

STATE OF GEORGIA
COUNTY OF FULTON

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF SANDY SPRINGS, GEORGIA TO AMEND CHAPTER 26 (LICENSES, PERMITS AND MISCELLANEOUS REGULATIONS) TO ADD ARTICLE 10 TO PROVIDE FOR REGULATION OF SHORT TERM RENTAL UNITS; TO PROVIDE FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES

WHEREAS, the Mayor and Council of the City of Sandy Springs (“City Council”) are charged with the protection of the public health, safety, and welfare of the citizens of the City of Sandy Springs; and

WHEREAS, the City Council has determined that it is appropriate to modify the Code of Ordinances of the City of Sandy Springs (“Code”) to reflect changes in state law.

BE IT ORDAINED by the Mayor and City Council of the City of Sandy Springs, Georgia that the City’s Code of Ordinances is amended as follows:

SECTION I: Chapter 26, relating to Licenses, Permits and Miscellaneous Regulations is hereby amended by adding Article 10 regulating Short Term Rental Units, and will read as follows:

ARTICLE 10. – SHORT TERM RENTAL UNITS

Sec. 26-321. – Short-Term Rental Unit.

For the purposes of this Chapter, A Short-Term Rental Unit is defined as any non-subsidized house, apartment, condominium, room or lodging accommodation on any property within the City that is rented to the same tenant for a period of less than thirty (30) days. A Short-Term Rental Unit shall be located inside or adjacent to its owner’s occupied dwelling located on the same property. The definitions and regulations in this Chapter shall be cumulative to those found in Section 7.3.1(D) of the City’s Development Code.

Sec. 26-322. – Short-Term Rental Unit Permitted.

- (a). Short-Term Rental Units may only be operated in the City pursuant to this section.
- (b). The owner, platform or manager operating a Short-Term Rental Unit shall hold a valid City business license. The business license number shall be included in any advertisement of the Short-Term Rental Unit.
- (c). Each individual Short-Term Rental Unit shall be permitted with the City. Prior to issuance of a permit for a Short-Term Rental Unit, each property containing a Short-Term Rental Unit shall be inspected for compliance with all building and fire codes. A Short-Term Rental Unit permit is valid for one (1) year from the date of issuance.
- (d). All parking for Short-Term Rental Units shall be accommodated on the same lot as the Short-Term Rental Unit.
- (e). All owners or hosts shall post the City’s noise ordinance in a visible location in the Short-Term Rental Unit.
- (f). All owners, platforms and managers of multiple Short-Term Rental Units shall register and provide detailed records of rental activity and taxes by rental unit.

Sec. 26-323. – Denial, Suspension and Revocation.

- (a). A permit may be revoked by the City at any time, due to the failure of the permit holder to comply with any requirements of this Chapter. Notice of revocation shall be made in writing to the permit holder. Any person aggrieved by such notice may appeal the revocation pursuant to this Chapter.
- (b). An advertisement promoting the availability of property containing Short-Term Rental Units in violation of this Chapter shall be prima facie evidence of a violation, and may be grounds for denial, suspension or revocation of a license.

Secs. 26-324 - 26-340. – Reserved.

SECTION II: It is the intention of the City Council and it is hereby ordained by the authority of the City Council that the provisions of this Ordinance shall become and be made a part of The Code of the City of Sandy Springs, Georgia, and the codifier is authorized to make the specified deletions, insertions, additions, and to insert headings, article numbers and section numbers as and where appropriate.

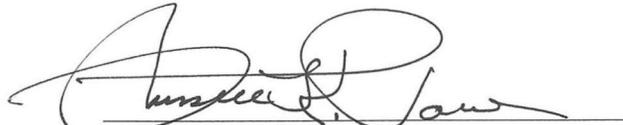
SECTION III: All ordinances or parts of ordinances in conflict with this Ordinance are hereby repealed to the extent of such conflict.

SECTION IV: If any section, subsection, provisions, or clause of any part of this Ordinance shall be declared invalid or unconstitutional, or, if the provisions of any part of this Ordinance as applied to any particular situation or set of circumstances shall be declared invalid or unconstitutional, such invalidity shall not be construed to affect the portions of this Ordinance not so held to be invalid, or the application of this Ordinance to other circumstances not so held to be invalid. It is hereby declared as the intent of the City Council that this Ordinance would have been adopted in its current form without the invalid or unconstitutional provision contained therein.

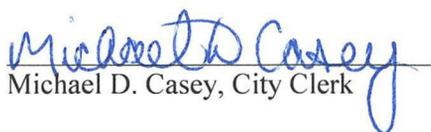
SECTION V: This Ordinance shall become effective on May 1st, 2018.

APPROVED AND ADOPTED this the 20th day of February, 2018.

Approved:


Russell K. Paul, Mayor

Attest:


Michael D. Casey, City Clerk

(Seal)

