



Hamilton County Board of Commissioners

RESOLUTION

No. 724-11

A RESOLUTION AMENDING THE SHORT-TERM VACATION RENTAL ("STVR") REGULATIONS AS ADOPTED BY RESOLUTION NUMBERS 423-27 AND 423-39, BY PROHIBITING THE OWNERSHIP AND OPERATION OF SAME ON LOTS OF LESS THAN ONE (1) ACRE ON RESIDENTIALLY-ZONED PROPERTIES, AND OF LESS THAN TWO AND A HALF (2 1/2) ACRES IN SIZE WITHIN AGRICULTURALLY-ZONED PROPERTIES (WITH A MINIMUM SIDE-BY-SIDE BUFFER OF 50 FEET) WITHIN THE UNINCORPORATED AREAS OF HAMILTON COUNTY, TENNESSEE.

WHEREAS, by passage of Resolution Numbers 423-27 and 423-39, this county legislative body adopted certain regulations concerning the ownership and operation of short-term vacation rentals ("STVR") within the unincorporated areas of Hamilton County, Tennessee; and

WHEREAS, after regulating said practice, this body now feels that the continued allowance of said commercially-based residential dwellings for a period of less than thirty (30) days requires further restrictions in order to adjust to the various problems experienced and reported by the various communities throughout Hamilton County reporting common mis-uses of said privileges; and

WHEREAS, this county legislative body feels that a majority of the problems voiced and experienced can be eliminated by now requiring that the certifying of said commercial enterprises should be restricted to residentially-zoned properties consisting of no less than one (1) acre, and/or agriculturally-zoned properties of no less than two and a half (2 1/2) acres in size (with a minimum side-by-side buffer of 50 feet) within the unincorporated areas of Hamilton County.

**NOW, THEREFORE, BE IT RESOLVED BY THIS COUNTY LEGISLATIVE BODY
IN SESSION ASSEMBLED:**

That the Procedures and Regulations for short-term vacation rentals ("STVR") within the unincorporated areas of Hamilton County, Tennessee, as established by the passage of Resolution No. 423-27 (as later amended by adoption of Resolution No. 423-39), are hereby amended to provide that short-term vacation rentals (being periods of less than thirty (30) days of continuous duration) shall be prohibited in residentially-zoned properties consisting of less than one (1) acre, and in agriculturally-zoned properties of less than two and a half (2 1/2) acres in size (while requiring no less than a 50 foot side-by-side buffer).

BE IT FURTHER RESOLVED:

That any and all references in the short-term vacation rentals ("STVR") Permitting process, and the Procedures and Regulations referring to the Hamilton County Building Inspection Department are hereby amended to substitute the Hamilton County Development Services Department.

**BE IT FURTHER RESOLVED THAT THIS RESOLUTION TAKE EFFECT FROM
AND AFTER ITS PASSAGE, THE PUBLIC WELFARE REQUIRING IT.**

ADOPTED AS AMENDED

CERTIFICATION OF ACTION

Approved:



Rejected:



*W. K. Knowles by Brooke
Weaver, Chief Deputy*

County Clerk

Approved:



Vetoed:



Wesley

County Mayor

July 10, 2024

Date