

ORDINANCE NO. 292

AN ORDINANCE OF THE TOWN OF PITTMAN CENTER, TENNESSEE TO ADOPT A TOURIST RESIDENCY PERMIT PROGRAM

WHEREAS, the Town of Pittman Center has a strong presence of short-term rental units; and

WHEREAS, the Town of Pittman Center wishes to ensure certain safety standards be met to ensure the safety and well-being of visitors and operators; and

WHEREAS, the Town of Pittman Center wishes to ensure that the use of such properties are benign to the surrounding residential uses;

NOW, THEREFORE, BE IT ORDAINED by the Pittman Center Board of Mayor and Aldermen the following:

SECTION 1.

1. Definition.
2. Permit.
3. Fee.
4. Person required to obtain permit.
5. Permit Revocation
6. Penalty.

1. **Definition.** "Tourist residency" (sometimes referred to as a tourist residence) is defined as the practice of renting single family residences, specifically including cabins and chalets and similar residences, including condominiums and apartments, which are not otherwise inspected by the State of Tennessee, on an overnight, weekly or other basis of less than thirty days duration, to tourists and/or visitors.

Tourist residencies shall be reviewed and permitted under the adopted building codes and Life Safety 101 Code, except as exempted below, under the following criteria:

(1) Tourist residency, as defined herein, consisting of three (3) or less stories, less than five thousand (5,000) gross square feet, and twelve (12) or fewer occupants shall be classified as one- and two-family dwellings. These dwellings are subject to the fire sprinkler exemptions of Tennessee Code Annotated, § 68-120-101(a)(8)(A);

(2) Tourist residency, as defined herein, consisting of more than (3) stories, more than five thousand (5,000) gross square feet, or more than twelve (12) occupants, shall be classified as R-1 or R-3 as determined by the provisions of NFPA 101-Life Safety Code and the International Building Code requirements. These dwellings are not subject to the fire sprinkler exemptions of Tennessee Code Annotated, § 68-120-101(a)(8)(A).

(3) Grandfathered Short-Term Rental Units, defined as "used as a short-term rental unit" under T.C.A. § 13-7-602(9) at the time of passage of this Ordinance shall be exempt from the provisions of this Ordinance unless as provided under T.C.A. 13-7-604 the property ceases

being used as a short-term rental unit for a period of thirty (30) continuous months or has been in violation of a generally applicable local law three (3) or more separate times.

2. Permit. Each tourist residence as defined above must have a tourist residency permit and have an annual tourist residency inspection.

3. Fee. The base fee for a tourist residency permit shall be the sum of \$200 per residence. This will include the residence and four bedrooms. For all tourist residences which have more than four bedrooms, an additional \$75 per bedroom shall be charged.

4. Person required to obtain permit. The owner of the tourist residence or his/her agent, if being rented by an overnight rental agent, shall be required to obtain the tourist residency permit.

5. Permit Revocation. Any individual unit that has been in violation and found guilty of a generally applicable local law 3 or more separate times shall have their permit revoked provided that the provider has no appeal rights remaining per T.C.A. § 13-7-604.

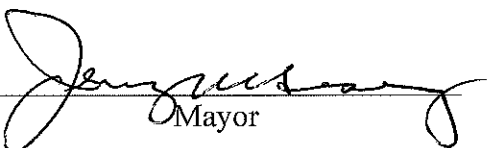
6. Inspection. The Town may enter the premises of permit holders to inspect for violations with reasonable notice to the property owner/management.

7. Penalty. Any owner, or rental agent on behalf of an owner, who rents a tourist residence without first obtaining a tourist residency permit shall be in violation of this chapter. Each rental shall constitute a separate violation of same. Each day a violation shall continue shall constitute a separate violation of same. Upon conviction of any such violation, such person shall be punished by levying a fine not to exceed fifty dollars (\$50.00) per violation.

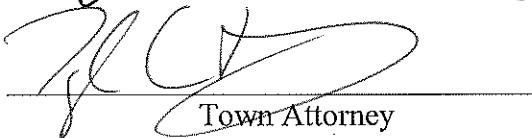
SECTION 2. This ordinance shall take effect upon publication after its final passage in a newspaper of general circulation, the public welfare requiring it.

Approved on First Reading 1/23/20

Approved on Second Reading 2/20/20



Mayor



Town Attorney



Attest: City Administrator