

CHAPTER 119: SHORT-TERM RENTAL REGULATIONS

Section

119.01 Definitions

119.02 Rules and regulations for short-term rentals

119.99 Penalty

§119.01 DEFINITIONS.

For the purpose of this chapter, the following definitions shall apply unless the context clearly indicates or requires a different meaning.

BUILDING INSPECTOR. The person who is either an employee of the City of Ludlow or its contractor, who is responsible to monitor compliance of dwellings with the applicable City building codes.

LANDLORD. The person or business that owns or has the contractual ability to provide a short-term rental.

SHORT-TERM RENTAL. Any housing-type accommodation rented for 29 days or less.

(Ord. 2021-10, passed 10-14-2021; Am. Ord. 2022-3, passed 5-12-2022)

§119.02 RULES AND REGULATIONS FOR SHORT-TERM RENTALS.

The operation of short-term rental units is subject to the following standards and conditions:

(A) The landlord must obtain an annual permit/license from the City for each rental unit. The annual fee for each is \$300.00. The short-term rental permit/license must be purchased each year on or before April 15 and will be valid through April 14 of the following year. The rental license will not be prorated.

(B) The landlord must provide a copy of a current business liability insurance policy to the City each year at the time an application for a permit is filed, and at any time the permit/license is renewed. Failure to provide the insurance policy will result in the City not issuing a permit to operate a short-term rental.

(C) Each dwelling used for short-term rental shall be subject to inspection by the Building Inspector prior to the issuance of an annual business permit/license and at all renewals.

(D) Short-term rental units are permitted in attached single-family dwellings, detached single-family dwellings, two-family dwellings, town homes, Central Business District housing, condominiums, and landominiums.

(E) Short-term rental guests shall not stay more than 29 consecutive days in duration.

(F) All short-term rental buildings and units shall comply with applicable building codes.

(G) Contact information for the owner(s) or manager must be posted in a conspicuous location within each unit of the short-term rental.

(H) The evacuation plan must be posted in a conspicuous location within each unit of the short-term rental.

(I) If property is subject to two or more substantiated (as determined by the Building Inspector) civil and/or criminal complaints, the Zoning Administrator may revoke the approval of the short-term rental permit/license.

(J) *Number of persons allowed.* No more than two adults are allowed per bedroom. A maximum of six adults is allowed per short-term rental.

(K) *Noise Ordinance.* Each unit shall comply with the City's Noise Ordinance. A copy of said Ordinance shall be posted in a conspicuous place within the unit.

(L) The Landlord is responsible for giving adjoining neighbors his or her contact information.

(Ord. 2021-10, passed 10-14-2021; Am. Ord. 2022-3, passed 5-12-2022)

§119.99 PENALTY.

(A) Any person who shall violate a provision of this chapter shall be subject to a fine of \$500.00. A second violation and each additional violation for the same matter is subject to a fine of \$1,000. Additional violations may be issued daily until corrected. The City may collect as a part of the legal process its reasonable attorney fees and costs incurred to collect monetary fines. As well, such fines may be issued as liens upon the short-term rental property.

(B) The City shall have the right to seek civil injunctive relief against any person(s) who rent(s) any rental unit in the absence of a valid rental license and the City shall recover the litigation costs and attorney fees incurred by the City therein. Any landlord who obtains a short-term rental license/permit agrees that violation of this chapter constitutes immediate and irreparable harm to the City.

(Ord. 2021-10, passed 10-14-2021; Am. Ord. 2022-3, passed 5-12-2022)