ARTICLE 29. SHORT-TERM RENTAL.

Sec. 25-29.1. Purpose.

The purpose of this section is to establish standards for short-term rental of single-family dwellings and townhouses (attached single-family dwellings) in accordance with Chapter 89 and Chapter 71 of the Missouri Revised Statutes.

Sec. 25-29.2. Standards.

Short-term rental of single-family dwellings and townhouses shall be permitted, subject to the following limitations:

A. *Limitations on Intensity and Appearance.*

1. Short-term rental shall be limited to rental of the entire dwelling; rental of individual rooms shall be prohibited.

2. Short-term rental shall be restricted to the dwelling unit. The use of accessory buildings for living space shall be prohibited.

3. Short-term rental shall not result in any structural alterations or additions to the dwelling that will change its primary use as a single-family dwelling, subject to the review of the City Planner and Building Commissioner.

4. Any short-term rental shall be clearly incidental and secondary to the residential use of the premises, should not change the residential character thereof, and shall result in no incompatibility or disturbance to the surrounding residential uses.

5. *Parking.* The short-term rental shall be operated in such a manner that does not generate increased on-street parking that adversely impacts traffic flow in residential areas.

6. *Advertising signage.* No on-site advertisement of any kind indicating short-term rental is present shall be permitted.

B. *Limitations on Renters.*

1. *Maximum Occupancy.* The number of rental occupants per short-term rental shall not exceed the number of maximum allowable occupants of the dwelling in accordance with the limitations of Chapter 6, Buildings and Building Regulations, of the Municipal Code.

2. *Rental Period*. The rental period for short-term rental shall not exceed thirty (30) days for one individual or group of individuals. However, at his/her discretion the Building Commissioner may allow the rental period to exceed thirty (30) days in the case of extenuating circumstances.

3. *Age Limitations*. The minimum age of the renter shall be twenty-one (21) years old and shall be confirmed via a provided state-issued identification, government issued Passport Book, or government issued Passport Card. The aforementioned identification shall be provided to the owner, manager, or booking service of the short-term rental at the time of booking, or prior to the start of the rental period.

C. *Limitations on Owners and Managers.*

1. *Occupancy Permit Required.* The owner of the dwelling shall obtain an occupancy permit in accordance with Chapter 6, Buildings and Building Regulations, of the Municipal Code. Additionally, the dwelling shall be required to undergo an annual inspection by the Building Commissioner or his/her assigns. Said annual inspection shall typically occur at twelve (12) month intervals after the initial occupancy inspection. At the discretion of the Building Commissioner, an inspection performed for work under a building permit may serve as the required annual occupancy inspection.

2. The owner of the dwelling shall not be required to live on the premises at the time of rental or at times when the dwelling is not being rented. However, the owner of the dwelling or manager of the short-term rental shall live within close proximity of the dwelling in question, and shall respond to the property within one (1) hour if requested by law enforcement, fire and rescue personnel, and/or a representative of the City of Maryland Heights. If the owner is not within close proximity or is unable to respond, the owner shall designate an individual that can respond and/or act on behalf of the owner.

3. *Fees.* The owner of the dwelling or manager of the short-term rental shall be responsible for all residential inspection fees, as well as any applicable fees in accordance with the fees set forth in the Municipal Code, to include the 0.50% tourism tax and any subsequent adjustment thereto.

4. *Records.* The owner of the dwelling, manager of the short-term rental, or booking service shall be required to maintain a record of the name, address, and telephone number of renters for at least two (2) years, and produce those records, if requested by the City of Maryland Heights.

5. *Compliance with other Agencies*. Short-term rental shall comply with all local, county, state, and federal regulations pertaining to the activity pursued, and the requirements of this section shall not be construed as an exemption from such regulations.

Sec. 25-29.3. Enforcement.

Enforcement of this section shall generally be in accordance with Section 25-10, Administration and Enforcement, of the Zoning Code. Additionally:

A. *Nuisances*. Nuisances shall be enforced by the Police Department in accordance with Section 17-202, Criminal Nuisances, of the Municipal Code.

B. *Noncompliance.*

1. The City Council shall have the authority to revoke an occupancy permit for short-term rental for violation of the regulations contained within this section upon written notice of said violations to the owner of the dwelling. The aforesaid may within thirty (30) days of said notice request a hearing before the City Council. The burden of proof of said violation shall be upon the City.

2. In addition to the City Council's authority above, the Building Commissioner may cause a summons to be issued to the owner of the dwelling for violations of this section to appear in the Municipal Court of Maryland Heights to answer as in any other violations of this Zoning Code as specified in section 25-10.2, Violation(s) of Zoning Code.