

City of Riverside

379 DEPOT STREET • RIVERSIDE, ALABAMA • 205.338.7692

ORDINANCE NO. 2021 - 0517

AN ORDINANCE OF THE CITY OF RIVERSIDE, ALABAMA WITH REGARDS TO SHORT-TERM RENTALS

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF RIVERSIDE, ALABAMA THAT:

WHEREAS, the Mayor and City Council desires to communicate that any person or entity providing short-term rentals as referenced in this Ordinance is required to obtain a business license with the City of Riverside, and;

WHEREAS, the Mayor and City Council desires to set forth requirements for owners and/or managers of real property, who intend to rent said property on a short-term basis;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF RIVERSIDE, ALABAMA, under the licensing power granted by Code of Alabama of 1975, Section 11-51-90 as amended, that:

SECTION ONE. Amendment of Riverside Business License Ordinance. That the Definitions section set forth in Section 2 of the City of Riverside Business License Ordinance is hereby amended to add:

SHORT-TERM RENTAL. A dwelling unit, dwelling of any type, room, building, house or other structure or the part of a structure, including a manufactured home, that is or can be utilized as a transient sleeping place by one or more persons for less than one-hundred and eighty (180) consecutive days per rental period primarily engaged in providing short-term lodging (except hotels, motels, casino hotels, and bed-and-breakfast inns), with only one rental residence allowed per parcel, where business and/or commercial events and activities are prohibited. To fall under NAICS code 721199 and Riverside Code number 721 Schedule C.

SHORT-TERM RENTAL MANAGER. The owner of the dwelling proposed to be covered under the business license or possession of a letter from the dwelling's owner designating the person or entity as the owner's designated agent for such purpose. Proof of ownership is required at time of licensing. Any person or entity that arranges the rental, cleaning, listing, advertising, management, or otherwise assists in the operation of a Short-term rental for a profit. Short-term rental manager does not include listing services or online platforms for Short-term rental listings.

SECTION TWO. Amendment to City of Riverside Code of Ordinances. That Chapter 14 Building and Building Regulations of the City of Riverside Code of Ordinances is hereby amended to add Section 14-4 "Requirements for the Issuance of a Business License to Provide a Short-Term Rental" set forth as follows:

Section I. Short-term Rentals –Generally.

- a) A valid City of Riverside Business license must be obtained for each separate short-term rental location and the business license number must be stated on any advertisement or listing for each short-term rental.
- b) To obtain a Short-term rental Business license or renewal thereof the person or entity applying for same must submit a notarized affidavit to the City of Riverside Revenue Department attesting that the requirements of the Section have been met.
- c) License may be revoked by the Building Inspector in the event that (i) three (3) or more

substantiated nuisance complaints are received by the City within a calendar year, or (ii) for failure to maintain compliance with any of the regulations set forth within this section.

Section II. Building code compliance required; Safety features.

- a) Each Short-term rental must meet applicable building and fire codes and be equipped with the following:
 - 1) Off-street parking shall be provided on the premises.
 - 2) Operational smoke and carbon monoxide detectors.
 - 2) One (1) 2.5 lb. Class A-B-C fire extinguisher per floor.
 - 3) Prominently displayed and legible 9-1-1 address on building exterior.
- b) The name and telephone number of a local responsible party shall be conspicuously posted within each short-term rental. The local responsible party shall answer and respond to calls twenty-four (24) hours a day, seven (7) days a week for the duration of each short-term rental period to address problems or complaints associated with the short-term rental.

Section III. Other Regulations.

- a) Properties located in subdivisions with current subdivision covenants supersede municipal permissive uses for Short-Term Rentals and should therefore be followed.
- b) Owner must remit all applicable taxes as necessary and required by law.

SECTION THREE. Amendment to City of Riverside Zoning Ordinance. That Section 55 of Riverside Zoning Ordinance shall be amended to include:

- A. Use By Right [R]. Allowed as of right; applicant need only submit the necessary plans for review to the Building Inspector.
- B. Conditional Use [C]. Further review and special permission is required from the board of adjustment as per Section 152.04.
- C. Not Permitted [N]. Use not allowed in this district.
- D. Planning Commission Approval [P].
- E. Subject to Supplemental Use District Regulations [*].

USES	DISTRICTS										
	A1	R1	R2	R3	R4	R5	INST1		B3	M1	M2
Commercial											
Short-Term Rental	R	R	R	R	R	R	N		P	N	N

SECTION FOUR. Existing Law. All other provisions and sections set forth in the City of Riverside Code of Ordinances not specifically amended herein shall remain in full force and effect.

SECTION FIVE. Severability. The provisions of this Ordinance are severable. If any part of this Ordinance is declared invalid or unconstitutional by a court of competent jurisdiction, that declaration shall not affect the part or parts that remain.

SECTION SIX. Effective Date. The Ordinance shall be effective within the corporate limits and police jurisdiction of the City of Riverside following its adoption and publication as required by law.

ORDAINED and ADOPTED this 7th day June of **2021**.


 Rusty Jessup, Mayor

ATTEST: 
 Candace Smith, City Clerk