



Metropolitan Nashville and Davidson County, TN

Legislation Text

File #: BL2021-913, **Version:** 1

An ordinance to amend Substitute Ordinance No. BL2019-1633 to permit certain individuals with active permits on file with the Department of Codes Administration as of January 1, 2022 to be eligible for Short Term Rental Property - Not Owner Occupied Permits.

WHEREAS, on August 20, 2019, the Council adopted Substitute Ordinance BL2019-1633, which made various changes to the Metropolitan Code of Laws related to short term rental properties; and

WHEREAS, the provisions of Section 1 of BL2019-1633 remove the use of "Short Term Rental Property - Not Owner Occupied" from all RM districts effective January 1, 2022; and

WHEREAS, the Metropolitan Department of Codes Administration has received a large volume of permit applications for "Short Term Rental Property - Not Owner Occupied" in RM districts in anticipation of this change, and anticipates more applications in coming months; and

WHEREAS, in order to process the permit applications, any applicant who files an application with the Department of Codes Administration prior to the restriction going into effect should remain eligible for their permit, provided all other permit conditions are met.

NOW, THEREFORE, BE IT ENACTED BY THE COUNCIL OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY:

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.