



SHORT TERM RENTAL

FREQUENTLY ASKED QUESTIONS

What is a Short Term Rental?

An owner's primary residence or a portion of their residence that is rented for 30 days or less and often advertised on websites like Airbnb.

Are Short Term Rentals permitted in Lehi City?

Short Term Rentals (STRs) are an allowed use within all standard residential zones as long as they meet the criteria found in Section 12.240 of the Lehi City Development Code. STRs are not allowed in many Planned Communities. Please call the Planning Department to verify if it is allowed in your area.

Are there any restrictions on where Short Term Rentals can be located?

Yes. Short Term Rentals are not allowed within 600 feet of the property boundary of an elementary, middle, or junior high school. (following the shortest ordinary walking route)

What are the responsibilities of the owner and operator of a Short Term Rental?

The owner is required to establish and enforce quiet hours that at minimum follow the City Municipal Code. (10 pm to 6 am) Additionally, there must be a point of contact listed on the application that can respond to calls within one hour while the property is being rented.

How large can a Short Term Rental be?

There is no size restriction for a Short Term Rental, but the number of renters is limited to no more than 10 individuals or as limited by available off-street parking availability, whichever is less.

Do I need to provide off street parking for a Short Term Rental?

All parking for short term rentals must be provided off street. One parking spot is required per bedroom. The parking can take place in the garage or driveway space if the applicant can show that adequate parking remains for the owner in the case that the owner is home while operating the Short Term Rental.

What are the costs associated with obtaining approval for a Short Term Rental?

There are two costs associated with obtaining approval for a Short Term Rental:

1. A \$50 application fee is required.
2. A General Business License is required annually while in operation. The fee is \$140 per year.

Can Short Term Rentals be used for long-term rentals (ADUs)?

Both the short-term rental and ADU applications can be approved for the same home but not operated at the same time. ADUs require a separate application.

Is the homeowner required to live in the dwelling?

The home shall be the primary residence of the applicant, but the applicant is not required to be present while operating it as a Short Term Rental. Primary residence means the applicant lives there the majority of the year. Primary residency will be shown by providing the following documentation at the time of application:

1. The applicant's most recent tax returns listing the property as the applicant's primary residence; and
2. A government issued ID with the address of the applicant listed.

View the City Ordinance allowing Short Term Rentals (new 03/31/20)- (Page 36)

<https://www.lehi-ut.gov/wp-content/uploads/2013/09/Chapter-12-Development-Standards-2.pdf>