

Draft language for PC consideration at 1-3-23 PC Meeting.

Language recommended by the Irvington Planning Commission to be included in an Amendment of Ordinance Amendment of #2022-10

(This language mirrors the language in the subject amendment applying to grandfathered STRs)

STR CUPs expire upon the earlier to occur of the following:

- a. The STR ceases active operation for more than ten months. "Active operation" during that period shall include a minimum of two rentals to unrelated guests, payment of STR transient occupancy taxes, and compliance with the safety and insurance regulations of Section 154.184 above.
- b. The property on which the STR operates changes title ownership, beneficial interest, or effective control.
- c. The STR ceases to be validly registered with the Town, or if exempted, the STR Operator fails to have a valid business license permit with the Town.
- d. Town Council adopts an ordinance to revoke the CUP of any Short Term Rental due to a change in circumstances, including but not limited to violations of this ordinance or other applicable state or local laws.

(Following recent discussion at TC meeting we recommend adding the following language to incorporate consideration of STR density and neighbor objections)

When deliberating on STR CUP recommendations by the Planning Commission or approval by the Town Council both bodies shall consider the effects of STR density and neighbor's (neighbors are defined as those whose properties are within 300 feet of the property applying for the CUP) substantial objections.