

## **ORDINANCE NO. 636**

### **SHORT-TERM RENTALS, ORDINANCES OF THE CITY OF PIEDMONT, ALABAMA**

**WHEREAS**, the City of Piedmont, Alabama has determined that it is in the best interest of the City of Piedmont to amend a portion of the Zoning Ordinance of the City of Piedmont, Alabama to provide regulations and guidelines relative to the operation of short-term rentals as hereinafter defined.

**NOW, THEREFORE, "BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PIEDMONT, ALABAMA:**

#### **SECTION I (a). Definitions.**

*Short-term rental shall* mean the rental of a dwelling or any portion thereof, for a period of less than 30 consecutive days.

#### **SECTION II (b). Short-Term Rentals.**

The following regulations apply to the short-term rental of dwelling units in residential and nonresidential districts within the City of Piedmont. For purposes of this Section, "Short-Term Rental" is also known as an "STR". This Section does not apply to the rental of a dwelling or any portion thereof for a period of 30 consecutive days or more.

##### **(1) Licensing.**

(a) No person or entity shall offer, advertise, or rent a STR without first obtaining a valid and current STR Business License from the City not to exceed \$100 per STR. The STR Business License shall be obtained for each STR owned or operated by any person or entity on an annual basis. The STR Business License will not be issued until all provisions of this Section are satisfied.

(b) To obtain a STR Business License, the owner or operator of a STR shall submit an application for a STR License on the form provided by the City. The application shall include the name and telephone number of the person designated as the emergency contact for the STR. The emergency contact or their representative must be able to answer calls 24 hours a day, seven days a week for the duration of each STR period, and he or she or their representative must be able to respond within one hour to complaints about the condition or operation of the STR or conduct of renters or their guests. The emergency contact or their representative must also be able to respond on-site within 12 hours at the request of the City. Prior to any change to the emergency contact, the owner or operator must submit the revised contact information to the Business License Division of the City's Finance Department.

(c) Any person or entity granted a STR Business License must obtain and maintain a fire and casualty and a general liability policy with the general liability providing at least \$500,000 in coverage in addition to their homeowner's insurance. Proof of insurance must be provided **prior** to the City issuing a STR Business License. Proof of insurance must be resubmitted each year for renewal of the STR Business License.

(d) Prior to receiving a STR Business License from the City, the owner or operator must deliver written notice to the owners of any properties adjoining the STR property, and provide a copy of said notice to the Business License Division of the City's Finance Department. The notice must contain the following information: (1) The names, addresses, and telephone numbers of the owner and operator of the STR and the emergency contact; (2) The telephone number for the public to report violations to the Code

Enforcement Division of the City's Police Department; (3) The maximum occupancy of the STR unit as allowed in Subsection (3) herein.

**(2) Standards.**

(a) A STR shall be rented only for a lodging use.

(b) No person or entity shall display any on-premises signage legible from any public street right-of-way pertaining to any STR located in a residential or nonresidential district.

(c) Each STR shall comply with all applicable laws, ordinances, regulations, and codes of the City, including, but not limited to, those governing building construction, fire safety, noise, and garbage collection and disposal.

(d) Each STR must have adequate off-street parking (concrete or asphalt) and/or on-street parking to accommodate all renters and guest parking needs. No person shall park a recreational vehicle, bus, or trailer on the street.

(e) No STR licensee, owner, or operator may prepare or serve food to any renter or guest. Cooking facilities are not permitted in any STR bedrooms. This does not apply to a Bed and Breakfast Home as defined in Article II Section 2.7 - *Definitions*, of the Zoning Ordinance of the City of Piedmont, Alabama.

(f) A copy of the STR license, emergency contact information, and house rules, which must comply with this Section, shall be posted in a conspicuous place within the STR.

(g) Upon notification that a renter or a renter's guest has violated any provisions of this Section or any noise, garbage, or other applicable provision of the laws, ordinances, regulations, and codes of the City, the owner, operator, or emergency contact must promptly notify the renter of the violation and take such action as is necessary to correct the violation, and prevent a recurrence.

***(h.) A STR structure must conform to the appearance, and use of a typical residential home similar to and in like manner to those in the surrounding neighborhood of the structure. Any STR Structure that does not conform to this requirement must be reviewed on a case-by-case basis by the Zoning Board before an STR Business License can be issued. Zoning board can issue denial or approval upon thorough review.***

**(3) Occupancy.**

(a) The maximum occupancy of a STR unit shall be limited to the number of occupants as specified by *Two Persons per Bedroom plus two persons*.

(b) The owner or operator must, by written agreement with the renter, limit overnight occupancy of each STR unit to the maximum occupancy allowed above.

**(4) Violations.**

(a) If, after investigation, the Code Enforcement Division of the City's Police Department determines that any provisions of this Section have been violated, the Code Enforcement Division of the City's Police Department will provide written notice to the licensee of the violations, any corrective action required, and the due date for compliance, as applicable. The Code Enforcement Division of the City's Police

Department may approve an extension of the due date for compliance if substantial progress has been made towards compliance.

(b) In addition to the other remedies set out in this Section, the Code Enforcement Division of the City's Police Department may, in an exercise of discretion, issue a warning to the person responsible for the violation if that person has not been previously warned or cited for violating a provision of this Section.

(c) If a violation has not been corrected by the due date for compliance, the Code Enforcement Division of the City's Police Department may cause the temporary suspension of the STR Business License for unit or units where the violation has persisted until such time as the violation is corrected.

(d) When recurrent violations occur at an STR, including noise, occupancy, parking, and safety violations, the Code Enforcement Division of the City's Police Department may begin revocation proceedings through the City of Piedmont, Alabama. **The City Council has the right to revoke, restrict, or suspend a STR Business License if a majority vote of the Council deems it necessary.**

#### **(5) Time for Compliance.**

This Section and the provisions set forth herein shall apply to and govern all STR units within the City of Piedmont, Alabama. Any current or future owners/operators of a STR within the City shall obtain the necessary STR Business License within thirty (30) calendar days of the effective date of the ordinance adopting this Section.

#### **(6) Enforcement and Penalties.**

**Section I.** Any violation of this ordinance shall be a misdemeanor offense. Any person committing a violation shall, upon conviction, be punished by a fine as provided in Article IX, Section 4, of the zoning ordinance of the City of Piedmont, Alabama.

**Section II.** The sections, paragraphs, sentences, clauses and phrases of this Ordinance are severable, and if any phrase, clause, sentence, paragraph or section of this Ordinance shall be declared unconstitutional by a court of competent jurisdiction, then such ruling shall not affect any other paragraphs and sections, since the same would have been enacted by the municipal council without the incorporation of any such unconstitutional phrase, clause, sentence, paragraph or section.

**Section III.** Effective upon adoption of this Ordinance to the extent that all other Ordinances or parts of Ordinances of the City of Piedmont, Alabama conflicting herewith or inconsistent with the provisions in this Ordinance are hereby repealed to the extent of such conflict.

PASSED AND ADOPTED THIS THE 7<sup>th</sup> DAY OF FEBRUARY, 2023.

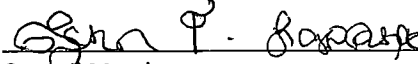


Bill Baker, Mayor

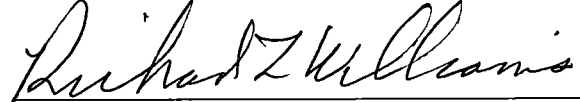
ATTEST:



Carl Hinton, City Clerk

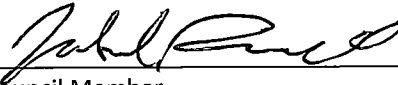


Council Member

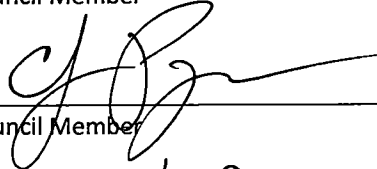


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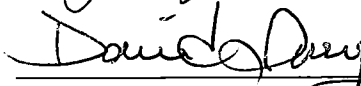
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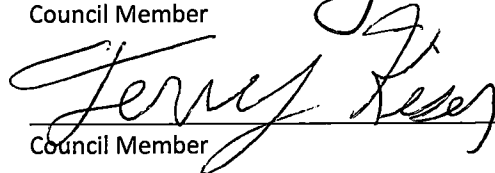
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