

**ENROLLED ORDINANCE**

*PUBLISHED PURSUANT TO CHAPTER 1 SECTION 4.5 OF THE REVISED ORDINANCES OF THE CITY OF EVERETT AND IN COMPLIANCE WITH MASSACHUSETTS GENERAL LAWS Chapter 43, Section 23.*

ENROLLED:

DATE OF PROPOSED ORDAINMENT:



**CITY COUNCIL .....No. C0022-20**

IN THE YEAR TWO THOUSAND AND TWENTY

**AN ORDINANCE AMENDING THE APPLICATION AND FEE REQUIREMENTS FOR SHORT-TERM RENTAL LICENSES**

Councilor /s/ Rosa DiFlorio, as President

**Whereas:** Enacting ordinance C0365-19, which replaced the original short-term rental ordinance (enacting ordinance C0049-19), contained no language to rescind the original short-term rental ordinance; and

**Whereas:** The current short-term rental ordinance is somewhat vague regarding the fees charged for initial and renewal short-term rental registrations; and

**Whereas:** The current short-term rental ordinance is somewhat confusing regarding the additional materials that need to be submitted with short-term rental registration application.

**Now,** therefore, by the authority granted to the City Council of the City of Everett, Massachusetts to make ordinances:

**Be it Ordained** by the City Council of the City of Everett, Massachusetts that the Revised Ordinances of the City of Everett be amended as follows:

Enacting ordinance C0049-19, *AN ORDINANCE TO BETTER REGULATE LODGING ESTABLISHMENT LICENSES ISSUED UNDER THE AUTHORITY OF THE CITY COUNCIL*, is hereby rescinded in its entirety;

Chapter 12, Article XIV, Section 12-1015 of the Revised Ordinances of the City of Everett is hereby amended, as follows:

Subsection 12-1015(b)(2) is hereby amended by deleting the phrase “ or for such alternative twelve-month period as the board of license commissioners shall determine”.

A new subsection 12-1015(b)(5), as follows, shall be inserted. The existing subsection 12-1015(b)(5) and all other affected subsequent subsections shall be re-sequenced accordingly.

(5) Other registration requirements  
(C0022-20)

All applications for short-term rental registrations, initial or renewal, shall be accompanied by the following additional materials:

a. Certificate of Good Standing

A form or other method used to record the current local tax status of a property on which a short-term rental license is proposed to be/is currently being exercised.

b. REAP Attestation

A form from the Massachusetts Department of Revenue on which an applicant for a short-term rental license declares, when true, they have filed all state tax returns and paid all state taxes required by law.

c. ISD Approval

A form or other method used to record:

1. The zoning district of the property address on which a short-term rental license is proposed to be or is currently being exercised; and
2. The results of a current building inspection performed by a city inspectional services inspector of a proposed or existing short-term rental unit.

d. Fire Approval

A form or other method used to record the results of a current fire safety code inspection performed by the city's fire prevention bureau of a proposed or existing short-term rental unit.

The existing version subsection 12-1015(e) shall be deleted in its entirety and replaced with the following new version of said subsection.

(e) Fees and taxes  
(C0022-20)

(1) Initial registration fee

- a. There shall be a registration fee associated with the board of license commissioners' consideration of an application for the initial registration of an operator and their short-term rental unit(s).
- b. The amount of such fee shall be determined by the board of license commissioners.
- c. Such fee shall be paid by the applicant prior to their application being considered by the board of license commissioners.
- d. Such fee shall not be refundable if the board of license commissioners denies said application.

(2) Annual registration fee

- a. There shall be an annual registration fee for listing a short-term rental unit on the city's short-term rental registry.
- b. The amount of such fee shall be determined by the board of license commissioners.
- c. Such fee shall be paid by the operator before a current registration number for a short-term rental unit shall be issued.

(3) Inspection fee

- a. The board of license commissioners may assess an inspection fee to help cover the cost of the inspections required as a part of the annual registration process for short-terms rentals.
- b. The amount of such fee, if any, shall be determined by the board of license commissioners.
- c. Any such fee shall be paid by the operator before a current registration number for a short-term rental unit shall be issued.

(4) Rental taxes and fees

The following taxes and fees shall be imposed on the total amount of the rent assessed for any room or rooms in a short-term rental unit located within the city:

- a. A tax of six percent (6%), pursuant to M.G.L. c.64G § 3A; and
- b. A community impact fee of three percent (3%), pursuant to M.G.L. c.64G § 3D.

This ordinance shall take effect upon passage by the City Council and subsequent approval by His Honor the Mayor.

A true copy attest



*Sergio Cornelio*

Sergio Cornelio, City Clerk