



# Metropolitan Nashville and Davidson County, TN

## Legislation Text

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**File #:** BL2021-831, **Version:** 1

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An ordinance amending Sections 6.28.030, 17.04.060, and 17.20.030 of the Metropolitan Code to amend the definition of "Short term rental property (STRP)-Not owner-occupied" and to amend parking requirements related to "Short term rental property (STRP)-Not owner-occupied" (Proposal No. 2021Z-012TX-001).

BE IT ENACTED BY THE METROPOLITAN COUNCIL OF NASHVILLE & DAVIDSON COUNTY:

Section 1. That Section 6.28.030.B of the Metropolitan Code is hereby amended as follows:

B. "Short term rental property (STRP)-Not owner-occupied" means a dwelling unit that is not owner-occupied containing not more than four sleeping rooms that is used and/or advertised through an online marketplace for rent for transient occupancy by guests.

Section 2. That Subsection 17.04.060.B of the Metropolitan Code is hereby amended the definition of "Short term rental property - Not owner occupied" as follows:

"Short term rental property (STRP)-Not owner-occupied" means a dwelling unit that is not owner-occupied containing not more than four sleeping rooms that is used and/or advertised through an online marketplace for rent for transient occupancy by guests.

Section 3. That Table 17.20.030 in Section 17.20.030 of the Metropolitan Code is hereby amended by adding the following under "Commercial Land Uses":

Short Term Rental Property - Not Owner Occupied	1 space per bedroom/sleeping area
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Section 4. That this Ordinance shall take effect five (5) days from and after its passage and such change be published in a newspaper of general circulation, the welfare of The Metropolitan Government of Nashville and Davidson County requiring it.

### Analysis

This ordinance amends Sections 6.28.030, 17.04.060, and 17.20.030 related to "Short term rental property (STRP)- Not owner-occupied" uses. The definition of "Short term rental property (STRP)- Not owner-occupied" would be amended in two different Code provisions to remove "residential" from the definition. This use is already considered a commercial use under Title 17. Further, this ordinance would require that the STRP-Not owner-occupied use have a parking minimum of one space per bedroom/sleeping area.

This has been disapproved by the Planning Commission.