

WHEREAS the River Bluff City Commission believes that short term rental of homes in the City of River Bluff results in a threat to the public health and safety of the residents of the City of River Bluff; and

WHEREAS the River Bluff City Commission believes that short term rental of homes in the City of River Bluff results in a lowering of overall property values,

NOW THEREFORE IT IS ENACTED AS FOLLOWS:

1. The rental of homes to non-relatives of the owner for periods less thirty days is hereby prohibited.
2. The prohibition in Section 1 of this ordinance shall not apply to the following situations:
 - a) Where the owner of the home has sold the home and is leasing the home from the new owner immediately after the sale on a short term basis;
 - b) Where the owner of the home is also residing in the home.
3. In the event the City Commission, by any of its members, or the mayor, becomes aware of a violation of Section 1 of this ordinance, notice shall immediately be sent to the offending property owner by regular mail, requesting that such short term rental be terminated within seven (7) days, and that the property owner cease and desist from violating this ordinance.
4. In the event that the letter described in paragraph 3 of this ordinance is sent to the resident, and the resident fails to correct the problem within the allotted seven (7) days, a fine of \$100 per day shall be imposed on the offending property owner. Once the letter described in paragraph 3 of this ordinance has been sent, it will not be necessary for the City Commission to send a letter prior to the imposition of the fine for future violations. In the event the letter described in paragraph 3 of this ordinance has been sent to the offending property owner, the \$100 per day fine shall accrue beginning with the first day of any future violations.
5. In the event the fine is imposed as described in paragraph 4 of this ordinance, and said fine remains unpaid after thirty (30) days, said fine shall accrue interest at the rate of ten per cent (10%) per annum.

First Reading:

Second Reading:

Enacted this ____ day of _____, 2019.

[Signature lines for mayor and commissioner]