

# The City of Ithaca's Short-Term Rental Ordinance

Background Information for  
Short-Term Rental Policy  
Survey

November 1, 2023

# Introduction

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The City of Ithaca is considering a short-term rental policy which would regulate the use of houses and apartments as rentals for less than 30 days.

The following slides provide background information to assist you in completing the Short-Term Rental Policy Survey.

The slides below provide information about a ***proposed draft*** policy. Note that the survey, along with information from an in-person Community Conversation on November 16th, will inform the development of this policy.

# Short-Term Rental Policy Objectives

The City has identified the following objectives for its short-term rental policy:

Preserve housing affordability in the long-term rental and home ownership markets

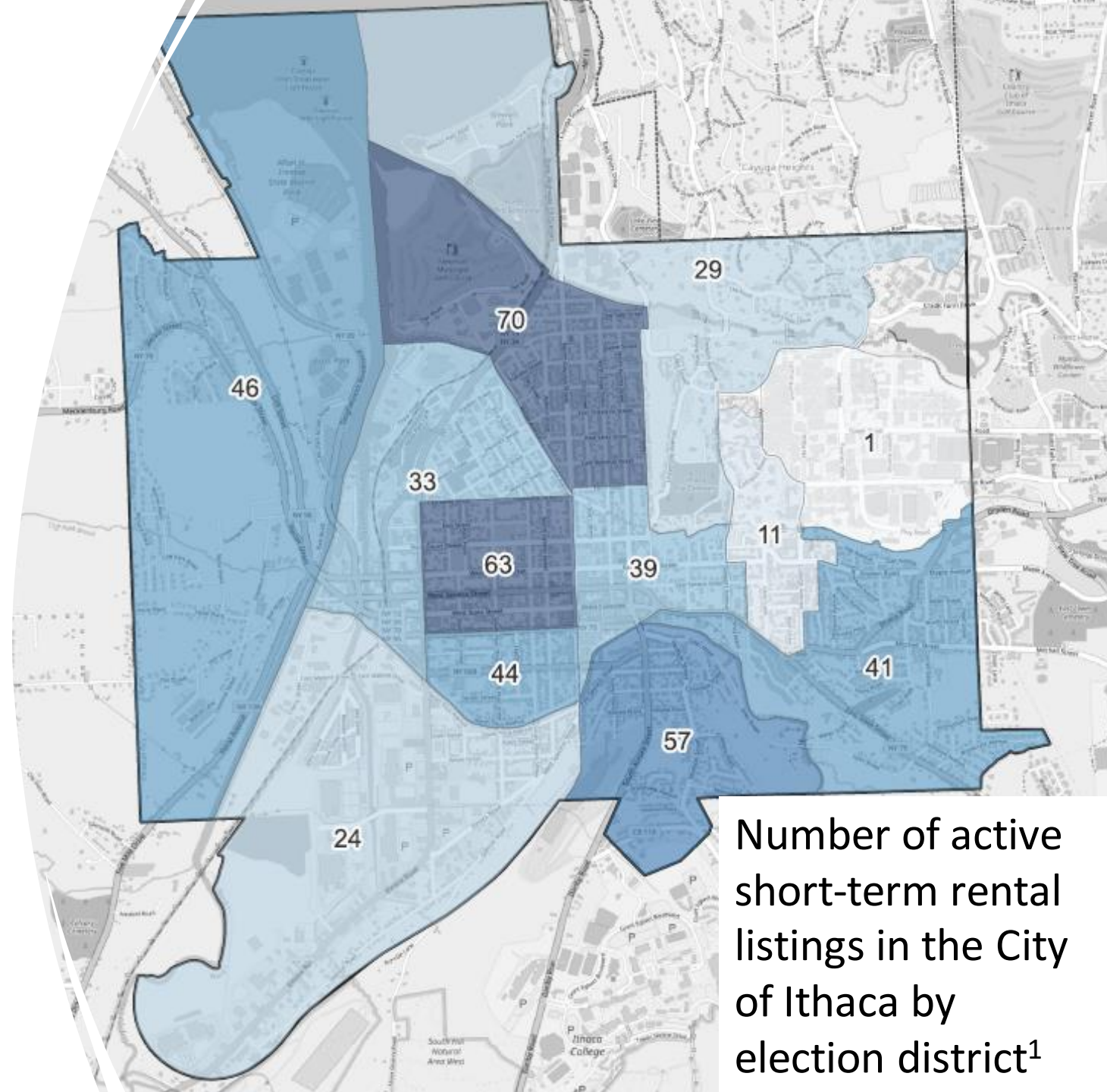
Allow residents the ability to generate additional income from their property

Balance the potential positive and negative impacts of short-term rentals:

- Limit negative impacts on neighbors
- Protect health and safety of guests
- Ensure an even playing field for the formal lodging industry and compliance with City's room occupancy tax
- Increase lodging supply during peak demand periods

# Ithaca's Short-Term Rental Market

- Total number of short-term rental units: 458<sup>1</sup>
- Median nightly rate for short-term rentals: \$189<sup>2</sup>



Number of active short-term rental listings in the City of Ithaca by election district<sup>1</sup>

Sources:

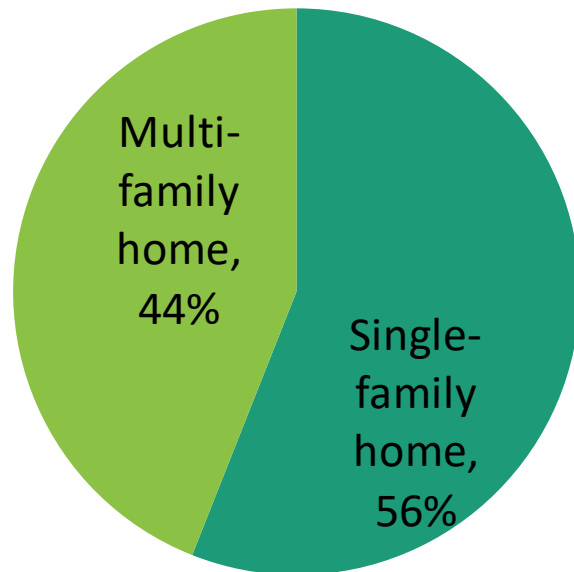
1. Active, unique, residential listings, Hamari, Oct 2023.

2. Granicus Host Compliance, July 2023.

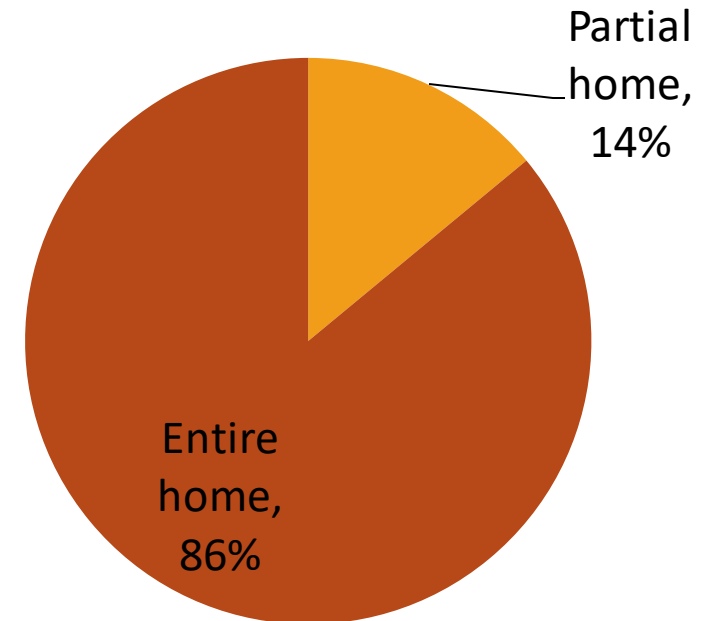
# Ithaca's Short-Term Rental Market (cont.)

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## Short-Term Rental Listing Types



## Short-Term Rental Unit Types



# Key Short-Term Rental Definitions

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## **Primary Residence**

The dwelling unit where a host resides for at least 185 days per year

## **Hosted and Unhosted Short-Term Rentals**

- Hosted: The host lives and sleeps in the rental unit, or in another dwelling unit on the same parcel, throughout a short-term renter's stay
- Unhosted: The host is not present in the rental unit, or in another dwelling unit on the same parcel, throughout the short-term renter's stay

# Key Short-Term Rental Definitions (cont.)

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## **Certificate of Compliance (COC)**

A valid Certificate of Compliance is required for certain short-term rental permits. It will be issued upon verification by inspection that no violations of various codes exist (including Building Code, Energy Code, Municipal Code, Zoning Ordinance, and other applicable codes and ordinances).

# Permit Types

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The City is considering three permit types that will suit different hosts depending on how they intend to use the short-term rental market.

See the following slide for more details on the three permit types:

- Primary Residence Permit (note there are three different ways that a host can rent out their primary residence)
- Seasonal Permit
- Occasional Permit



# 3 Short-Term Rental Permit Types

(all renewed annually)

Type of Permit	Primary Residence Requirement (Y/N)	# of Days Allowed To Rent Out as Short-Term Rental	Hosted v. Unhosted Stays	COC Inspection Required (Y/N)
<b>Primary Residence Permit</b>				
Entire Unit	Y	Limited by primary resident requirement	Unhosted	Y
Hosted Room	Y	Unlimited	Hosted	Y
Hosted Accessory Apartment	Y	Unlimited	Hosted	Y
<b>Seasonal Permit</b>	N	Unlimited between May 15 – Aug 15	Either	Y
<b>Occasional Permit</b>	Y	14 days per year	Either	N

# What Would This Policy Mean for Me?

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See the following slides for more information on what this policy could mean for you.

# I live near a short-term rental. What would this policy mean for me?

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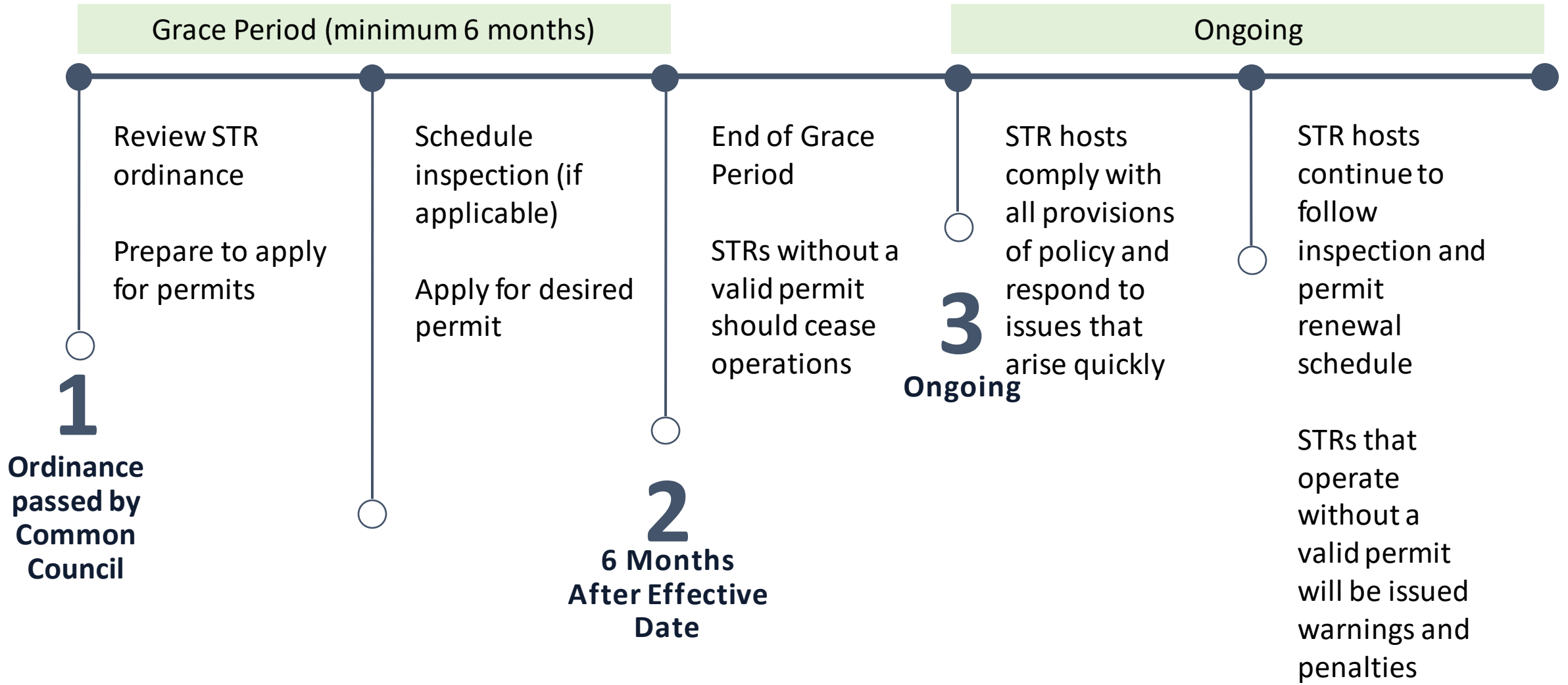
- You will be able to find copies of all short-term rental permits online. The permit should also be posted on the property where it is visible from the street.
- The permit will include information on how often the unit is allowed to be operated as a short-term rental.
- The permit will specify a local contact that you can reach out to for immediate issues regarding the short-term rental. There will also be a mechanism for making complaints directly to the City.
- All short-term renters will be provided with a copy of the City of Ithaca's Good Neighbor Rules which will describe rules regarding trash, parking, and noise.


# I currently rent out a unit as a short-term rental. What would this policy mean for me?

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- You will need to do a check to ensure what you are still able to operate your short-term rental under the new regulations. See the available permit types on a previous slide.
- Whether you are able to continue renting out your short-term rental or not, there will be a grace period after the policy becomes effective. During this time, you can either apply for a permit to continue operating as short-term rental or transition out of the short-term rental market.
- If you will continue operating as a short-term rental, you will need to apply for a permit. Look for an online permit application after the policy goes into effect.
- Depending on what type of permit you are applying for, you may need the following in order to get your permit approved:
  - Inspection
  - Proof of primary residency
  - Permission from landlord
- See the following slide for a draft timeline for short-term rental hosts.

# Short-Term Rental (STR) Host Timeline





# Thank you for participating in our survey.

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If you have questions, you may reach out to Maura Baldiga at [mbaldiga@cityofithaca.org](mailto:mbaldiga@cityofithaca.org).