

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 by 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. 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)
- C. 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. A penalty of \$1,000 per violation, per day may be imposed upon property owner (YMC 1.12.Civil Infractions).
 - 2. Failure to register and obtain a license, or to provide a tax return shall constitute such a violation. (YMC 3.08 Occupancy Tax).
 - 3. 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.
 - 4. 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