

Draft from 3/1/17 Public Safety hearing

In amendment to the Ordinance entitled: “Zoning Ordinances of the City of Cambridge.”

Be it ordained by the City Council of the City of Cambridge that the Zoning Ordinances of the City of Cambridge be amended as follows:

Chapter 4.30—Short-Term Rentals

4.30.010—Short Title

This Chapter may be cited as the Short-Term Rental Ordinance of the City of Cambridge.

4.30.020—Statement of Purpose

The purpose of this ordinance shall be to make the operation of short-term rentals legal for Cambridge residents, protect the safety of renters, owners, visitors, and neighbors, and ensure that short-term rentals will not be a detriment to the character and livability of the surrounding residential neighborhood.

4.30.030—Definitions

- (1) Short-term rental. Any rental stipulated to be less than 30 consecutive days *and used for residential purposes only*.
- (2) Owner-occupied unit. Any dwelling unit with short-term rentals that is also the primary dwelling unit for its owner, *as evidenced by a signed affidavit*, or occupied by the primary lease-holder.
- (3) Owner-adjacent unit. Any dwelling unit in a residential building with four or fewer total units where all units are owned by the same person or entity, and one of the four *or fewer* units is used as the owner’s primary place of residence.

4.30.040—Requirements

Short-term rentals are permitted in all districts where residential use is permitted subject to the following limitations:

- (1) All short-term rentals are either in owner-occupied units or owner-adjacent units.
- (2) All short-term rental operators are registered with Inspectional Service Department prior to use and occupancy.
- (3) If the short-term rental is to occur in an owner-adjacent unit, that unit must have been inspected for fire safety, building code violations, and sanitation within 6 months of its registration in order to be rented.

(3) need additional work by the Fire and Inspectional Services Department

- (4) Compliance with codes shall be posted at the main entrance to the unit.

WORKING DRAFT: OFFICE OF COUNCILLOR KELLEY

- (5) The proprietor of a short-term rental operates no more than one (1) owner-occupied unit and one (1) owner-adjacent unit.
- (6) Short-term rentals may be subject to fees and or taxes as promulgated by the City and or State authorities

Owner-adjacent units can be rented out only as a whole unit.

The number of short-term rentals in an owner-occupied unit shall be limited by the number of bedrooms in the unit, not by the number of unrelated residents.

4.30.050—Penalty *To be designated during Ordinance Committee hearing (Law Department to provide language)*

4.30.060—Enforcement *To be designated during Ordinance Committee hearing (Law Department to provide language).*

4.30.070—Registration *and Inspection* *Shall be per regulation to be promulgated by Inspectional Services Department and updated as appropriate*