

TOWN OF HIDEOUT  
ORDINANCE #2022 -O-05

AN ORDINANCE AMENDING 4.02.010 DEFINITIONS - BUSINESS LICENSES AND REGULATIONS  
AND ADOPTING TITLE 4, CHAPTER 07 REGULATION OF SHORT TERM (NIGHTLY) RENTALS

WHEREAS, some nightly rentals are permitted in the Town of Hideout (“Town”) based upon a negotiated agreement within their Master Development Agreements or reliance upon a plat note;

WHEREAS, the Town wishes to define short term rentals and regulate any short term rentals which are permitted by the Town;

WHEREAS, Short Term Rentals can cause impacts on neighbors and the community; and,

WHEREAS, the Town Council for the Town of Hideout finds that the health, safety and welfare of the Town’s residents to adopt and amend the following;

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF HIDEOUT, UTAH, THAT:

SECTION I: Amended. The following Section is hereby amended.

**4.02.010 DEFINITIONS - BUSINESS LICENSES AND REGULATIONS**

As used in this title:

**BUSINESS:** Means and includes all activities engaged in within this municipality carried on for the purpose of gain or economic profit, except that the acts of employees rendering service to employers shall not be included in the term "business", unless otherwise specifically provided.

**EACH SEPARATE PLACE OF BUSINESS:** Each separate establishment or place of operation, whether or not operating under the same name, within the municipality, including a home or other place of lodging if the same is held out by advertisements, listings or otherwise as the establishment or place of operation of a person engaging in the business of selling tangible, personal property at either retail or wholesale, or both, in the municipality.

**EMPLOYEE:** The operator, owner or manager of a place of business and any persons employed by such person in the operation of such place of business in any capacity and also any salesperson, agent or independent contractor engaged in the operation of the place of business in any capacity.

**ENGAGING IN BUSINESS:** Includes, but is not limited to, the sale of tangible personal property at retail or wholesale, the manufacturing of goods or property and the rendering of personal services for others for a consideration by persons engaged in any profession, trade, craft, business, occupation or other calling, except the rendering of personal services by an employee to his employer under any contract of personal employment.

**PLACE OF BUSINESS:** Each separate location maintained or operated by the licensee within this municipality from which business activity is conducted or transacted.

**SHORT TERM RENTAL: "Short-term rental" means any dwelling or condominium or portion thereof that is available for use or is actually used for accommodations or lodging of guests for a period of less than thirty consecutive days, wherein guests pay a fee or other compensation for said use. Also known as a nightly rental.**

**WHOLESALE:** A sale of tangible personal property by wholesalers to retail merchants, jobbers, dealers or other wholesalers for resale, and does not include a sale by wholesalers or retailers to users or consumers not for resale, except as otherwise specified.

**WHOLESALE:** A person doing a regularly organized wholesale or jobbing business and selling to retail merchants, jobbers, dealers or other wholesalers, for the purpose of resale.

SECTION II: Adopted. The following Chapter is hereby adopted.

#### **4.07 REGULATION OF SHORT TERM (NIGHTLY) RENTALS**

##### **4.07.01 License Required**

It is unlawful to conduct or operate a short-term rental without having obtained a business license therefor.

##### **4.07.02 Regulations for Short Term Rental**

Short term rentals are required to use the services property management company that is licensed in accordance with State and Local Ordinances and can respond on site within 30 minutes.

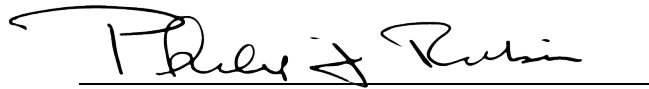
##### **4.07.15 Separate Violations**

For purposes of prosecution of violations of this chapter, each day that any violation occurs, or that applicable taxes and fees are unpaid, is deemed to constitute a separate violation.

Section III: Effective Date. This Ordinance shall take effect upon publication.

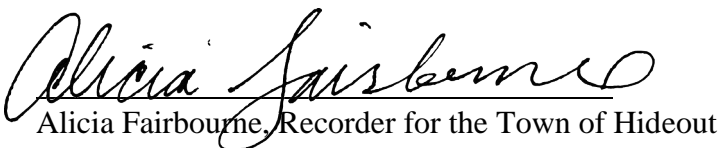
PASSED AND ADOPTED by the Town Council of Hideout, Utah, this 8th day of September in the year 2022.

TOWN OF HIDEOUT



Phil Rubin, Mayor

ATTEST:



Alicia Fairbourne, Recorder for the Town of Hideout

