

INTRODUCED: June 22, 2015

Expedited Consideration

A RESOLUTION No. 2015-R42-47

To declare a public necessity to amend the zoning ordinance and to initiate an amendment to the City's zoning ordinance to make such changes as may be necessary to authorize short-term rentals of residential property through the use of internet lodging services or otherwise.

Patron – Mr. Samuels

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: JUNE 22 2015 AT 6 P.M.

WHEREAS, section 15.2-2286 of the Code of Virginia (1950), as amended, provides that a zoning ordinance may include, among other things, reasonable regulations and provisions for the amendment of regulations or district maps from time to time; and

WHEREAS, in accordance with section 15.2-2286 of the Code of Virginia (1950), as amended, such amendment may be initiated by resolution of the governing body, provided that any such resolution by the governing body proposing an amendment to the regulations or district maps shall state the public purposes therefor; and

WHEREAS, the City's zoning ordinance, codified as Chapter 114 of the Code of the City of Richmond (2004), as amended, currently does not generally authorize the rental of lodging on

AYES: 8 NOES: 0 ABSTAIN: _____

ADOPTED: JUN 22 2015 REJECTED: _____ STRICKEN: _____

residential property for periods of less than 30 days, whether through an internet service or otherwise; and

WHEREAS, the Council is of the opinion that authorizing the short-term rental of residential property for lodging purposes, whether through an internet service or otherwise, more broadly will allow greater consumer choice in lodging options in the City and allow residents to earn additional income through the use of internet lodging services; and

WHEREAS, the Council believes that it is in the best interests of the residents of the City of Richmond that the City amend its zoning ordinance, codified as Chapter 114 of the Code of the City of Richmond (2004), as amended, to make such changes as may be necessary to authorize the short-term rental of residential property for lodging purposes, whether through an internet service or otherwise;

NOW, THEREFORE,

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF RICHMOND:

That the City Council hereby declares that the public necessity, convenience, general welfare and good zoning practices of the City require the initiation of an amendment of the zoning ordinance set forth in Chapter 114 of the Code of the City of Richmond (2004), as amended, to make such changes as may be necessary to authorize the short-term rental of residential property for lodging purposes, whether through an internet service or otherwise.

BE IT FURTHER RESOLVED:

That, pursuant to section 15.2-2286 of the Code of Virginia (1950), as amended, the City Council hereby initiates an amendment to the City's zoning ordinance by requesting the Chief Administrative Officer to cause to be conducted a study to determine the changes to the zoning ordinance necessary to authorize the short-term rental of residential property for lodging

purposes, whether through an internet service or otherwise, and to provide the Council with a report concerning the results of the study and the recommended changes to the zoning ordinance based on such study as soon as practical after the adoption of this resolution.

BE IT FURTHER RESOLVED:

That the City Planning Commission is hereby directed to hold a public hearing on the proposed changes to the zoning ordinance and submit its recommendation and any explanatory materials to the City Council as soon as practical.



Richmond City Council

The Voice of the People

Richmond, Virginia

Office of the Council Chief of Staff

Ordinance/Resolution Request

TO Allen Jackson, City Attorney

THROUGH Lou Ali, Council Chief of Staff *LA*

FROM Steven Taylor, Council Policy Analyst

COPY Charles Samuels, 2nd District Council Member
Craig Bieber, 2nd District Liaison
Haskell Brown, Deputy City Attorney
Vincent Jones, Council Deputy Chief of Staff

DATE June 10, 2015

PAGE/s 1 of 2

TITLE Amending Zoning Code to Permit Use of Internet Lodging Services

RECEIVED

JUN 11 2015

OFFICE OF CITY ATTORNEY

This is a request for the drafting of an **Ordinance** **Resolution**

REQUESTING COUNCILMEMBER/PATRON

C. Samuels

SUGGESTED STANDING COMMITTEE

N/A Expedited Paper

ORDINANCE/RESOLUTION SUMMARY

Patron requests that a resolution be drafted for City Council's expedited consideration that initiates an amendment to the zoning code, via the Planning Commission so that Internet lodging services like Airbnb can be used by City residents without violating the zoning code by renting a tourist home or rooms from a single family dwelling unit.

BACKGROUND

Section 15.2-2286 of the Virginia Code provides a mechanism by which the local governing bodies may initiate changes to zoning codes. The purpose of this resolution is to declare it a public necessity to amend the zoning code of the City so that residents may utilize Internet lodging services at their homes without violating local laws.

Internet based lodging services are in increasing use by consumers. These services allow greater consumer choice in lodging and allow an increasing number of people to earn income in their homes; an example of such lodging services is a company known as Airbnb.

Airbnb is a privately-held Internet based social networking service that allows property owners to rent out lodging in their homes. It was created in 2008 in San Francisco. Properties

are registered with the site and potential lodgers access the listing when looking to stay in a particular town/area. Every property listing on the service is associated with a profile that gives recommendations and reviews by previous guests and a rating by previous guests.

According to Airbnb's web-site it lists lodging in 190 countries, 34,000 cities and has hosted 25,000,000 people.

As these services have grown local governments such as those in San Francisco, New York, and nearby Charlottesville, Virginia have had to address whether or not the services and their impact on local communities needs to be regulated in some way. Some localities have now amended their laws to permit use of the services.

FISCAL IMPACT STATEMENT

Fiscal Impact Yes No

Budget Amendment Required Yes No

Estimated Cost or Revenue Impact \$ N/A

Note: Eventual legalization of the services may produce some tax revenue to the City. It is impossible to determine how much that revenue might be at this writing.

Attachment/s Yes No