



**CITY OF STARKVILLE COVERSHEET  
RECOMMENDATION FOR BOARD ACTION**

**AGENDA ITEM DEPT.:** Community Dev.- Planning  
**AGENDA DATE:** December 3, 2019  
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**SUBJECT:**

Public hearing and consideration for the Short-Term Residential Rental Policy.

**SUMMARY:**

The purpose of this is to provide information regarding a Draft Short-Term Residential Rental Policy that will be added to the proposed Unified Development Plan if both are adopted.

Public input sessions and a public hearing have been provided at:

- A large conference room on the 2nd floor of the City Hall from September 30 to October 3, 2019, every day for 4 days at 2:00 P.M. (Open discussion sessions)
- The Starkville Sportsplex on October 3, 2019 at 5:30 P.M. (Public input session)
- The City Hall on October 22, 2019 at 5:30 P.M. (Public input session)
- The City Hall on November 12, 2019 at 5:30 P.M. in front of the Planning & Zoning Commission. (Public hearing)
- A large conference room on the 2nd floor of the City Hall on November 20, 2019 at 5:30 P.M. with interested parties as well as the members of the Planning & Zoning Commission. (Public workshop)

The BOA public hearings have been scheduled as below:

- The City Hall on November 12, 2019 at 5:30 P.M. in front of the Planning & Zoning Commission.
- The 1st Public Hearing - The City Hall on December 3, 2019 at 5:30 P.M. in front of the Board of Aldermen.
- The 2nd and Final Public Hearing - The City Hall on December 17, 2019 at 5:30 P.M. in front of the Board of Aldermen.

**REQUESTING  
DEPARTMENT:** Community Development

**DIRECTOR'S  
AUTHORIZATION:** Dr. Simon Kim

**FOR MORE INFORMATION CONTACT:**

Simon Kim @ 662-323-2525 ext. 3119

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**SUGGESTED MOTION:**

Move approve and adopt the Short-Term Residential Rental Policy.

### **13.9.9. Short-Term Residential Rental**

This section intends to provide standards for short-term rentals to allow for rentals of residential building(s), while at the same time providing specific requirements to prevent the commercial exploitation of these properties.

**A. Definition:** Short-Term Residential Rental means less than 30-days consecutive occupancy of a residential dwelling unit for a fee. Examples of Short-Term Residential Rentals shall include but not be limited to: AirBnB, Vrbo, HomeAway, weekend rentals, and gameday rentals. Recreational vehicles cannot be used as a Short-Term Residential Rental.

**B. Parking:** The number of motor vehicles shall be limited to the number of permanent parking spots allowed on the property by the City's parking ordinance. Any advertisement of the property and any rental contract must contain language that specifies the allowed "motor vehicle limit" on the property.

**C. Loading:** There shall be no commercial loading zones on the property.

**D. Permit Application:** Short-Term Residential Rental providers shall acquire a "Short-Term Residential Rental Permit", which will also serve as a business privilege license, by providing addresses of the units, paying an annual fee of twenty dollars (\$20) per each unit of business, and acknowledging the additional standards below. Such permit/license fees are established and shall be increased pursuant to Miss. Code Ann. § 27-17-9 depending upon the number of employees.

**E. Short-Term Residential Rental Permit:** The City Planner shall review and approve Short-Term Residential Rental permit applications. Upon approval of the permit, the City Clerk's office will issue the business privilege license.

**F. Grandfathering Provision:** Short-Term Residential Rentals existing on or before December 31, 2019, shall be allowed to continue, without a limit on the number of units. This grandfathering provision will only be applicable to the owners who acquired the permit/license prior to December 31, 2019, and not be applicable if the ownership of the property changes after December 31, 2019.

**G. Exception:** Any condominiums and apartments, legally approved by the City, are permitted to utilize Short-term Residential Rentals without Additional Standards.

#### **F. Additional standards:**

**1. Permit Limitations:** An owner of residential building(s) on a lot under the same ownership may acquire a permit from the City. The permit shall cover all residential dwelling units on the lot. Each owner may acquire up to two (2) permits from the city. The permit will expire automatically if the ownership changes.

**2. Sign(s):** Exterior sign(s) advertising short-term rentals shall not be allowed on properties located in residential zoning districts.

**3. Notification to the City:** The permit holder shall provide a list of local contacts who reside in Starkville, are authorized to represent the owner(s), and can be reached anytime day or night and immediately take corrective action in the event any issues are reported.

**4. Notification to Renter/Tenant:** The permit holder shall provide to guests a notification of essential information that includes:

- i. The permit holder's twenty-four (24) hour contact information;
- ii. A local responsible party's twenty-four (24) hour contact information if the owner is not within the city limits when guests are renting the premises;
- iii. Pertinent neighborhood information including, but not limited to, parking restrictions, restrictions on noise and amplified sound, and trash collection schedules;
- iv. Information to assist guests in the case of emergencies posing threats to personal safety or damage to property, including emergency and non-emergency telephone numbers for police, fire and emergency medical services providers and instructions for obtaining severe weather, natural or manmade disaster alerts and updates.

**5. Safety features:** Each permit holder shall provide, in the premises, working smoke detectors and at least one working carbon monoxide detector and alarm, and one working fire extinguisher. The premises shall, otherwise comply with applicable Code of Ordinance requirements, including but not limited to Building and Fire Codes.

**6. Disclaimer:** Nothing in this subsection shall be construed to permit any commercial or residential use not otherwise allowed by the specific zoning designation.

**7. Permit Revocation:** In the event the City receives three (3) complaints with which citations of either code enforcement or police are issued and sustained by a court or governmental or administrative body of competent jurisdiction about a property within a twelve (12) month period, the permit will be automatically revoked for one (1) year from the date of the third (3rd) citation is sustained.

**8. Other Requirements:** The permit holder shall comply with any and all applicable state laws and report taxes as required by law.