

Section 1. That Section 15 of Ordinance No. BL2019-1633 is hereby amended by deleting the first sentence and replacing it with the following:

The provisions of Section 1 of this Ordinance shall become effective January 1, 2022, provided that anyone with an active permit application on file with the Department of Codes Administration as of December 31, 2021 shall be eligible for that permit to be issued if all other conditions are met.

Section 2. This Ordinance shall take effect from and after its passage, the welfare of the Metropolitan Government of Nashville and Davidson County requiring it.

Analysis

On August 20, 2019, the Council adopted Substitute Ordinance No. BL2019-1633. That ordinance made various changes to Title 17 related to “Short term rental property - Owner-occupied” and “Short term rental property - Not Owner-occupied”. Section 1 of that ordinance prohibited “Short term rental property - Not Owner-occupied” in RM-zoned districts beginning on January 1, 2022.

The Metropolitan Department of Codes Administration (“Codes”) anticipates a large volume of permit applications in the coming months. In order to process permit applications that were received timely, this ordinance, as amended, would allow individuals who have an active “Short term rental property - Not Owner-occupied” permit application on file with Codes as of December 31, 2021 to be eligible for the permit to be issued, provided that all other conditions are met and if the final use and occupancy letter for the building is issued on or before December 31, 2021.