

BILL NO. 09
ORDINANCE NO. _____

AN ORDINANCE ADOPTING A NEW SECTION 15-26 OF CHAPTER 15 OF THE CODE OF ORDINANCES OF THE CITY OF SUNSET HILLS WITH RESPECT TO SHORT-TERM RENTALS

WHEREAS, the Board of Aldermen has determined that use of residential properties within the City of Sunset Hills should not be used as short-term rentals;

WHEREAS, the Board of Aldermen determines that it is appropriate to adopt section 15-26 of Chapter 15 of the Code of Ordinances to prohibit the use of residential properties within the City of Sunset Hills as short-term rentals.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF SUNSET HILLS, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:

Section 1. Section 15-26 of Chapter 15 of the Code of Ordinances is hereby adopted to read as follows:

Sec. 15-26 Short-term rentals

(a) As used in this section, the terms listed below shall be defined as follows:

LODGING ESTABLISHMENT

Any building, group of buildings, structure, facility, place, or places of business where five or more guest rooms are provided, which is owned, maintained, or operated by any person and which is kept, used, maintained, advertised or held out to the public for hire which can be construed to be a hotel, motel, motor hotel, apartment hotel, tourist court, resort, cabins, tourist home, bunkhouse, dormitory, or other similar place by whatever name called, and includes all such accommodations operated for hire as lodging establishments for either transient guests, permanent guests, or for both transient and permanent guests.

SHORT-TERM RENTAL

A rental of any legally permitted dwelling unit, or a portion of such a legally permitted dwelling unit, other than a lodging establishment, for a period of less than 30 consecutive calendar days.

TRANSIENT GUEST

Any person, other than the owner or a family member of the owner who occupies a guest room, except guest rooms at a lodging establishment, for a period of less than 30 continuous days.

(b) Short-term rentals shall be prohibited within the City of Sunset Hills, except at lodging establishments. The owner and/or transient guest may be jointly and severally liable for violations of this section. Pursuant to § 1-8 of this Code, each and every day during any portion of which a violation of this section is committed, continued or permitted, shall be a separate offense.

Section 2. The provisions contained herein shall remain in full force and effect in the event the City or the third party Municipal Code codification company the City engages makes non-substantive changes to the language herein contained or section numbers herein referenced.

Section 3. It is hereby declared to be the intention of the Board of Aldermen that the sections, paragraphs, sentences, clauses, phrases and words of this ordinance are severable, and if any section,

paragraph, sentence, clause, phrase or word(s) of his ordinance shall be declared unconstitutional or otherwise invalid, such unconstitutionality or invalidity shall not affect any of the remaining sections, paragraphs, sentences, clauses, phrases and words of this ordinance since the same would have been enacted by the Board of Aldermen without incorporation in the ordinance of any such unconstitutional or invalid portion of this ordinance.

Section 4. This Ordinance shall take effect and be in full force from and after its passage and approval.

PASSED this _____ day of _____, 2022

MAYOR

APPROVED this _____ day of _____, 2022

MAYOR

ATTEST: _____
CITY CLERK/CITY ADMINISTRATOR