

**CITY COMMISSION
CITY OF KENTWOOD
KENT COUNTY, MICHIGAN**

ORDINANCE NO. 3 – 22

At a regular meeting of the City Commission for the City of Kentwood held at Kentwood City Hall on November 1, 2022 and commencing at 7:07 p.m., the following Ordinance was offered for adoption by Commissioner Artz and was seconded by Commissioner Coughlin:

AN ORDINANCE TO AMEND CHAPTER 74, ARTICLE 3, SECTION 74-72 ENTITLED “DEFINITIONS” AND TO ENACT CHAPTER 74, ARTICLE 3, SECTION 74-80 ENTITLED “SHORT-TERM RENTALS” AND CHAPTER 74, ARTICLE 3, SECTION 74-81 ENTITLED “SHORT-TERM RENTAL EXCEPTIONS” OF THE CODE OF ORDINANCES FOR THE CITY OF KENTWOOD.

THE CITY OF KENTWOOD (the “City”) ORDAINS:

Article 1. Purpose. The City Commission finds that certain regulations regarding short-term rentals are necessary to protect the general health, safety, and welfare of the community, retain existing long term-housing stock, and preserve the unique character of the diverse residential neighborhoods within the City.

Article 2. Amendment of Section 74-72. Chapter 74, Article 3, Section 74-72 of the Code of Ordinances for the City of Kentwood entitled “Definitions” is hereby amended as follows:

- The term “single-family rental dwelling” is amended and reads in its entirety as follows: *Attached single-family dwelling* means dwelling, single-family attached as defined in Appendix A “Zoning,” Chapter 2, Section 2.02 of the Kentwood Code of Ordinances.
- The term “detached single-family dwelling” is added as follows: *Detached single-family dwelling* means dwelling, single-family detached as defined in Appendix A “Zoning,” Chapter 2, Section 2.02 of the Kentwood Code of Ordinances.
- The term “two-family dwelling” is added as follows: *Two-family dwelling* means dwelling, two-family as defined in Appendix A “Zoning,” Chapter 2, Section 2.02 of the Kentwood Code of Ordinances.
- The term “tenant” is added as follows: *Tenant* means an individual letting or subletting an attached single-family dwelling, detached single-family dwelling, two-family dwelling, or any portion thereof for a period longer than twenty-seven consecutive days.

- The term “short-term rental” is added as follows: *Short-term rental* means the letting or subletting of an attached single-family dwelling, detached single-family dwelling, two-family dwelling, or any portion thereof for a period of twenty-seven consecutive days or less.

[The remainder of Section 74-72 is substantively unchanged]

Article 3. Enaction of Section 74-80. Chapter 74, Article 3, Section 74-80 of the Code of Ordinances for the City of Kentwood entitled “Short-Term Rentals” is hereby enacted and reads in its entirety as follows:

Sec. 74-80. – Short-Term Rentals.

- (a) Subject to section 74-81, short-term rentals are prohibited within the City.
- (b) Subject to section 74-81, no attached single-family dwelling, detached single-family dwelling, two-family dwelling, or any portion thereof may be let or sublet more than once during a period of twenty-seven consecutive days or less.

Sec. 74-81. – Short-Term Rental Exceptions.

The prohibitions in section 74-80 do not apply to the following:

- (a) The letting of an owner-occupied or tenant-occupied attached single-family dwelling, detached single-family dwelling, two-family dwelling, or any portion thereof to a member of the owner or tenant’s family.
- (b) The letting of an owner-occupied or tenant-occupied attached single-family dwelling, detached single-family dwelling, two-family dwelling, or any portion thereof to a caregiver who is providing services to the owner, tenant, or a member of the owner or tenant’s family who resides at the attached single-family dwelling, or detached single-family dwelling, two-family dwelling.
- (c) The letting of an attached single-family dwelling, detached single-family dwelling, or two-family dwelling by a previous owner or owner’s family after closing and prior to the transfer of possession.

Article 4. Savings Clause.

The provisions of this Ordinance are severable. If any part of this Ordinance is declared void or inoperable for any reason by a court of competent jurisdiction, such declaration does not void any or render inoperable other parts or portions of this Ordinance.

Article 5. Repealer.

All ordinances or parts of ordinances in conflict with this Ordinance are repealed to the extent of any such conflict.

Article 6. Effective Date.

This Ordinance is effective upon the expiration of the tenth day following its publication in the manner required law.

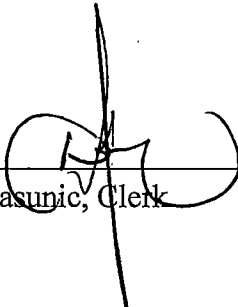
The vote regarding the adoption of this Ordinance was as follows:)

YEAS: Commissioners Artz, Coughlin, Morgan, Tyson, and Mayor Kepley

NAYS: Commissioner Draayer

ABSENT: Commissioner Groce

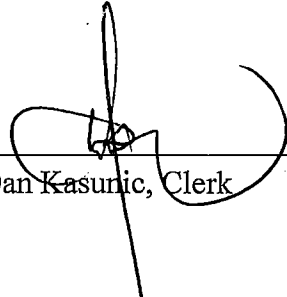
ORDINANCE NO. 3-22 DECLARED ADOPTED.



Dan Kasunic, Clerk

CERTIFICATION

I, Dan Kasunic, the Clerk of the City of Kentwood hereby attest that the foregoing is a true and accurate copy of an ordinance adopted by the City Commission of the City of Kentwood at a regularly scheduled meeting held on November 1, 2022, which meeting was held in accordance with state law.



Dan Kasunic, Clerk