

BILL NO. _____

RESOLUTION NO. _____

A RESOLUTION ESTABLISHING A TEMPORARY MORATORIUM ON THE
ACCEPTANCE AND PROCESSING OF SHORT-TERM RENTAL APPLICATIONS.

WHEREAS, in 2017, the City began researching short-term rental regulations working closely with the Independence Hotel and Lodging Alliance, researching other municipalities around the country for best practices and consultation with staff from various City departments.

WHEREAS, in 2018, the City of Independence amended the Unified Development Ordinance (UDO) to adopt regulations for Short Term Rentals; and,

WHEREAS, in late 2019, the City again researched best practices in short-term rental regulations from around the country, which led to additional changes to the short-term rental regulations in the UDO; and,

WHEREAS, short-term rentals are currently permitted within the City subject to the UDO, which provides for the licensing and regulations of short term rentals within the City; and,

WHEREAS, the City has approximately 27 active permits issued for short-term rentals; and,

WHEREAS, the City has seen a trend of increased interest in short-term rental uses and has concerns that these uses, if left unchecked, have the potential to impact housing availability, create land use conflicts, and alter the character of residential neighborhoods; and,

WHEREAS, the City Council desires to amend the UDO to provide for an appropriate regulatory approach for addressing potential impacts of short-term rentals while ensuring the productive and healthy development of short-term rentals within the City; and,

WHEREAS, the research, drafting and approval of an appropriate UDO amendment may take several months to properly accomplish; and,

WHEREAS, it is appropriate to address the impacts to the public health, safety, and general welfare to enact a reasonable and temporary moratorium until the amended regulations can be enacted and effective; and,

WHEREAS, the City Council finds that it is necessary and reasonable to establish a temporary moratorium on the establishment of any new short-term rentals in the City and the issuance of any new licenses for the same for six (6) months or until the City has enacted a short-term rental amendment to the UDO.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF INDEPENDENCE, MISSOURI, AS FOLLOWS:

SECTION 1. That a temporary six (6) month moratorium is hereby imposed on the acceptance and processing of applications for short-term rentals in the City. No short-term rental application for permits shall be accepted until six (6) months has elapsed, or the City Council has adopted a UDO amendment pertaining to short-term rentals, whichever occurs earlier.

PASSED THIS _____ DAY OF _____, 2022, BY THE CITY COUNCIL OF THE
CITY OF INDEPENDENCE, MISSOURI.

Presiding Officer of the City Council
of the City of Independence, Missouri

ATTEST:

City Clerk

APPROVED AS TO FORM AND LEGALITY:

City Counselor

REVIEWED BY:

City Manager