

ORDINANCE NO. 24-

**AN ORDINANCE OF THE TOWN COUNCIL
OF THE TOWN OF MAMMOTH LAKES, STATE OF CALIFORNIA,
TERMINATING THE MORATORIUM ON THE ISSUANCE OF
TRANSIENT OCCUPANCY REGISTRATION CERTIFICATES**

WHEREAS, on October 18, 2023, the Town Council adopted Ordinance No. 23-10, establishing a moratorium on the issuance of transient occupancy registration certificates (the “Moratorium”); and

WHEREAS, on November 29, 2023, the Town Council adopted Ordinance No. 23-11, extending the Moratorium through May 31, 2024; and

WHEREAS, subsequent to the adoption of the Moratorium, the Town Council formed the STR Advisory Committee, comprised of members of the Mammoth Lakes community and two members of the Town Council, with direction to study how best to regulate short-term rentals in Mammoth Lakes; and

WHEREAS, the STR Advisory Committee held a number of meetings and received extensive verbal and written comments from members of the public, and has made a number of recommendations; and

WHEREAS, the STR Advisory Committee, among other recommendations, recommended that the Town Council amend Titles 3 and 5 of the Mammoth Lakes Municipal Code to establish a “Certified Properties” program to ensure that short-term rental properties are periodically inspected, offer emergency contacts to guests, have identified cleaning services, and that the Town has more tools for dealing with violations of the Town’s operating standards for short-term rentals; and

WHEREAS, the Town Council has conducted the first reading of an ordinance adopting a “Certified Properties” program, which is intended to better regulate short-term rentals operating in Mammoth Lakes but does not cap the number of short-term rentals nor restrict their locations; and

WHEREAS, the Town Council finds that upon the effective date of the ordinance adopting the “Certified Properties” program, the Moratorium will no longer be necessary; and

WHEREAS, termination of the Moratorium in advance of its scheduled May 31, 2024 expiration requires the adoption of an ordinance.

THE TOWN COUNCIL OF THE TOWN OF MAMMOTH LAKES, STATE OF CALIFORNIA, DOES ORDAIN AS FOLLOWS:

Section 1: The Moratorium shall terminate and be of no further force or effect at 12:00 AM on April 22, 2024, provided that the Certified Properties ordinance takes effect concurrently. In the event of a referendum or other legal challenge that prevents the Certified Properties ordinance from taking effect at 12:00 AM on April 22, 2024, the Moratorium shall remain in effect until the earlier of May 31, 2024 or the effective date of the Certified Properties ordinance.

Section 2: EFFECTIVE DATE OF ORDINANCE

This Ordinance shall become effective and enforceable thirty (30) days from and after the date of its adoption.

Section 3: POSTING

The Town Clerk shall, within fifteen (15) days after the passage of this ordinance, cause it to be posted at the duly designated posting places established by resolution of the Town Council, published once in a newspaper of general circulation, and entered in the Book of Ordinances of the Town.

Section 4: SEVERABILITY

If any provision of this ordinance of the application thereof to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications, and to this end the provisions of this ordinance are declared to be severable.

The foregoing Ordinance was introduced on the 6th day of March, 2024, and PASSED, APPROVED, AND ADOPTED on the 20th day of March, 2024.

BILL SAUSER, Mayor

ATTEST:

JAMIE GRAY, Town Clerk