

ORIGINAL

ORDINANCE NO.: 2025-054

Establishing a Moratorium on the Issuance of New Permits in Residential Areas Pursuant to Columbia's Short-Term Rental Ordinance at Columbia Code Section 5-400 et seq., as amended

WHEREAS, the City of Columbia enacted Ordinance Nos. 2023-037 and 2023-111, which provided a process by which short-term accommodations in traditional neighborhood settings were permitted if potential negative impacts were managed; and,

WHEREAS, while the City of Columbia recognizes that the use of residential property through a short-term rental permitting process can create more opportunities for owners and to bolster tourism, such use may also pose significant public safety challenges in the surrounding neighborhood, along with additional considerations of managing the secondary effects of increased traffic, crime, and adapting regulations to evolving business models; and,

WHEREAS, the oversaturation of short-term rental properties has created hazardous and potentially dangerous conflicts within residential neighborhoods which has resulted in the need to consider greater density regulations as well as other public-safety related regulations; and,

WHEREAS, the City of Columbia seeks to create a balance between the benefits of short-term rental opportunities and the inherent risks of additional permittees without further planning; and,

WHEREAS, in order to continue to support existing permittees and the neighborhoods in which they are located, the City of Columbia proposes a three hundred and sixty-five (365) day moratorium on the issuance of new permits, excluding renewals, for the benefit of the public's safety, which will allow the City to explore greater density restrictions, and other public-safety related regulations as well as offer opportunities for effective and meaningful collaboration with neighborhoods and permittees; and,

WHEREAS, an emergency exists in that it is necessary for the immediate preservation of the public peace, property, health, and safety that this ordinance take effect immediately upon its passage; NOW, THEREFORE,

BE IT ORDAINED by the Mayor and City Council of the City of Columbia this 17th day of June, 2025 as follows:

Section 1. There is hereby enacted a three hundred and sixty-five (365) day moratorium upon the issuance of any new permits under Columbia's Short-Term Rental Ordinance Section 5-400 et seq., as amended, not to include renewals of already permitted rentals, for the purpose of allowing the City to explore additional restrictions related to density and public-safety.

Section 2. An emergency is declared to exist in that it is necessary for immediate preservation of the public peace, property, health, and safety that this ordinance take effect immediately upon its passage.

Section 3. In the event that any portion of this ordinance shall be declared by any competent court to be invalid for any reason, such decision shall not be deemed to affect the validity of any other portion of this ordinance.

This ordinance is effective upon final reading.

Requested by:

Mayor and City Council

Approved by:

Cheresa B. Whitson
City Manager

Approved as to form:

[Signature]
City Attorney

Introduced: 06/10/2025
Final Reading: 06/17/2025

[Signature]
Mayor

ATTEST:

Erika D. Hammond
City Clerk