

## **CITY OF YACHATS**

### **RESOLUTION NO. 2017-10-001**

#### **A RESOLUTION AMENDING RESOLUTION 2014-01-01 BY SETTING FEES FOR VACATION RENTAL LICENSE, INSPECTION AND RE- INSPECTION FEES AND VIOLATION PENALTY**

**WHEREAS**, the City has invested time and money to establish a means by which to license, administer and monitor properties offered as vacation rentals; and

**WHEREAS**, in an effort to streamline the application and renewal processes, the City is transitioning to an electronic system, contracting for code enforcement and developing a data base to improve the monitoring Code violations, license renewals and tax payments; and

**WHEREAS**, the fees charged have not been adjusted since 2014, under Resolution 2014-01-01;

**NOW THEREFORE**, the City of Yachats resolves to set the annual vacation rental license fee, inspection fee, re-inspection fee and violation penalty as follows:

#### Section 1. License Fees.

- A. All vacation rental fees shall be determined by resolution of the City Council.
- B. When an applicant for a new vacation rental license has not engaged in business during the calendar year until after August 1, the required fee for the license shall be reduced by one-half. The reduced fee shall only apply to a vacation rental that has not had a Yachats vacation rental license in any previous year.
- C. Annual licensure rates, due by December 29 of any given year shall be as follows:
  - 1. \$200 per year for two bedrooms or less
  - 2. \$250 per year for three bedrooms
  - 3. \$300 per year for four bedrooms
  - 4. \$400 per year for more than four bedrooms (grandfathered only)
- D. Inspection fees and re-inspection fees shall be as follows:
  - 1. \$100 for first inspection
  - 2. \$50 for any additional trip required to conclude inspection
  - 3. \$50 for subsequent years (every five years, according to Code)

#### Section 2. Penalties.

- A. Violation of any provision under Yachats Municipal Code 04.08 (Vacation Rentals):
  - 1. Any apparent vacation rental for which there is no documented exchange of value shall pay to the City a \$30 per day fee, in lieu of tax, if no license was obtained. This includes non-cash exchanges of value, including barter.
  - 2. Within any 12-month period: first violation of any type, property owner

receives a written warning; second violation of any type, property owner is cited with a penalty of up to \$1,000 per incident, per day; third violation of any type, property owner's vacation rental license is suspended for a full year. Renewal of the license after one year is subject to available licenses below the 125 imposed cap.

\_\_\_\_ **PASSED AND ADOPTED** this 11th day of October, 2017.

THIS RESOLUTION IS EFFECTIVE ON OCTOBER 15, 2017.

---

Gerald F. Stanley, Mayor

---

Shannon Beaucaire, City Manager