

ARTICLE IV
Short-Term Rentals
[Adopted 2-19-2020 by Ord. No. 2-2020]

§ 209A-19. Term defined; short-term rental occupancy tax; promotion fee.

- A. "Short-term rental" shall be defined as the use of a residential dwelling unit or accessory building on a temporary or transient basis of a duration of less than 30 days. A short-term rental shall include a residential dwelling unit or accessory building used as a short-term vacation rental for any period less than 30 consecutive days.
- B. The City of Atlantic City shall impose a tax upon any short-term rental of a qualified dwelling in the City of Atlantic City equal to 3% of the total rental fee, excluding any deposit or tax.
- C. The City of Atlantic City shall impose an Atlantic City promotion fee of \$1 per day to be specifically dedicated to the Special Events Department budget.
- D. The short-term rental occupancy tax and promotion fee shall be subject to collection by the listing agent or online platform, if such property is listed in that manner, or by the individual owner/operator in conjunction with the submission of the Hotel Occupancy Tax Collection Report.

§ 209A-20. Registration required.

- A. The City of Atlantic City shall require an owner/operator to obtain a seasonal certificate of occupancy which shall serve as license to operate a qualified dwelling as a short-term rental. The issuance of a seasonal certificate of occupancy shall be subject to a fee which shall be paid to the Division of Licensing and Inspection prior to the issuance of a license.
- B. The owner/operator must submit the following information to the City:
 - (1) The name, address, email and telephone number of the owner/operator of the subject short-term rental unit.
 - (2) The name, address, email and twenty-four-hour telephone number of the local contact person. The local contact person is the person designated by the owner or the operator who shall be available 24 hours per day, seven days per week for the purpose of:
 - (a) Responding in person within one hour to complaints regarding the condition, operation or conduct of occupants of the short-term rental unit; and
 - (b) Taking remedial action to resolve any such complaints.
 - (3) The name and address of the proposed short-term rental unit.

- (4) Such other information as the City may deem reasonably necessary to administer this section.

§ 209A-21. Minimum standards of conduct.

- A. The owner, agent or representative shall provide a brochure or other alternative publication to renters of short-term vacation rentals with information providing basic, minimum standards of conduct during their visit to the City of Atlantic City. An example of such brochure can be found on the City of Atlantic City website.
- B. Renters shall also be directed to the City's website and access the appropriate tab for additional resources and/or list of rules and regulations pertaining to the City.

§ 209A-22. Compliance required; reporting.

- A. The owner or operator shall comply with all applicable laws, rules and regulations pertaining to the use and occupancy of the subject short-term rental unit, including, but not limited to, the Atlantic City Code regarding public nuisances, noise and loitering.
- B. The owner or operator shall submit a quarterly report to the division of Licensing and Inspections on the Hotel Occupancy Tax Report form for those units wherein taxes are not collected through a third-party operator.

§ 209A-23. Notice of violation; citation.

- A. Notice of violation. The City may issue a notice of violation to any occupant, owner or operator if there is any violation of this article committed, caused or maintained by the owner, operator or occupant.
- B. Citation. As allowed by law, the City may issue citations for violations of this article and any other applicable state or local law.