

ORDINANCE NO. 3127

AN ORDINANCE AMENDING TITLE 17 OF THE MUNICIPAL CODE OF THE CITY OF NORTH LAS VEGAS (ZOA-02-2022), RELATING TO PERMITTED USES TO ALLOW SHORT-TERM RENTALS, AND PROVIDING FOR OTHER MATTERS PROPERLY RELATED THERETO.

WHEREAS, the amendment is consistent with the Comprehensive Plan; and

WHEREAS, the Council determines that the amendment will not adversely affect the health and general welfare; and

WHEREAS, during the 2021 Nevada legislative session, the Nevada Legislature enacted Assembly Bill 363, an act relating to transient lodging, that provides regulations and provisions for cities regarding transient lodging (short-term rentals); and

WHEREAS, AB 363 was approved by the Nevada Governor on June 4, 2021; and

NOW THEREFORE, the City Council of the City of North Las Vegas does ordain:

SECTION 1: Chapter 20, Section 030, Subsection F, Paragraph 16, of Title 17 of the North Las Vegas Municipal Code is hereby deleted and replaced in its entirety with the following:

16. Short-term Rentals: (Violations of any of these requirements, may result in a revocation of the Business License)
 - a. Only the property owner may apply for the Conditional Use Permit.
 - b. With the exception of owner-occupied units where multiple individual room rentals are permitted, only one reservation for the whole residential dwelling unit at a time is allowed.
 - c. The proposed short-term rental must comply with the 660-foot separation requirement between all other existing or proposed short-term rentals and the 2,500-foot separation from resort hotels.
 - d. A notarized letter on letterhead from the homeowner's association is required authorizing the short-term rental at the time of the Conditional Use Permit application.
 - e. Noise monitoring equipment with a minimum 30-day recording capability must be installed outdoors in the common areas (e.g. pool/spa; backyard; porch; patio) of the short-term rental.
 - f. Noise levels shall not exceed sixty-five (65) decibels as measured at the property line of the short-term rental unit. In addition, the short-term rental must comply with the City's noise regulations as they apply to residential uses.
 - g. Owners must ensure that renters are aware of the solid waste receptacle rules in the NLVMC 8.20.120 through NLVMC 8.20.150. The owner is responsible for ensuring that garbage at the short-term rental is disposed of appropriately.
 - h. As part of the Conditional Use Permit application, the owner shall provide to the City a security plan for the use of the short-term rental. The owner

is responsible for equipping the property with appropriate security measures to reasonably ensure the safety of short-term renters.

- i. Guest parking is only allowed in the garage, driveway, or on a public street. Vehicles of guests shall not obstruct traffic or access to other properties in the area.
- j. Short-term rentals are only allowed within multi-family zoning classifications if the units are individually mapped. Short-term rentals are prohibited in apartment buildings.
- k. Mobile homes, RVs, travel trailers, tents, vehicles and similar non-permanent structures may not be used as a short-term rental.
- l. Individual room rentals are only permitted if the residential dwelling unit is owner-occupied and the owner is renting rooms within the residence. For short-term rentals where rooms are being rented within the residence, the applicant must submit a floor plan of the residential dwelling unit with the application.
- m. Short-term rentals are to be used for overnight accommodations only and shall not be used for weddings, parties, sales events, or other similar events.

SECTION 2: NON-INFRINGEMENT OF RIGHTS. The City Council of the City of North Las Vegas has been informed by the City Attorney as to the constitutionality of this ordinance and based upon such information we are adopting this ordinance in good faith with a reasonable belief that the actions taken by the City of North Las Vegas are not in violation of any rights, privileges, or immunities secured by the laws providing for equal rights of citizens or persons.

SECTION 3: SEVERABILITY. If any section, paragraph, clause or provision of this Ordinance shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause, or provision shall in no way affect the validity and enforceability of the remaining provisions of this Ordinance.

SECTION 4: EFFECTIVE DATE. This Ordinance shall become effective after its passage by the City Council of the City of North Las Vegas. Publication once by title in a newspaper qualified pursuant to the provisions of Chapter 238 of NRS, as amended from time to time.

SECTION 5: PUBLICATION. The City Clerk shall cause this Ordinance, immediately following its adoption, to be published once by title, together with the names of the Council Members voting for or against passage, in a newspaper qualified pursuant to the provisions of Chapter 238 of NRS, as amended from time to time.

PASSED AND ADOPTED THIS 15th day of June, 2022.

AYES: Mayor Pro Tempore Cherchio, Council Members
Black, Barron, and Goynes-Brown

NAYS: None

ABSENT: Mayor Lee

APPROVED:



RICHARD CHERCHIO, MAYOR PRO TEMPORE

ATTEST:



JACKIE RODGERS
CITY CLERK