

Town of Yountville
Ordinance Number 18-470

An Ordinance of the Town Council of the Town of Yountville Amending Chapter 8.08 of Title 8 of the Yountville Municipal Code Regarding the Rental Registration Program Making Technical, Clean-up Revisions Removing Reference to “Inspection Program” and “10-point font”

Recitals

- A. Short term rentals impact the quiet enjoyment of residential neighborhoods, erode the sense of community, remove housing stock from residential use, and compete with the Town’s legally permitted lodging properties without paying the Town’s Transient Occupancy Tax and without obtaining a local business license;
- B. Short term rentals are not built as commercial lodging structures and often do not meet the requirements for fire, life safety, or Americans with Disabilities Act imposed on lodging properties;
- C. Town Council has determined that the Rental Property Registration Program will allow the Town to better enforce its prohibition on short term rentals;
- D. Town Council further finds that requiring a rental unit permit number on advertisements for rental units will substantially advance the government interest identified above in a narrowly tailored manner by requiring limited, factual information;
- E. This Ordinance and Chapter 8.08 of the Yountville Municipal Code are carefully drafted to ensure that the procedures and requirements of the Town of Yountville’s Rental Property Registration Program are as least intrusive as possible.

Now, therefore, the Town Council of the Town of Yountville does ordain as follows:

SECTION 1. Section 8.08.005 of Chapter 8.08 of Title 8 is hereby added to the Yountville Municipal Code to read as follows:

8.08.005 Title.

This chapter shall be known as the “Rental Property Registration Program”.

SECTION 2. Section 8.08.010 of Chapter 8.08 of Title 8 of the Yountville Municipal Code is hereby amended to read:

8.08.010 Purpose.

The purpose of this chapter is to proactively identify residential rental units to provide additional resources to more effectively enforce the Town’s ordinances. The Town of Yountville has structured the Rental Property Registration Program to be as least intrusive as possible.

SECTION 3. Section 8.08.060 of Chapter 8.08 of the Yountville Municipal Code is hereby amended to read:

8.08.060 Advertising.

It shall be unlawful for a landlord or a sharing platform to advertise or cause to be advertised a residential rental unit without including in the advertisement the rental unit permit number. A violation of this section shall not be subject to criminal sanctions.

SECTION 4. CEQA: This ordinance is exempt from review under the California Environmental Quality Act (CEQA). Pursuant to section 15061(b)(3) of the CEQA Guidelines, CEQA applies only to projects which have the potential for causing a significant effect on the environment. The ordinance will not result in any foreseeable environmental impact.

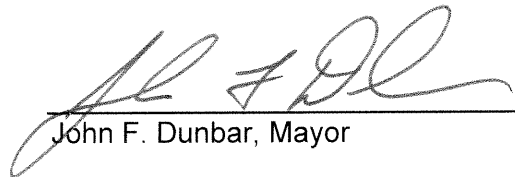
SECTION 5. Severability: If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held to be invalid or unconstitutional by the final decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The Town Council declares that it would have adopted this Ordinance, and each section, subsection, sentence, clause, phrase or portion thereof, irrespective of the fact that any one or more sections, subsections, phrases or portions might be declared invalid or unconstitutional.

SECTION 6. Posting: Within fifteen (15) days from the date of passage of this Ordinance, the Town Clerk shall post a copy of this Ordinance in at least three (3) public places in Town in accordance with Government Code section 36933.


INTRODUCED by the Town Council at a regular meeting held on the 16th day of January, 2018.

PASSED AND ADOPTED by the Town Council at a regular meeting held on the 6th day of February, 2018, by the following vote:

AYES: Dorman, Dorenbecher, Mohler, Durham, Dunbar
NOES: None
ABSENT: None
ABSTAIN: None



John F. Dunbar, Mayor

ATTEST:


Michelle Dahme, CMC
Town Clerk