

1 bed and breakfast, Short-Term Rentals, campground, condominium, or apartment
2 accommodations, or other similar rental accommodations for sleeping, meeting, or party
3 or banquet use for profit in the city, provided that such levy shall not apply to the rental
4 or leasing of such accommodations for a period of thirty (30) days or more; and

5 **Section 2.** Little Rock, Arkansas Rev. Code, Chapter 36. Zoning, Article I. In General, Section 36-3.

6 Same – Uses, as follows:

7 Bed and Breakfast House means an owner-occupied single-family residence which
8 contains not more than five (5) guest rooms, which for a fee may be occupied by a guest
9 for no longer than fourteen (14) consecutive days.

10 Be amended to read as follows:

11 Bed and Breakfast House/Short-Term Rental (STR) means an owner-occupied or non-
12 owner occupied single or multi-family dwelling unit which contains not more than five
13 (5) guest rooms, no more than one (1) of which may be located in an approved accessory
14 dwelling, which for a fee may be occupied by a guest for no longer than twenty-nine (29)
15 consecutive days. Bed and Breakfast House/Short-Term Rental (STR) are a land use
16 allowed only where the Planning Commission has granted a Special Use Permit in
17 accordance with Chapter 36. Article II. Section 36-54 Special Use Permits.

18 **Section 3.** Little Rock, Arkansas Rev. Code, Chapter 36. Zoning, Article II. Administration and
19 Enforcement, Section 36-54. Special Use Permits, Sub-Section (e.) Development Criteria, as follows:

20 (1) Bed and Breakfast Hotels

- 21 a. The occupancy fee may include a continental breakfast (coffee, juice and pastry)
22 to be served to paying guests with no full meals.
23 b. The owner must provide one (1) paved off-street parking space per guest room and
24 one (1) additional for the residence use.
25 c. Allowable signage is that permitted by the Single-Family Residential Standard.
26 d. No receptions, private parties or tours for a fee are allowed.

27 Be amended to read as follows:

28 (1) Bed and Breakfast House/Short-Term Rental Type (STR)

- 29 a. See Article XIII. Bed and Bed and Breakfast House/Short-Term Rentals for
30 development standards and submittal requirement

31 **Section 4.** Little Rock, Arkansas Rev. Code, Chapter 36. Zoning, Article V. District Regulations,
32 Section. 36-253. R-1, Single-Family District. Sub-Section (b) Use Regulations. (5) Special uses, as follows:

- 33 a. Bed and Breakfast House

34 Be amended to read as follows:

- 35 a. Bed and Breakfast House/Short-Term Rental

1 **Section 4.** That Little Rock, Arkansas Rev. Code be amended to include a new Article for incorporation
2 into Chapter 36. Zoning, providing land use controls for Bed and Breakfast House/Short-Term Rentals.

3 **ARTICLE XIV. BED AND BREAKFAST HOUSE/SHORT-TERM RENTALS**

4 **ARTICLE XIV. SEC. 36-599 SHORT TITLE**

5 This chapter may be cited as the “Short Term Rental Ordinance.”

6 **ARTICLE XIV. SEC. 36-600 PURPOSE**

7 Purpose of this Article is to establish regulations for use of residential dwellings as Bed
8 and Breakfast House/Short-Term Rentals, establish a system to track the Short-Term
9 Rental inventory in the City, ensure compliance with Local Performance Standards,
10 provide a means of contact for the Responsible Party of Bed and Breakfast House/Short -
11 Term Rentals, and allow private property owners the right to fully and efficiently utilize
12 their property without undue regulation or interference.

13 **DEFINITIONS.**

- 14 A. Administrative Approval shall mean formal acceptance of approval by the Director
15 of Planning and Development, or their designee.
- 16 B. Bed and Breakfast House/Short-Term Rental type shall mean an owner occupied
17 or non-owner occupied single-family, or multi-family property which contains not
18 more than five (5) guest rooms, no more than one (1) of which may be located in
19 an approved accessory dwelling, which for a fee may be occupied by a guest for
20 no longer than twenty-nine (29) consecutive days.
- 21 C. Occupant shall mean the person or persons who contracts with the Responsible
22 Party for use of the Short-Term Rental (STR).
- 23 D. Owner-occupied shall mean owner of the property permanently resides in the STR
24 or in the principal residential unit with which the STR is associated on the same
25 tax parcel.
- 26 E. Responsible Party shall mean the owner of a Residential dwelling being used as a
27 short-term rental, as well as any person designated by the owner, who is
28 responsible for compliance with this Article by an Occupant and any guests
29 utilizing the Short Term Rental. The Responsible Party shall provide for the
30 maintenance of the property and ensure compliance by the Occupant and any
31 guests with the provisions of this Article, or any other applicable law, rule, or
32 regulation pertaining to the use and occupancy of a Short-Term Rental. The owner
33 of the property shall not be relieved of responsibility or liability for noncompliance
34 with the provisions.

1 **ARTICLE XIV. SEC. 36-601 BED AND BREAKFAST HOUSE/SHORT-TERM**
2 **RENTALS (STR) ENTITLEMENT**

3 (a) Bed and Breakfast House/Short-Term Rental (STR) is an owner-occupied or
4 non-owner occupied single or multi-family dwelling unit which contains not
5 more than five (5) guest rooms, no more than one (1) of which may be located
6 in an approved accessory dwelling, which for a fee may be occupied by a guest
7 for no longer than twenty-nine (29) consecutive days.

8 1. Bed and Breakfast House/Short-Term Rental (STR) are a land use allowed only where
9 the Planning Commission has granted a Special Use Permit in accordance with Chapter
10 36. Article II. Section 36-54 Special Use Permits.

11 a. Business License required.

12 1. Upon Planning Commission approval of a Special Use Permit, the owner
13 shall submit an application for a Business License, which if said license is
14 issued, must be renewed annually.

15 2. Annual Inspection Fee of One Hundred Dollars (\$100.00) per bedroom up
16 to maximum of Five Hundred Dollars (\$500.00). Unless the owner does
17 not reside on the property, or reside in a unit within 1,500 feet of said
18 property, then the inspection fee shall be Five Hundred Dollars (\$500.00)
19 for the entire structure.

20 3. The Annual Inspection Fee would be waived if the structure is in a Historic
21 District and passes inspection adding to the Historic District's contributing
22 structures

23 (b) Pre-existing Bed and Breakfast House/Short-Term Rental (STR) owner
24 occupied, or a unit within 1,500 of the owner's primary dwelling.
25 Administrative approval for pre-existing Bed and Breakfast House/Short-Term
26 Rental (STR) can be granted. Within six (6) months of the passage of this
27 ordinance, the owner must register the STR with the City, demonstrate the STR
28 was in operation six (6) months prior to passage of this ordinance, demonstrate
29 compliance with all Bed and Breakfast House/Short-Term Rental (STR)
30 Development Standards, and pay a One Hundred Fifty Dollar (\$150.00)
31 Administrative Review Fee.

32 1. If administrative approval is granted, the applicant will be notified and an
33 inspection will be scheduled, a One Hundred Dollar (\$100.00) Inspection
34 Fee to be collected.

- 1 2. Following payment of the administrative review and inspection fee,
2 operator shall obtain a Business Permit, to be renewed annually.
- 3 3. Annual inspection fee for pre-existing STR: One Hundred Dollars
4 (\$100.00) per bedroom up to maximum of Five Hundred Dollars
5 (\$500.00).
- 6 4. The Annual Inspection Fee would be waived if the structure is in a Historic
7 District and passes inspection adding to the Historic District's contributing
8 structures

9 (c) Pre-existing Bed and Breakfast House/Short-Term Rental (STR) non-owner
10 occupied. Non-owner occupied Short-Term Rentals (STR) in operation prior to
11 six (6) months of passage of this ordinance, which have not secured entitlement
12 through a SUP the owner of a pre-existing STR shall apply for a SUP with the
13 City of Little Rock Planning and Development Department within six (6) months
14 following passage of this ordinance. If no application is received, and/or if the
15 SUP application is not approved, the property shall revert to its former use status.

16 (d) All Bed and Breakfast House/Short-Term Rental (STR) permit holders are
17 responsible for collecting and remitting all applicable room, occupancy, gross
18 receipts, Hotel and Restaurant taxes, and sales taxes required by Arkansas State
19 Law or City Code.

20 **ARTICLE XIV. SEC. 36-602 RESPONSIBLE PARTY**

21 (a) A Responsible Party must be available twenty-four (24) hours per day, seven (7)
22 days per week, for the purpose of responding to City Officials within sixty (60)
23 minutes to complaints regarding the condition of the Short-Term Rental or the
24 conduct of the Occupant of the Short-Term Rental and/or their guests.

25 (b) A Responsible Party, upon notification that any Occupant or guest has created
26 any unreasonable noise or disturbance, engaged in disorderly conduct, or
27 committed a violation of any applicable law, rule or regulation pertaining to the
28 use and occupancy of a Short-Term Rental, shall promptly respond in an
29 appropriate manner within sixty (60) minutes and require an immediate halt to
30 the conduct, and take such steps as may be necessary to prevent a recurrence of
31 such conduct. Failure of the Responsible Party to respond to calls or complaints
32 regarding the condition, operation, or conduct of an Occupant or guest in a Short-
33 Term Rental in an appropriate manner within sixty (60) minutes shall constitute
34 a violation of this Article.

1 (c) A Responsible Party shall provide their contact number and information to all
2 residents adjacent to the Residential Dwelling being used, or will be used, as
3 Short-Term Rental (STR).

4 (d) A Responsible Party shall post on or near the front door of the Short-Term Rental
5 a notice which includes the address of the Rental, emergency contact numbers
6 (including the Responsible Party name and contact number), maximum
7 occupancy, and a diagram showing emergency exit route(s) approved by the Fire
8 Department.

9 1. The responsible party shall answer calls twenty-four (24) hours a day,
10 seven (7) days a week for the duration of each Short-Term Rental period
11 to address problems associated with the STR.

12 **ARTICLE XIV. SEC. 36-603 DEVELOPMENT STANDARDS.**

13 (a.) Purpose and intent of this Section is to establish development standards for bed
14 and Bed and Breakfast House/Short-Term Rental. Compliance with these
15 development standards shall be demonstrated by applicants requesting
16 entitlements for STR.

17 1. For STR Applications, compliance with these development standards shall
18 be demonstrated and submitted as a supplement to a Special Use Permit
19 Application.

20 (b.) Development Standards.

21 1. Hosting of private parties and special events such as weddings, receptions,
22 and other similar gatherings is not allowed in Short-Term Rentals.

23 2. No tours for a fee are allowed.

24 3. The Occupancy Fee may include a continental breakfast (e.g. coffee, juice,
25 pastries) to be served to paying guests; no full meals.

26 4. Allowable signage is that as permitted by the Single-Family Residential
27 Standard.

28 5. Parking plan must be provided with permit application. Off-Street
29 Standard for STRs shall be provided in accordance with Little Rock
30 Arkansas Code, Chapter 36 36-54 (e) (1).

31 If on-street parking is proposed as an alternative to meet the above
32 requirements, parking must be available for guest use within 330 feet of
33 the STR and parking plan must address neighborhood impact. If the STR
34 is proposed within a Design Overlay District, any alternate parking

1 requirements, as provided in Little Rock, Arkansas Rev. Code, Chapter
2 36. Zoning, Article V. District Regulations shall be applicable.

- 3 6. Applicants shall provide a scaled floor plan that includes all of the rooms
4 available for rent with location of windows, doors, and smoke detectors
5 identified. Smoke detectors (certified) are required in all sleeping areas, in
6 every room in the path of the means of egress from the sleeping area to the
7 exit, and in each story with sleeping unit, including basements.
- 8 7. All sleeping areas must have two (2) ways of egress, one of which can be
9 an operable window.
- 10 8. Proof of homeowner's fire, hazard, and liability insurance. Liability
11 coverage shall have limits of not less than One Million Dollars
12 (\$1,000,000.00) per occurrence.
- 13 9. All persons operating a Bed and Breakfast House/Short-Term Rental shall
14 meet all applicable requirements of the City of Little Rock's Municipal
15 Code, Chapter 12, Fire Prevention and Protection, Article II. Arkansas Fire
16 Prevention Code. Prior to use as a Bed and Breakfast House/Short-Term
17 Rental, the annual City of Little Rock, Building Code and Fire Marshal
18 inspection fee must be paid and payment of annual Business License
19 received.
- 20 10. Smoke alarms shall be installed, all smoke alarms shall meet local and
21 state standards (current Fire Code). Smoke alarms shall be installed in all
22 sleeping areas and every room in the path of the means of egress from the
23 sleeping area to the door leading from the sleeping unit.
- 24 11. Carbon monoxide detectors shall be installed as directed by City staff if
25 there are fuel fired appliances in the unit or the unit has an attached
26 garage.
- 27 12. Five (5)-pound ABC type extinguisher shall be mounted where readily
28 accessible.
- 29 13. No recreational vehicles, buses, or trailers shall be visible on the street or
30 property in conjunction with the Bed and Breakfast House/Short-Term
31 Rental use.
- 32 14. Principal renter shall be at least eighteen (18) years of age.
- 33 15. Maximum occupancy. Every bedroom shall have a maximum two (2)
34 guest capacity.

1 16. Simultaneous rental to more than one party under separate contracts shall
2 not be allowed.

3 17. The owner shall not receive any compensation or remuneration to permit
4 occupancy of a STR for a period of less than twenty-four (24) hours.

5 **ARTICLE XIV. SECTION 36.604 COMPLIANCE**

6 (a.) It is unlawful for any Responsible Party to offer for rent a Bed and Breakfast
7 House/Short-Term Rental or to operate a Bed and Breakfast House/Short-Term
8 Rental without a Business License. Owners shall not list a property or units
9 online until they have received a Business License, operation of an STR without
10 a Business License shall make the owner ineligible to apply for a Business
11 License for up to one (1)-year.

12 (b.) It is the intent of the City of Little Rock that complaints regarding Bed and
13 Breakfast House/Short-Term Rental properties be resolved according to existing
14 State law and City of Little Rock Ordinances pertaining to public nuisances,
15 vehicles and traffic, health and safety, and public peace, morals, and welfare.

16 (c.) Sanctions:

17 1. In addition to any other remedy or procedure authorized by law, for three
18 (3) or more confirmed violations of or failure to comply with any of the
19 standards of this Article in a calendar year, the Director of the Planning
20 and Development or his/her designee may revoke a Business License and,
21 in addition, may order that no new Business License be issued for up to
22 one (1) year pursuant to the following procedures.

23 a. Prior to the revocation of any Business License or the denial of a
24 Business License for repeated violation of the provisions of this
25 Article, written notice of the reasons for such action shall be
26 served on the Owner and/or Responsible Party in person or by
27 certified mail at the address on the permit application.

28 b. Revocation shall become final within ten (10) days of service
29 unless the Owner and/or Responsible Party appeals the action. The
30 Owner and/or Responsible Party shall provide the appeal in
31 writing to the Director of Planning and Development or his/her
32 designee within ten (10) days of receipt of the notice. The written
33 notice of appeal must state the reasons for the appeal and the relief
34 requested.

- c. Should the owner and/or Responsible Party request an appeal within the ten (10) day period, the Director of the Planning and Development Department or his/her designee shall notify the owner and/or Responsible Party in writing of the time and place of the hearing.
- d. Appeals shall be heard by the Board of Adjustment as an administrative appeal pursuant to Chapter 36, Division 4. Section 36-109 of the Little Rock Zoning Code. For good cause shown, the Board may affirm or reverse the decision to revoke a Business License.
- e. Once a Business License for an STR has been revoked, no new Business License shall be issued to the applicant for the same property for a period of one (1)-year.

Section 5. Severability. In the event any title, section, paragraph, item, sentence, clause, phrase, or word of this ordinance is declared or adjudged to be invalid or unconstitutional, such declaration or adjudication shall not affect the remaining portions of the ordinance which shall remain in full force and effect as if the portion so declared or adjudged invalid or unconstitutional was not originally a part of the ordinance.

Section 6. Repealer. All laws, ordinances, resolutions, or parts of the same that are inconsistent with the provisions of this ordinance are hereby repealed to the extent of such inconsistency.

PASSED: May 16, 2023

ATTEST:

APPROVED:

Susan Langley, City Clerk

Frank Scott, Jr., Mayor

APPROVED AS TO LEGAL FORM:

Thomas M. Carpenter, City Attorney

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