

Short-Term Rental Policy: Ordinance 19-17

Presented By: City Managers Office

Department of Community Development

Economic Development Office

Executive Summary

- Discussion on proposed policy held December 14, 2016 (COW)
- Purpose/outcome
 - Short Term Rental (STR) Policy
 - Currently STR not allowed in Cape Coral for a period of time less than a week.
 - Embrace concept but with public a safety goal
- Ordinance today is result of discussions with City Council and staff review

Short Term Rental

Background



- In 2015 there were 3.9M homes listed by the top 4 short term rental websites (0.5M in 2010)
- As of May, 2016 there were 2810 listings for short term rentals in Cape Coral—4% of all housing units in the City.
- Compare to 263 rooms at the Westin
 - (10.68 equivalent resorts)
- Current codes restricts daily rentals.
- Short term rentals support economic development within the City.
 - Visitors/renters purchase goods and services while here.

Short Term Rental

Public Policy

Components

- Ensure Building safety for occupants
 - Lodging facilities have inspections 2 times per year by the state, Short Term Rentals are not required to have any inspections
- Reduce impacts on neighborhood character
 - Reduce noise, parking and trash problems
 - Eliminate Party Houses
 - Reduce tension between short-term property owners and neighbors
- Curtail negative impact on affordable housing availability by conversion of housing to tourist accommodations
- Improve compliance amongst local business operators
- Send message to community Short-Term rental businesses are welcome but within certain parameters
- Recover lost tax revenue to support Code Enforcement efforts

Short Term Rental

Public Policy
Components
Continued

- **Defines Vacation Rental**
 - Any individually or collectively owned Residential Property or dwelling unit that is rented or leased to guests more than three (3) times in a calendar year for periods of less than thirty (30) days or one (1) calendar month, whichever is less, or which is advertised or held out to the public as a place regularly rented or leased to guests for a period of less than thirty (30) days.
- **Adds Vacation Rental use to selected zoning districts—all residential**
 - (R-1A, R-1B, R-3, RD, RE, RX, C-1, P-1, Ag, Village, Corridor, South Cape, MR)

Short Term Rental

Public Policy
Components
Continued

- **Rental Registration Required**
 - Annual basis (required before 10/1/17)
 - Fee by Resolution: \$123.00
 - Inspection Fee \$100
 - Business Tax Receipt: \$77.00
 - Requires Responsible Party be named with access 7 days a week
- **Vacation Rental Standards to reduce impacts on neighborhood**
 - Life/Safety: pool, sleeping rooms, smoke and CO detection, fire extinguishers
 - Solid Waste: no sooner than 5 pm curbside day before
 - Posting: quiet hours (11p-7a), vehicle parking, hospital, garbage day, police non-emergency and emergency #'s
 - Sex Offenders/Sexual Predators: rental prohibited

Short Term Rental

Public Policy
Components
Continued

- **Vacation rental/lease agreement requirements**
 - Minimum requirement
 - Retention requirements
- **Inspection Requirements**
 - Required for initial and renewal
 - Allows for spot inspections
- **Violations/Enforcement/Revocation**
 - Daily violations
 - Revocation by Community Development Director
 - Hearing
 - Appeals to both the City Manager and City Council



QUESTIONS AND DISCUSSION