

Ordinance NO. BL2019-1627

An ordinance establishing a new fee structure for all Short-Term Rental Property permit applications and amending section 17.16.250 and section 17.16.070 of the Metropolitan Code of Laws relative to Short-Term Rental Property permit application fees.

WHEREAS, pursuant to the authority of Section 17.40.750 of the Metropolitan Code of Laws, the Zoning Administrator has developed for the Metropolitan Council's consideration a new fee structure for short-term rental property (STRP) zoning applications; and

WHEREAS, Section 17.16.250.E and Section 17.16.070.U of the Metropolitan Code of Laws allows for the permitting of residential and commercial short-term rental properties by the Codes Department, respectively, but the fee currently being charged for the application and renewal application has been determined by an independent fee study to be insufficient to cover the expenses related to the permitting; and

WHEREAS, Fiscal Choice Consulting, LLC, studied the costs related to short-term rental permitting and determined that the current fee is insufficient to defray the cost to provide the services related to permitting and recommended a significant fee increase; and

WHEREAS, pursuant to the recommendation of the Fiscal Choice Consulting, LLC, fee study, and pursuant to section 17.16.750 of the Metropolitan Code a new fee structure has been proposed by the Zoning Administrator and reviewed by the Metro Finance Department; and

WHEREAS, based on the Zoning Administrator's recommendation, the Metro Council finds it fitting and proper to amend the zoning code and to revise the short-term rental property application fees in order to sufficiently defray the administrative costs of the permitting process.

NOW, THEREFORE, BE IT ENACTED BY THE COUNCIL OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY:

Section 1. That section 17.16.250.E.4.i.ii(1) of the Metropolitan Code be deleted and the remainder of the section renumbered accordingly.

Section 2. That section 17.16.250.E.4.i.iv of the Metropolitan Code be deleted and replaced with the following:

“iv. For an STRP with documented complaints to metro codes, police, or public works during the most recent permit period, no grace period shall be allowed and all permit renewal applications shall be submitted timely. The renewal application shall be submitted with a statement verified by affidavit that includes all of the information required in an application under Section 17.16.250.E.2.”

Section 3. That section 17.16.070.U.4.i.iv of the Metropolitan Code be deleted and replaced with the following:

“iv. For an STRP with documented complaints to Metro Codes, police, or public works during the most recent permit period, no grace period shall be allowed and all permit renewal applications shall be submitted timely. The renewal application shall be submitted with a statement verified by affidavit that includes all of the information required in an application under Section 17.16.250.E.2.”

Section 4. That a fee of three hundred thirteen dollars shall accompany each permit application and renewal application of a short-term rental property permit pursuant to section 17.16.070 U of the Metropolitan Code.

Section 5. That a fee of three hundred thirteen dollars shall accompany each permit application and renewal application of a short-term rental property permit pursuant to section 17.16.250 E of the Metropolitan Code.

Section 6. That this Ordinance shall take effect upon its final passage, the welfare of The Metropolitan Government of Nashville and Davidson County requiring it.

RECOMMENDED BY:

INTRODUCED BY:

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Zoning Administrator

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APPROVED FOR PROPER BUDGET PROCEDURES:

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\_\_\_\_\_  
Budget Officer

\_\_\_\_\_  
Member(s) of Council

APPROVED AS TO AVAILABILITY OF FUNDS:

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Director of Finance

APPROVED AS TO FORM AND LEGALITY:

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Metropolitan Attorney