rentals are a permitted use or a conditional use or (3) located within a development for which a Development Agreement that has been lawfully approved by the County specifically authorizes short-term rentals. (08-11, Added, 10/06/2008)

Section 11.08.06 Application

The Wasatch County Clerk shall prepare a form to be used as an Application to obtain a Short-Term Home Rental business license. The Clerk shall require sufficient information to protect the County's interests in regulating the business. The Clerk shall further require that the Application be reviewed and approved by the following Wasatch County departments before the Clerk may issue the business license:

Building, Clerk, Fire, Health, Manager, Planning and Zoning, and Sheriff. The Clerk should, but is not required to, inform the applicant that each of these departments may charge a separate fee for their services in reviewing the Application. The Application shall, among other appropriate requirements, contain the following:

- (1) The address, lot or parcel number (if applicable), and Wasatch County Tax Identification Number of the property to be rented;
- (2) The identity of the owner of the property and, if the owner is a corporation or other business entity, appropriate state license numbers;
- (3) A Utah sales or transient-room tax number;
- (4) The name, phone numbers, and address of any property management company that will manage the property, and a statement from the County Manager approving the property management company; pursuant to criteria adopted by the County Manager to ensure a company's ability to comply with the provision of this ordinance.
- (5) The name, phone numbers, and address of a local responsible party, which may be an employee of the property management company identified in subparagraph (4) , above;
- (6) A statement setting forth: (1) the total occupancy approved by the fire district for overnight use, (2) the total occupancy approved by the fire district for day use, (3) the number of vehicles approved by planning that may park off-street within the residential property and a pledge to prohibit renter or their guests from parking on a street or road. (08-11, Added, 10/06/2008)

Section 11.08.07 Maintenance

The property to be rented under this Chapter shall be maintained in a manner such that it shall not be apparent that it is a rental property, and in a manner that complies with County code as well as any applicable CC&R's or Homeowners' Association rules or guidelines. In addition, the rental property shall be maintained at a level that meets or exceeds that level of maintenance demonstrated by the immediately surrounding neighborhood. Failure to maintain the property as required by this section constitutes a basis to revoke a business license. Minimum maintenance also includes:

- (1) Snow removal allowing safe access to the residence;
- (2) Summer yard maintenance, including landscaping, weed control, and irrigation;
- (3) Structural maintenance to preserve building code compliance and pleasant appearance;
- (4) Routine upkeep, including deep-cleaning, painting and repair;
- (5) Trash collection which ensures that trash cans are not left at the curb for any period in excess of 24 hours;
- (6) Housekeeping services as part of a hotel or property management service;
- (7) Space for off-street parking consistent with the statement set forth in satisfaction of the requirement of section 11.08.05(6).
- (8) The absence of signs or other indications that the property is available to rent. (08-11, Amended, 10/07/2008, [Prior Text](#))

Section 11.08.08 Noise, Nuisance, and Occupancy Control

- (1) The owner of the property and the local responsible party are each individually responsible to regulate the occupancy of the property, the activities conducted on the property, and the noise created by the renters.
- (2) Noise levels may not exceed 60 decibels during the hours of 6 a.m. to 9 p.m. Noise levels may not exceed 55 decibels during the hours of 9 p.m. to 6 a.m.

(3) Occupancy loads may not exceed the limits allowed on the business license.
(08-11, Added, 10/07/2008)

Section 11.08.09 Violations and Revocation of Business License

- (1) Any violations of the provisions of this section is a class c misdemeanor.
- (2) Each day a violation continues or persists is a separate offense.
- (3) Any property at which three or more violations of this section has occurred may have the business license for such property revoked.
- (4) Any failure to maintain a condition of licensure constitutes a basis to revoke a business license. Also, illegal conduct by renters while on the property, failure to use off-street parking, excessive noise, or other conduct on the property which constitutes a public or private nuisance is a violation of the business license regardless of the owner's knowledge thereof and constitutes a basis to revoke a business license. (08-11, Added, 10/07/2008)