

**ORDINANCE NO. 2022-05**

**AN ORDINANCE TO AMEND SECTION 11 OF THE ZONING ORDINANCE FOR THE CITY OF LAFOLLETTE TO ADDRESS SHORT-TERM RENTALS IN ZONE R-1 AND R-2**

**WHEREAS**, the City of LaFollette and cities across the country have seen growth in the popularity of short-term rentals, which are rentals of residential units or dwellings for less than thirty consecutive days; and

**WHEREAS**, in the absence of a regulatory framework, the City cannot monitor these short-term rentals, cannot ensure public safety, and cannot assess and collect applicable taxes; and

**WHEREAS**, the City recognizes that short-term rentals raise issues of public policy and therefore the City has carefully considered the topic, including looking to what is being done in other cities across the state; and

**WHEREAS**, the City believes it is imperative to adopt an ordinance that balances the protection of neighborhoods with the interests of individuals who want to rent their property on a short-term basis; and

**WHEREAS**, these regulations will provide short-term rental operators, consumers, and citizens with guidance and certainty on the safe and reasonable operation of short-term rentals; and

**WHEREAS**, the provisions of this Ordinance are intended to fully comply with the requirements set forth in the Short-Term Rental Unit Act, set forth in T.C.A. § 13-7-601 et. seq.; and

**WHEREAS**, an emergency exists in that it is necessary for the immediate preservation of the public peace, property, health and safety that this Ordinance take effect immediately upon its passage.

**NOW, THEREFORE, BE IT ORDAINED:**

**SECTION 1:** Section 11 of the Zoning Ordinance for the City of LaFollette is hereby amended by adding the following, which shall read as follows:

Short-term rental of residences located in the R-1 District and R-2 District shall be permitted **only** if the residence was being utilized as a short-term rental (as that term is defined in T.C.A. § 13-7-602(3)(B)) on or before the passage of this ordinance; however, the owner of the property must apply for a permit, in the manner set forth Ordinance No. **2021-08** within sixty days of the passage of this Ordinance, and take the required steps to timely obtain a valid permit within a reasonable time thereafter.”

**SECTION 2:** Pursuant to Ordinance No. **2021-08** the City of LaFollette has adopted an application process for Short Term Rental approvals.

**SECTION 3:** An emergency is declared to exist in that it is necessary for the immediate preservation of the public peace, property, health and safety that this Ordinance take effect immediately upon its passage, in that the City has no mechanism for determining whether properties offered to the public as short-term rentals offer appropriate safety features, such as smoke alarms, carbon monoxide detectors, and fire extinguishers, and because there have been a number of complaints regarding disturbances of the public peace caused by those occupying short-term rentals in the R-1 District and R-2 District, but the City has no mechanism for determining which properties are being utilized for this purpose.

**SECTION 4:** This Ordinance shall take effect immediately upon its passage, the public welfare requiring it.

APPROVED: Phillip Farmer  
MAYOR

ATTEST: [Signature]  
CITY RECORDER