

 **§500-122 Short-Term Rental Units** From JT Ord. 2021-01

The following standards and requirements shall be met by the Applicant for a short-term rental activity.

- A. License. Possession of a current valid Short Term Rental License issued by the Borough in accordance with the Jim Thorpe Borough Short-Term Rental License Ordinance.
- B. Meals. Meals shall not be provided to overnight guests of the establishment
- C. Sewage Disposal and Occupancy. Sewage disposal meeting the requirements of the Borough and PA DEP shall be provided. Occupancy shall be limited by the capacity of the sewage disposal system.
- ? D. Nonconforming Lots. Short term rentals shall not be permitted on lots which are nonconforming in minimum area.
- E. Parking. Adequate off street parking shall be provided in accordance with §500-29.
- ? F. PA Uniform Construction Code. All short term rentals shall comply with PA Uniform Construction Code requirements, as amended.
- G. Information Required. In addition to the other information required by this chapter, the applicant shall include with the application:
 - (1) The name, address, telephone number and email address of the owner of the short term rental for which the permit is issued. If the owner does not have a managing agency, agent or local contact person, then Owner shall provide a 24-hour telephone number
 - (2) The name, address, and 24-hour telephone number of the managing agency, agent or local contact person for the owner of the short term rental
 - (3) The number of bedrooms and the maximum number of overnight occupants
 - (4) If the building is a two-family or multi-family dwelling structure, the number of dwelling units and the number of dwelling units being used as a short term rental.
 - (5) A diagram or photograph of the premises showing and indicating the number and location of designated on site parking spaces and the maximum number of vehicles allowed for overnight occupants
 - (6) Copy of current Carbon County Hotel Room Excise Tax Certificate and current Pennsylvania Sales Tax License, and/or such other proof or certification that the appropriate tax is collected.

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3. Registration of Nonconformities. Pursuant to Section 613 of the MPC, the Zoning Officer is directed to identify and register Existing Nonconforming Short Term Rentals together with the reasons why the Zoning Officer identified such nonconformity. To that end, within ninety (90) days following the effective date of this Ordinance, the owner of any Short Term Rental shall come forward and register such nonconforming use as a change of use application with the Zoning Officer of the Borough of Jim Thorpe, who shall maintain records of all such nonconformity by name and address for the use and the administration and enforcement of this Ordinance, and as a matter of public information. The owner of such Short Term rental shall comply with the Zoning Ordinance (other than the zoning location which shall be considered grandfathered for purposes of this Ordinance) The Zoning Officer shall issue a Certificate of Nonconformity to the owner of the premises or proprietor of the Short Term Rental in question. Such registration shall have the effect of permitting the Short Term Rental to continue in the zone in which it is located subject to the requirements set forth in Section 500 50.2 and subject to the independent Short Term Rental Ordinance adopted by the Borough Council as may be amended from time to time.