

**PAROWAN CITY ORDINANCE NO. 2025-16**

**AN ORDINANCE ESTABLISHING CHAPTER 15.66 OF THE PAROWAN CITY CODE**

**REGULATING SHORT-TERM RENTALS**

**WHEREAS**, Parowan City recognizes that short-term rentals provide opportunities for visitors to experience the community and can offer supplemental income to local residents; and

**WHEREAS**, the City Council also finds that unregulated short-term rentals may contribute to housing pressures, nuisance impacts, and enforcement challenges that can adversely affect neighborhood character and wellbeing, public safety, and the availability of long-term housing; and

**WHEREAS**, the City desires to establish reasonable regulations to allow short-term rentals in a manner consistent with Parowan's rural character, community standards, and long-term housing goals; and

**WHEREAS**, the City Council recognizes that the ability of a property owner to engage in operating a short-term rental can positively contribute to housing affordability by renting out a portion of their property and offsetting the impact of high mortgage costs; and

**WHEREAS**, Utah Code §10-8-84 grants municipalities authority to regulate businesses and occupations to protect the public health, safety, and welfare; and

**WHEREAS**, Utah Code §§10-9a-102 and 10-9a-501 recognize the authority of municipalities to enact land use regulations implementing their general plans and protecting the character of established neighborhoods; and

**WHEREAS**, the City Council finds that adopting standards for licensing, operation, and accountability of short-term rentals promotes fairness among property owners, preserves residential integrity, and ensures responsible operation consistent with local values; and

**WHEREAS**, the Parowan City Planning Commission has conducted a duly noticed public hearing and recommended adoption of this ordinance; and

**WHEREAS**, the Parowan City Council, after public notice and hearing, finds that adoption of this ordinance serves the best interests of the City and its residents;

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF PAROWAN CITY, UTAH, AS FOLLOWS:**

## SECTION 1. ADOPTION OF CHAPTER 15.66 – SHORT-TERM RENTALS

A new chapter, **Chapter 15.66**, is hereby added to the **Parowan City Code**, to read as follows:

### Chapter 15.66 – SHORT-TERM RENTALS

#### 15.66.010 – Purpose

To allow short-term rentals in a manner that maintains the rural character of the community, protects the residential housing supply, and ensures accountability. This provision is adopted to preserve the character of the community, promote responsible property stewardship, and ensure that short-term rental operators remain accountable to local standards and values.

#### 15.66.020 – Definitions

1. **Short-Term Rental (STR):** A permanent dwelling or portion thereof rented for 29 consecutive days or less by the same renter.
2. **Hosted STR:** Owner resides on site during rental.
3. **Un-hosted STR:** Owner does not reside on site during rental.
4. **Primary Residence:** The dwelling where a person resides for at least 183 days per calendar year, as evidenced by utility bills, tax documents, voter registration, or driver's license address.
5. **Operator or STR Operator:** The person who owns, manages, or is otherwise responsible for the day-to-day operation of a short-term rental.
6. **Guest:** Any person who rents or occupies a short-term rental on a temporary basis.
7. **Local Contact Person:** An individual designated by the STR operator who is available 24 hours a day, 7 days a week, and capable of physically responding to the rental property within 60 minutes to resolve complaints or emergencies.
8. **Booking Platform:** Any website or app (such as Airbnb, VRBO, or Booking.com) that enables STR advertising, reservation, or payment processing.
9. **Nuisance Behavior:** Any behavior by STR guests or operators including, but not limited to, behavior that violates local laws, including excessive noise, illegal parking, improper trash disposal, public intoxication, or disturbance of peace.

**15.66.030 – Permitted Zones and Restrictions on Use.** Short-term rentals (STRs) are allowed by permit in the following zones, subject to the type of rental and compliance with all requirements of this ordinance:

**1. Permitted Zones:**

- a. A-1 (Agricultural)
- b. RE (Rural Estates)
- c. R-1 (Single-Family Residential)
- d. R-1A (Residential–Agricultural)
- e. R-2 (Medium-Density Residential)
- f. R-3 (High-Density Residential)
- g. Commercial Zones (GC-1, DC-1)

**2. Prohibited Zones:**

- a. HS-1 (Highway Services)
  - b. I&M (Industrial & Manufacturing)
3. STRs are not allowed in mobile homes, tents, RVs, or other non-permanent residences, regardless of zone.

**15.66.040 – Licensing and Registration**

1. STR operators must obtain:

- a. A short-term rental city business license, renewed annually and subject to verification of insurance, tax compliance, and updated contact information.
- b. State and local transient room tax accounts. All required taxes must be collected and remitted as required by the Utah State Tax Commission, with Parowan City indicated as the physical location of the STR to ensure proper remittance of transient room taxes.

2. Licenses are non-transferable and may be revoked for violations.

**15.66.050 – Operational Requirements**

- 1. **Good Neighbor Policy.** A “Good Neighbor Policy” shall be posted inside each STR and shall inform guests of the requirements of this section.
- 2. **Local Contact Person.** A Local Contact Person must be available at all times to respond to complaints within sixty (60) minutes.
- 3. **Trash and Property Maintenance.** Operators shall provide adequate trash service and prevent overflow or accumulation of waste. Nuisance standards shall be enforced.

4. **Occupancy.** No more than one (1) guest per 150 square feet of livable space is permitted.
5. **Parking and Signage.**
  - a. Two (2) standard off-street parking spaces are required for all STRs, plus one (1) additional off-street space for every four (4) guests above eight (8).
  - b. Discreet signage is allowed, not to exceed two (2) square feet.
6. **Noise and Nuisance Behavior.**
  - a. No outdoor amplified sound is permitted between 10:00 p.m. and 7:00 a.m. STRs must comply with City noise ordinances.
  - b. Large events or parties that substantially increase the number of guests or exceed parking capacity are prohibited without prior City approval.
  - c. Violations of noise or nuisance provisions shall be grounds for license revocation.

#### **15.66.060 – Limitations on New STRs**

1. City-wide Cap: No more than ten percent (10%) of total housing units may operate as STRs citywide. If the cap is reached, the City Council shall, by resolution, direct City staff on how to administer new permits as existing STRs discontinue or as housing growth occurs.
2. Owner-occupied (hosted) STRs shall not count toward the 10% cap.
3. If located within a platted subdivision, the applicant must verify whether HOA approval is required under active CCRs. Written HOA approval must be submitted before a permit is issued.

#### **15.66.070 – Inspection or Self-Certification**

1. A safety inspection and approved checklist are required before license issuance and every other year thereafter.
2. On-site inspections shall verify the presence of smoke detectors, fire extinguishers, carbon monoxide detectors, emergency exit information, and other safety items as required by the City.

#### **15.66.080 – Grandfathering and Legal Nonconforming Use**

1. Existing STRs with **active business licenses** prior to the effective date of this ordinance may continue operation but must meet all operational requirements herein.

2. STRs without an active business license as of the effective date shall not be considered legal nonconforming uses and must obtain a permit as a new STR.

#### **15.66.090 – Enforcement**

1. Violations may result in:
  - a. Fines: \$250 for the first offense, \$500 for the second, and \$1,000 for subsequent violations.
  - b. Revocation: Two (2) violations within twelve (12) months shall trigger license review for possible revocation.
2. The City may contract with a compliance monitoring service as allowed by Utah Code §10-8-85.4 to assist with enforcement.

#### **15.66.100 – Appeals**

License denials or revocations may be appealed to the Planning Commission within thirty (30) days of the decision.

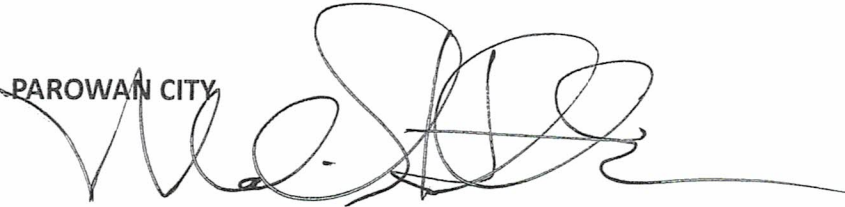
### **SECTION 2. SEVERABILITY**

If any provision of this ordinance is held invalid, the remainder shall not be affected and shall continue in full force and effect.

### **SECTION 3. EFFECTIVE DATE**

This ordinance shall become effective <sup>April</sup> ~~January~~ 1<sup>st</sup>, 2026.

**PASSED AND ADOPTED** by the City Council and Mayor of the City of Parowan, Iron County, State of Utah, this 9th day of October 2025.

**PAROWAN CITY**  
  
Mollie Halterman, Mayor

<b>VOTING:</b>	AYE   NAY   ABSTAIN   ABSENT
David Burton	<input checked="" type="checkbox"/> _____
Rochell Topham	<input checked="" type="checkbox"/> _____
Sharon Downey	<input checked="" type="checkbox"/> _____
John Dean	<input checked="" type="checkbox"/> _____
David Harris	<input checked="" type="checkbox"/> _____

Attested by:  
  
Callie Bassett, City Recorder

