

## **QUEENSTOWN COMMISSIONERS**

### **Joint Work Session**

**August 30, 2017**

**PRESENT:** President Thomas B. Willis, Jr., Commissioner Hogie Schuster, and Commissioner George L. Plumbo, Jr., Mike Bowell, Acting Town Manager, Brynja Booth, Town Attorney, Amy Moore, Town Clerk, Peter Johnston, Town Planner, and Planning Commission members Al Hardee, Matt Reno, Phil Snyder and Willie Comegys.

### **WORK SESSION CALLED TO ORDER AT 6:00 P.M.**

President Willis announced that this work session was a joint meeting between the Town Commissioners and the Planning Commission, and there would be no public comment or questions taken. Work session was called to review and discuss draft rental and short-term rental legislation.

#### **Short-Term Rental Ordinance -**

Per Ms. Booth, currently there are no regulations prohibiting short-term rentals. Short-term rental is defined as any rental tenancy permitting occupant of a residential dwelling unit by persons unrelated by blood or marriage to the owner of the property, or the tenant of the property, for less than 30 consecutive days. This would cover Air B&B rentals.

They would be permitted in the R1, R2 and TC districts. After discussion, and Peter Johnston's recommendation, they should be permitted in the QRD district as well.

- There will be an annual license required, which is renewable.
- The license is tied to the property owner.
- Owner will be required to show proof of liability insurance at a minimum of \$500,000.
- Adoption of the ordinance would become an amendment to the Town Code, not the Zoning Ordinance.
- Suggesting a \$250 initial application fee, renewing at \$100 annually.

Ms. Booth will make some slight changes and bring to next meeting for introduction.

#### **Rental Property Ordinance -**

Per Ms. Booth, residential rental dwelling unit is defined as any building or part of a building in which a person resides in which consideration of money or other goods or services are paid or provided to the owner of such building or the owner's authorized representative or other tenant. This definition shall include the letting or rental of any single family residential dwelling unit or multi-family residential dwelling unit.

The ordinance would not apply to single family residences which is owner occupied in which the owner rents a room within the residence, nor shall it apply to a rental unit occupied by an immediate family member.

Inspections would be performed periodically by Middle Department Inspection Agency.

Following review and discussion, there does not appear to be any changes to the draft required. This version would be eligible for introduction at the next meeting.

Per Ms. Booth, this ordinance would be good leverage to have property owners keep their properties in compliance with the Property Maintenance Code. The Town can pull licenses for non-compliance, and the owner would no longer be able to rent the property.

There being no further discussion on these two matters, President Willis motioned to adjourn the work session at 6:49 p.m. Motion seconded by Commissioner Plumbo, and motion carried unanimously.

Respectfully submitted,



Amy W. Moore, Town Clerk