

For your viewing pleasure, the following is pirated from Park City's ordinances:

4-5-3 Regulation Of Nightly Rentals

All nightly rental Units must be inspected by the Building Department and issued a license before being offered for rent.

- A. **LICENSEE.** The licensee for rentals under this Section shall be the owner. The local representative shall be deemed the responsible party.
- B. **MANAGEMENT STANDARDS.** The authorized lodging must be properly managed. As a condition to holding a valid license, the licensee agrees to provide or arrange for adequate property management services. In the event an owner's association exists, it shall be responsible for property maintenance. In the event an owner agrees to be responsible for property maintenance, the licensee must present a statement to that effect signed by the owner. The minimum services and management regulations required include:
 - 1. Snow removal during winter months to a level that allows safe access to the building over the normal pedestrian access to the Unit;
 - 2. Snow removal service to off-street parking facilities associated with the rental property so that off-street parking is at all times available for occupant use;
 - 3. Summer yard maintenance, including landscaping, weed control, and irrigation to a level that is consistent with the level of landscaping and maintenance on adjoining and nearby properties;
 - 4. Structural maintenance to preserve substantial code compliance as described herein is required;
 - 5. Routine upkeep, including painting and repair to a level that is consistent with the level of maintenance on adjoining or nearby properties;
 - 6. Trash collection which ensures that trash cans are not left at the curb for any period in excess of twenty-four (24) hours; the property must be kept free from accumulated garbage and refuse;
 - 7. Housekeeping service as a part of hotel or property management company included in property management license;
 - 8. On-street parking for nightly rental uses shall not result in an obstruction to traffic and pedestrian circulation or public safety;
 - 9. No outdoor display of goods and merchandise shall be permitted as part of any nightly rental use;
 - 10. Unless expressly permitted under the Municipal Sign Code, no signs will be permitted for nightly rental uses;
 - 11. Nightly rentals may not be used for commercial uses not otherwise permitted in the zone. Nightly rentals may not be converted to Corporate Sponsor or Business houses which are used primarily to distribute retail products or personal services to invitees for marketing or similar purposes, regardless of whether such products or services are charged for. A Corporate Sponsor is any Business enterprise or combination of Business enterprises which provide funding for any special event in the amount of fifty percent (50%) or more of the funds necessary to promote the event or account for fifty percent (50%) or more of the event operating expenditure budget.
- C. **NOISE AND OCCUPANCY CONTROL.** The licensee and the owner of rentals under this Section are responsible for regulating the occupancy of the Unit and noise created by the occupants of the Unit. Violation of the Noise Ordinance, violation of occupancy loads, failure to use designated off-street parking, illegal conduct, or any other abuse, which violates any law regarding use or occupancy of the premises, is grounds for revocation. Failure to collect and deposit sales tax is also a violation of the license and grounds for revocation.
- D. **REVIEW CRITERIA.** In determining whether or not a Business license for rental authorized under this Section shall be issued, the application shall be reviewed to see if, in addition to standards and conditions applicable to issuance of all Business licenses, the following conditions and standards are met:
 - 1. The Unit is located within a zone and subzone designated as allowing rentals for the period which the license is applied for;

2. The access to the rental Unit and the layout of the Unit is such that noise and physical trespass from the proposed rental Unit is not likely to be a substantial intrusion to the adjoining properties. If the proposed rental Unit is a single family home or duplex and shares an access, hallway, common wall, or driveway with another dwelling, written consent of the owner of the other dwelling is required;
3. The applicant must designate a responsible party. The responsible party must be a property management company, realtor, lawyer, owner, or other individual, who resides within a 1-hour drive of the property, or, in the case of a company, has offices in Summit County. The responsible party is personally liable for the failure to properly manage the rental. The responsible party must be available by telephone, or otherwise, twenty-four (24) hours per day, and must be able to respond to telephone inquiries within twenty (20) minutes of receipt of such inquiries. The responsible party is also designated as the agent for receiving all official communications under this Title from Park City. If the licensee is a property management company or individual other than the owner, such company or individual must comply with applicable state law, including the Securities Division Real Estate Division in the Utah Code, as amended, which requires those who receive valuable consideration to lease property to have a state license;
4. The application must bear a sales tax collection and accounting number for the rental operation. This number may be the sales tax accounting number used by the property management company responsible for that Unit, or may be specific to the Unit, but no license will be effective until the sales tax number is provided.

Here is a pre-license check list to certify the rental unit is suitable to rent:

Under Title 4-2-8 of the Park City Municipal Corporation Municipal Code / Land Management Code it states that prior to applying for a license for a new business not previously licensed at that location, or an existing business with a change of location, the applicant shall be required to have the prospective place of business inspected by the appropriate departments of the City or other governmental agency to ensure compliance with building, fire, municipal and health codes.

Please call 435-615-5105 when you are ready for inspection.

NIGHTLY RENTALS

Below is a list of the most common life safety concerns found during Nightly Rental License inspections within Park City. This list is not inclusive of the Building or Fire Code but only addresses the most common concerns. Nightly Rentals are required to comply with all applicable codes. Please contact Park City Building Department with any questions.

1. Smoke alarms (less than 10 yrs. Old) are required in each bedroom, each hallway adjacent to a bedroom and one on each floor, including basement
2. Carbon monoxide detectors required on each floor and in the vicinity of bedrooms
3. GFCI protected outlets required within 6 feet of sink, bath tubs and hot tubs. Jetted tub motors and hot tub

motors must be GFCI protected

4. Water Heaters
 - a. Strapped with approved straps – one on the top third and one on the bottom third of the tank
 - b. Water heater expansion tank must also be strapped
 - c. Water heater must be de-rated for altitude and have sticker to reflect that
 - d. Proper venting and gas connections (installations post 2012 must have 4" vents)

e. Clearance of 36" in front of heater/combustion chamber

5. Furnace

1. Must have required clearances (36" in front) and access
2. Correct venting & gas/electrical connections
3. Combustion air must be sufficient

6. Handrails are required on any stairs over three risers

7. Hot Tubs

1. Disconnect must be a minimum of 5' but no more than 50" away (5 to 50 rule)
2. Dwellings with more than 2 units (tri-plexes & condos) must have a single shut off switch to cut all

power to the tub, even if the hot tub is private

3. Hot tub motors/heaters must be GFCI protected

4. Glass within 6' of the hot tub must be tempered

8. Decks and walking surfaces (stairs, hallways, etc.) must have guards if walking surface is 30 or more inches above the ground or floor. Gaps on all guards cannot exceed 6" on center

9. Windows must be tempered in hazardous or wet locations

10. A fire extinguisher must be provided in each unit (type 1A:10BC is the minimum size accepted)

11. Emergency egress in bedrooms

1. Must have a door to the outside –or-

2. One window with a minimum opening of 5.7 square feet and no more than 44" above the floor

12. Condominiums, hotels and townhomes with fire sprinklers – fire riser must be inspected and tagged annually

13. All common area emergency lighting and exit lights must function on building power and on the back up

battery power (condominiums)

14. Common area fire extinguishers must be serviced and tagged annually (condominiums)

15. The space must have adequate sanitary facilities

16. Gas fired appliances are not allowed in sleeping areas without modification to the closet door – please call for

details

17. Use as a nightly rental must meet Zoning regulations and the use of the structure (single family home,

accessory apartment/lock off, duplex, etc.)

Please do a walk-thru of your property before calling for an inspection.

Even if the space has been used before as a nightly rental, it may not have all the updates required to pass inspection.