

ORDINANCE 20-31

AN ORDINANCE OF THE CITY OF WHITE HOUSE, TENNESSEE AMENDING THE MUNICIPAL CODE TITLE 9 BUSINESS, PEDDLERS, SOLICITORS, ETC.

WHEREAS, the Board of Mayor and Aldermen desire to update the Municipal Code regarding Business, Peddlers, Solicitors, etc.;

WHEREAS, short term rental operations has become popular in Middle Tennessee due to the Nashville tourism industry;

WHEREAS, some residents in the city have inquired the ability to use their residence for short term rental operations;

WHEREAS, the city Planning Commission has reviewed and has determined that the city needed additional regulations and permitting process;

NOW, THEREFORE, BE IT ORDAINED by the Board of Mayor and Aldermen that the White House Municipal Code Title 9, Business, Peddlers, Solicitors, etc., needs to add a new Chapter to the Municipal Code as follows:

**Amends are made in bold, italics, and underlined text.*

TITLE 9: BUSINESS, PEDDLERS, SOLICITORS, ETC.

CHAPTER 6: SHORT TERM RENTAL OPERATIONS

Section 9-601 entitled, "*Permitting Process*"

The Planning and Codes Director shall review a use permit application for short term rental uses defined per the City of White House Zoning Ordinance only after the Board of Zoning Appeals has reviewed and approved a special exception and applicable building and fire inspections are completed and approved and the owner has submitted a city business license for applicable hotel and motel taxes. The permit shall be valid for one-year and renewals shall not require additional review and approval by the Board of Zoning Appeals unless determined by the Board of Zoning Appeals as defined and included in the original approval motion. The permits are not permitted to be transferred to subsequent property owners and the permit approval does run with the property. The Director shall issue the permit within two (2) weeks of the permit application submittal once the conditions of the approval process listed above are completed. Tennessee Code Annotated Sections 13-7-601 through 13-7-606.

Section 9-602 entitled, "*Appeals Process*"

Appeals of the Director's decision shall be submitted and reviewed by the City's Board of Mayor and Aldermen. The written appeal shall be submitted to the City Recorder's Office.

All complaints with the short-term rentals uses and applicable property shall be reviewed, and administered through the City's Municipal compliant process including initial written submittal to the City's Police Department. Per Tennessee Code Annotated sections referenced above, the Planning and Codes Director shall submit all requests to rescind permit approval to the Board of Mayor and Aldermen when the property has three (3) or more separate violations of generally applicable local laws or if the applicant is not meeting the original permit conditions including any specific requirements defined by the Board of Zoning Appeals in the special exception approval motion. The Board of Mayor and Aldermen may act to rescind the permit approval. Appeals of the Board of Mayor and Aldermen decision are defined in the above referenced Tennessee Code Annotated sections.

This ordinance shall become effective upon its final reading and adoption by the Board of Mayor and Aldermen, and publication, the public welfare requiring it.

First Reading: November 19, 2020 PASSED

Second Reading: December 17, 2020 PASSED



Michael Arnold, Mayor

ATTEST:



Derek Watson, City Recorder