O-22-98

ORDINANCE NO. _____

AN ORDINANCE IMPOSING A TEMPORARY MORATIUM ON NEW SHORT TERM RENTALS IN RESIDENTIAL PROPERTIES IN THE CITY OF NORTH LITTLE ROCK; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES.

WHEREAS, in recent years, the advent and increasing popularity of individuals and companies purchasing, advertising, and renting out residential properties as short term lodging has resulted in an increase in residential properties being utilized as short term rental units; and

WHEREAS, the conversion of residential properties to short term rental units has a variety of effects on the neighborhoods in which such units are located, as well as on the community as a whole, including without limitation, issues with increased noise, parking and traffic problems, and trash not being disposed of properly; and

WHEREAS, Council Member Ross has been working with the Planning Department and the City Attorney's office for several months to create an ordinance regulating short terms rentals, and anticipates presenting a proposed ordinance to the City Council in the near future; and

WHEREAS, the City requires time to implement appropriate regulations.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF NORTH LITTLE ROCK, ARKANSAS:

SECTION 1: That there is hereby imposed a moratorium on the establishment of any new short term rentals in residential properties until December 31, 2023. In furtherance of this moratorium:

(a) No city business license may be issued for any short term rental units in residential properties prior to the expiration of the moratorium.

(b) Any person who establishes a new short term rental unit in a residential property within the municipal limits of the City of North Little Rock during the period of this moratorium may be punished by a fine not to exceed $500.00 or, if the violation is continuing in nature, by a fine not to exceed $250.00 per day.

SECTION 2: That all ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of the conflict.

SECTION 3: That the provisions of this Ordinance are hereby declared to be severable and if any section, phrase or provision shall be declared or held invalid, such invalidity shall not affect the remainder of the sections, phrases or provisions.

SECTION 4: It is hereby found and determined that there is an immediate need for the imposition of the moratorium as provided for herein to afford appropriate time to implement appropriate regulations to address the effects of short term rental units in residential properties upon the neighborhoods in which they are located, and within the community as a whole, and being necessary for the immediate preservation of the public health, safety and welfare; THEREFORE, an emergency is hereby declared to exist and this Ordinance shall be in full force and effect from and after its passage and approval.

PASSED: APPROVED:

_____ _____

Mayor Terry C. Hartwick

SPONSORS: ATTEST:

Terry C. Hartwick By AT

Mayor Terry C. Hartwick Diane Whitbey, City Clerk

APPROVED AS TO FORM:

Amy Beckman Fields, City Attorney

PREPARED BY THE OFFICE OF THE CITY ATTORNEY/ABF

FILED _____ A.M. ___ P.M.

By _____

DATE _____

Diane Whitbey, City Clerk and Collector
North Little Rock, Arkansas

RECEIVED BY _____