

ORDINANCE NO. 2019-05-29

RESIDENTIAL FACILITIES. AN ORDINANCE REMOVING SECTION 17.5.134(B)(13), ACCESSORY APARTMENTS AND CREATING A NEW CHAPTER, 17.17, PROHIBITING SHORT TERM RENTALS IN AMERICAN FORK CITY.

WHEREAS, the City is authorized to enact ordinances as are necessary and proper to promote the health, safety, morals, convenience, order, prosperity, and general welfare of American Fork;

WHEREAS, American Fork City has never expressly permitted short term rentals;

WHEREAS, the current Section 17.5.134(B)(13) explicitly states “Short term rental prohibited;” and

WHEREAS, it is in the best interest and general welfare of residents of American Fork to amend the City Code relating to Accessory Apartment and create a new Section prohibiting Short Term Rentals.

NOW THEREFORE, be it ordained by the City Council of American Fork, Utah that:

1. Section 17.5.134 (B)(13) shall hereby be removed from 17.5.134.
2. Chapter 17.17 shall read as follows:

CHAPTER 17.17 SHORT TERM RENTALS

Sections:

- 17.17.010 Definitions.
- 17.17.020 Short Term Rental Prohibited
- 17.17.030 Violations and Penalties

Section 17.17.010 Definitions.

Remuneration means compensation, money, rent, or other bargained for consideration given in return for occupancy, possession or use of real property.

Short term rental means the rental, letting of rooms or subleasing/renting of, for direct or indirect remuneration, any structure, dwelling, or portion thereof for occupancy, dwelling, lodging or sleeping purposes for a period of less than thirty consecutive days.

Short term rental property means any real property used, or to be used, for short term rental purposes.

Section 17.17.020 Short Term Rentals Prohibited.

All short term rentals are prohibited and unlawful within the City of American Fork.

Section 17.17.030 Violations and Penalties.

A person commits an offense under this chapter if that person owns, rents or operates a short term rental in the City of American Fork.

Each violation of this Chapter shall be punishable by a civil penalty of \$500 per day. In addition to civil penalties, any person who violates this Chapter shall be guilty of an Infraction.

Each day of violation under this Chapter shall constitute a separate offense and shall be separately punishable, but may be joined in a single prosecution.

3. Effective Date.

This Ordinance shall become effective upon adoption by the City Council.

PASSED AND ADOPTED BY THE AMERICAN FORK CITY COUNCIL, STATE OF UTAH, ON THIS 28TH DAY OF MAY, 2019.

AMERICAN FORK CITY:



MAYOR BRADLEY J. FROST

ATTEST:


LAURALEE HILL, DEPUTY RECORDER