

## RESOLUTION NO. 2023-20

### RESOLUTION TO ESTABLISH A TEMPORARY MORATORIUM ON THE ISSUANCE OF SHORT-TERM RENTAL BUSINESS LICENSES

**WHEREAS**, the Town of Magnolia Springs is a historic community that attracts visitors each year; and

**WHEREAS**, tourism is an important part of the local economy, including short-term rentals at hotels, bed and breakfast inns, and increasingly, in residential neighborhoods; and

**WHEREAS**, in recent years, the density and frequency of rentals of less than 180 days, or short-term rentals, in residential neighborhoods has increased, due in large part to the web-based marketing tools such as Airbnb, Vacation Rental by Owner, and the like; and

**WHEREAS**, the increase in transient occupancy has potential for adverse impact on residential neighborhoods from generating excess noise, traffic, and trash; and

**WHEREAS**, the increase in transient occupancy has had an adverse impact on residential neighborhoods due to an increase in transient has been documented in numerous studies in cities around Alabama and the United States; and

**WHEREAS**, the Town of Magnolia Springs is in the process of studying the issue in order to make recommendations to the Council on the best approach for the Town, including conducting work session(s), other studies, and proposing a resolution regarding the regulation of short-term rentals.


**NOW, THEREFORE, BE IT RESOLVED** by the Town Council of the Town of Magnolia Springs, that in order to protect the public health, safety, and welfare, it is in the best interest of the Town to declare a temporary moratorium on issuing business licenses for short-term rentals.

**BE IT FURTHER RESOLVED** by the Town Council of the Town of Magnolia Springs, that beginning with the effective date of this resolution, no new business licenses for short-term rental shall be approved or issued for a period of one year from the date of this ordinance, except annual renewals of existing short-term rental licenses shall be permitted.

**THIS** resolution shall become effective on August 22, 2023, upon its passage and execution as provided by law. Each of these provisions of this resolution are severable; if any provision shall be declared to be invalid, the remaining provisions shall not be affected but shall remain in full force. All resolutions or ordinance, or parts thereof, in any manner conflicting herewith are hereby repealed.

ADOPTED THIS 22<sup>nd</sup> DAY OF AUGUST 2023.

ATTEST:


  
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Kim Koniar, Mayor

  
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Hannah Driskell, Town Clerk



**CERTIFICATION OF PUBLICATION**

**TOWN OF MAGNOLIA SPRINGS, ALABAMA** Certificate of Publication. This is to certify that **Resolution No. 2023-20**, Town of Magnolia Springs, Alabama, was published by posting on at least three (3) Bulletin Boards in the Town; Magnolia Springs Post Office, United Bank, and at the Mayor's Office from August 23, 2023 through September 23, 2023.

  
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Hannah Driskell, Town Clerk

