

33 *Be it enacted by the Legislature of the state of Utah:*

34 Section 1. Section **10-9a-538** is enacted to read:

35 **10-9a-538. Short-term rentals.**

36 (1) As used in this section, "short-term rental" means the same as that term is defined
37 in Section 57-31-101.

38 (2) A municipality that allows short-term rentals within the municipality shall adopt
39 ordinances or regulations to promote the public health, public safety, and general welfare of the
40 short-term rental occupants.

41 (3) In issuing a permit for a short-term rental, a municipality shall comply with Title
42 57, Chapter 31, Short-term Rentals.

43 Section 2. Section **17-27a-534** is enacted to read:

44 **17-27a-534. Short-term rentals.**

45 (1) As used in this section, "short-term rental" means the same as that term is defined
46 in Section 57-31-101.

47 (2) A county that allows short-term rentals within an unincorporated area of the county
48 shall adopt ordinances or regulations to promote the public health, public safety, and general
49 welfare of the short-term rental occupants.

50 (3) In issuing a permit for a short-term rental, a county shall comply with Title 57,
51 Chapter 31, Short-term Rentals.

52 Section 3. Section **57-31-101** is enacted to read:

53 **CHAPTER 31. SHORT-TERM RENTALS**

54 **Part 1. General Provisions**

55 **57-31-101. Definitions.**

56 As used in this chapter:

57 (1) "One-hour drive distance" means the distance, as determined by the municipality or
58 county issuing a permit under Section 57-31-201, that a vehicle would travel in one hour
59 traveling the applicable speed limit following the most reasonably direct path under normal
60 road and traffic conditions.

61 (2) "Owner" means the individual who:

62 (a) owns the property that is operated as a short-term rental; or

63 (b) owns the largest percentage of an interest in a corporation, limited liability

64 company, partnership, or other entity that owns the property that is operated as a short-term
 65 rental.

66 (3) (a) "Short-term rental" means any of the following, offered for use as residential
 67 lodging, in exchange for compensation, for a period of less than 30 consecutive days:

68 (i) a single-family residence;

69 (ii) a unit of a multi-family residence that is a duplex, triplex, or fourplex;

70 (iii) a town home;

71 (iv) a condominium unit;

72 (v) an accessory dwelling unit, as defined in Section 10-9a-103; or

73 (vi) a bedroom, with an egress window, within a structure described in Subsections

74 (3)(a)(i) through (v).

75 (b) "Short-term rental" does not include:

76 (i) a unit within a qualified low-income building, as defined in Section 42(c), Internal
 77 Revenue Code;

78 (ii) a structure for which a certificate of occupancy has not been issued;

79 (iii) a space within a structure for which a certificate of occupancy has not been issued;

80 (iv) a structure or unit that is sublet;

81 (v) a hotel;

82 (vi) a motel; or

83 (vii) an inn.

84 Section 4. Section **57-31-201** is enacted to read:

85 **Part 2. Short-term Rental Requirements**

86 **57-31-201. Permits -- Designated local contact -- Course requirement.**

87 (1) (a) An owner may not operate a residential property as a short-term rental unless:

88 (i) as applicable:

89 (A) the municipality in which the proposed short-term rental is located issues the
 90 owner a permit to operate the short-term rental; or

91 (B) the county in whose unincorporated area the proposed short-term rental is located
 92 issues the owner a permit to operate the short-term rental; and

93 (ii) the State Tax Commission issues the owner a sales and use tax license for the
 94 short-term rental.

- 95 (b) A municipality or county may issue a permit under Subsection (1)(a)(i) only if:
96 (i) the owner designates as a local contact for the short-term rental an individual who
97 resides within a one-hour drive distance from the short-term rental;
98 (ii) the owner certifies that:
99 (A) the owner will, during the entire period of operation of the short-term rental,
100 maintain a local contact for the short-term rental who resides within a one-hour drive distance
101 of the short-term rental; and
102 (B) the individual designated as a local contact for the short-term rental has not been
103 designated as a local contact for more than 19 other short-term rentals;
104 (iii) the owner and the designated local contact complete a short-term rental education
105 course that is:
106 (A) provided by a college, university, or professional organization; and
107 (B) approved by the municipality or county that issues the permit; and
108 (iv) the applicable municipal or county requirements for obtaining a permit for a
109 short-term rental are met.
110 (2) A municipality or county shall revoke a license issued under Subsection (1)(a)(i) if:
111 (a) an owner fails to maintain for the short-term rental an individual as a local contact
112 who lives within a one-hour drive distance of the short-term rental; or
113 (b) an individual designated as a local contact for the short-term rental is designated at
114 the same time as a local contact for more than 19 other short-term rentals.
115 (3) A municipality or county may enact ordinances to ensure compliance with the
116 requirements of this part.
117 (4) An owner shall ensure that the name and telephone number of the designated local
118 contact is posted in a conspicuous place within the short-term rental.
119 (5) An owner shall include the owner's short-term rental permit number in any listing
120 or advertisement that offers the short-term rental for reservation or occupancy.
121 Section 5. Section **57-31-202** is enacted to read:
122 **57-31-202. Safety requirements -- Limitations.**
123 (1) (a) Subject to Subsection (1)(b), an owner may not allow more than four occupants
124 in a short-term rental described in Subsections 57-31-101(3)(a)(i) through (v).
125 (b) An owner may allow two additional occupants in a short-term rental described in

126 Subsection (1)(a) for each additional bedroom after the first bedroom in the short-term rental.

127 (2) An owner shall ensure that a short-term rental has, on each level where occupants
128 are allowed, at least one functioning smoke detector, carbon monoxide detector, and fire
129 extinguisher.

130 (3) An owner may not:

131 (a) allow an area within a short-term rental to be subdivided into multiple short-term
132 rental units; or

133 (b) accommodate more than one reservation at a time in a single short-term rental.

134 **Section 6. Effective date.**

135 This bill takes effect on May 1, 2024.