

**IN THE CITY COUNCIL
FOR THE CITY OF HOOD RIVER, OREGON**

ORDINANCE NO. 2070

An Ordinance amending Title 5 (Business Taxes, Licenses, and Regulations), Chapter 5.10 (Short-term Rental Operating License), Section 5.10.030 (Definitions) and 5.10.080 (Criteria for approval of an operating license and operating license renewal) of the Hood River Municipal Code to limit owners to a single license at a time and a separate license per dwelling unit.

The Hood River City Council finds as follows:

WHEREAS, the City licenses and regulates Short-term Rentals throughout the City by the special business regulations in Chapter 5.10 (Short-term Rental Operating License) of the Hood River Municipal Code (HRMC); and

WHEREAS, a principal policy impetus behind the City’s adoption of STR regulations was to retain long-term housing options for people who work and live in Hood River; and

WHEREAS, the City of Hood River has a deficit of available and affordable long-term rental dwelling units; and

WHEREAS, the City’s Affordable Housing Strategy identifies preservation of existing housing stock as a key component to stabilizing and increasing the supply of rental housing units; and

WHEREAS, since the City’s adoption of HRMC Chapter 5.10 in 2016 (Ordinance 2028), the City has seen an increase in apartments in the City’s Commercial zones that would otherwise be available for long-term residency, being devoted to short-term rental, thus undermining the City’s objective of increasing the availability and affordability of long-term housing options; and

WHEREAS, in an effort to curb the proliferation of multiple dwellings owned by a single owner being converted to short-term rentals, the City Council considered an amendment to HRMC Chapter 5.10, in particular the criteria for approving and renewing operating licenses under HRMC 5.10.080; and

WHEREAS, the Council undertook consideration of such an amendment at its regular meeting on _____, 2022, at which time it accepted all manner of comment and public testimony on the proposal.

NOW THEREFORE, the Hood River City Council ordains as follows:

Section 1. Amendment. Title 5 (Business Taxes, Licenses, and Regulations), Chapter 5.10 (Short-term Rental Operation License, Section 5.10.030 (Definitions) of the Hood River Municipal Code shall be amended to modify subsection 5.10.030(G) to read as follows:

G. *Owner(s) mean the natural person(s) or legal entity that owns and holds legal or equitable title to the property. If the owner is a business entity such as a partnership, corporation, limited liability company, limited partnership, limited liability partnership or similar entity, all persons who own an interest in that business shall be considered an owner.*

Section 2. Amendment. Title 5 (Business Taxes, Licenses, and Regulations), Chapter 5.10 (Short-term Rental Operating License), Section 5.10.080 (Criteria for approval of an operating license and operating license renewal) of the Hood River Municipal Code shall be amended to add the following as Subsection 5.10.080(B)(4):

5.10.080 Criteria for approval of an operating license and operating license renewal.
* * *

B. To receive approval, an applicant must demonstrate that all approval criteria listed below have been satisfied:

* * *

4. Limit of One STR License Per Owner and One License per Dwelling Unit. No Owner, as defined herein, shall obtain or hold more than one city-issued Short-term Rental Operating License at the same time. Each separate dwelling unit requires a separate Operating License, and each Operating License shall authorize the short-term rental use of only a single dwelling unit. This 2022 amendment to HRMC Chapter 5.10 shall have prospective effect only and shall not affect Owners ~~or~~ Operating Licenses existing on the date of its enactment.

Section 3. Severability. If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held invalid, unlawful or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision and that holding shall not affect the validity of the remaining portions thereof.

Read for the First Time on _____, 2022.

Read for the Second Time and approved on _____, 2022.

This Ordinance shall take effect on the 31st day following the second reading.

AYES: _____

NAYS: _____

ABSTAIN: _____

ABSENT: _____

Kate McBride, Mayor

ATTEST:

Approved as to form:

Jennifer Gray, City Recorder

Daniel Kearns, City Attorney