

Short-term Rental Work Meeting Minutes
August 25, 2023
11:30 am

The meeting was called to order.
Minutes approved.

Legal Opinion on STR registry

- No liability waiver is needed by the city
- Question: Are we repeating the work of Airbnb by making a place for guests to complain about the health and safety of rentals?

STR Registry Proposal

- Ordinance
- Mandatory Registration
 - Within 60 days of starting
 - Must display
 - Renewal between Nov. 1 - December 31
- Short-term rental types
 - Type 1 - full-time residence
 - Type 2 - full-time rental

Work Group Discussion:

- Is there a right to appeal revocation? Yes, there is a right to appeal revocation.
- What happens to the one-off rental?
- Should there be a penalty to this registry? Recommend that the penalty stays so people register.
- Does this code need a revocation section? Bonnie, from legal, says the current code and revocation can be used.
- What happens if we can't finalize our decision by the last meeting? We give a report to the council and can ask for more time.

Registration

- An online form will be used.

Implementation

- Notice will be given in various forms.

Public Comment

- Auto Renewal Option would be helpful.
- Appreciate one Registration per owner.
- The NWA Board of Realtors opposes any regulation of STRs.
- NWA Real Estate Investors opposes any regulation.
- STRs registry or regulation is an infringement on the right to use.
- Don't do anything.

Bonnie says that the city works hard to work within the law and a registry would not infringe upon rights.

Let's consider how we handle registering properties that are hosted via arbitrage.

Agenda next month

- Revised ordinance review