

Presented by: The Manager
Presented: 05/08/2023
Drafted by: S. Layne

ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 2023-26

An Ordinance Creating a Short-Term Residential Rental Registration Program and Providing for a Penalty.

BE IT ENACTED BY THE ASSEMBLY OF THE CITY AND BOROUGH OF JUNEAU, ALASKA:

Section 1. Classification. This ordinance is of a general and permanent nature and shall become a part of the City and Borough of Juneau Municipal Code.

Section 2. Amendment of Title. Title 69 Revenue and Taxation is amended by adding a new Chapter 40, to read:

Chapter 69.40 – SHORT-TERM RESIDENTIAL RENTAL REGISTRATION PROGRAM

69.40.005 Short-Term Residential Rental Registration Program Intent.

The purpose and intent of this chapter is to require registration of short-term residential rentals within the City and Borough of Juneau. An operator offering or using a property as a short-term residential rental shall annually register such property in the short-term residential rental registry maintained by the CBJ Sale Tax Office.

69.40.010 Definitions.

The following words, terms, and phrases, when used in this chapter shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning.

1
2 *Guest* means an individual, corporation, partnership or association paying monetary or
3 other consideration for the use of a short-term rental.

4 *Operator* means a person, firm, corporation or other legal entity who furnishes, offers for
5 rent or otherwise makes available in the City and Borough rooms for monetary or other
6 consideration, whether acting directly or through an agent or employee.

7 *Person* means an individual natural person.

8 *Property and properties* means a real estate offered by an operator as a short-term
9 residential rental.

10 *Rent and rents* mean the amount paid or promised, in terms of money, as consideration for
11 the use by a transient of a room in a hotel, motel or other place of public accommodation.

12 *Short-Term Residential Rental* means a dwelling unit that is rented, leased, or otherwise
13 advertised for occupancy for a period of less than 30 days.

14 *Transient* means a person who occupies or rents a unit, room or rooms for fewer than 30
15 consecutive days for the purpose of habitation.

16
17 **69.40.020 Registration required.**

18 (a) The operator of a short-term residential rental must register with the CBJ sales tax office
19 on a form or platform specified by the CBJ prior to offering a unit for rent.

20 (b) Registration must be renewed annually.

21 (c) The CBJ will provide a rental registration number for each registered short-term
22 residential rental. The registration number must be displayed on each advertisement or public
23 listing for a short-term residential rental that the operator or operator's designee maintains.

24 (d) There is no fee for registration.

25 (e) The operator shall provide the CBJ with the following at the time of registration:

(1) A copy of their State business license.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

(2) Name, address, phone number, and email address for the operator or operator’s designee.

(3) Contact information for an emergency point of contact for the operator or operator’s designee who is responsible for responding to complaints or emergencies in a timely manner, in person, if required by public safety personnel, or over the phone or by email at any time of day.

(4) A general description of the short-term residential rental unit, to include: address, property type, number of bedrooms, capacity, and amenities provided.

(f) If there is a change in the information submitted pursuant to subsection (e) of this section, a new registration must be completed within ten business days.

69.40.030 Penalty.

(a) Renting, or offering for rent, a short-term residential rental without complying with the registration requirement in 69.40.020 is prohibited.

(b) An operator required to register a property pursuant to this chapter who offers or uses such property without being registered is subject to a penalty in the amount of \$25 per violation. A separate violation shall be deemed committed each day during or on which a property is offered or used as a short-term residential rental without registration. Such operator may not offer or use, or continue to offer or use such property for a short-term residential rental, unless and until the penalty is paid and the property is properly registered.

69.40.040 Exemptions.

(a) The registration required under this chapter shall not be required of:
Hotel’s required to keep a register under Title 20.10 and taxed pursuant to Title 69.07.

1
2
3 **Section 3. Amendment of Section.** CBJC 03.30.070 Violations; civil fines, is
4 amended to read:

5 **03.30.070 Violations; civil fines.**

6 (a) Notwithstanding any provision of the CBJ Code to the contrary, the offenses listed
7 in the table below shall be considered violations subject to a civil fine not to exceed that set
8 forth in the table below; payment of the listed civil fine shall be accepted in satisfaction of the
9 violation; and the violation shall be subject to the procedure set forth in CBJ 03.30.075—
10 03.30.085:

11

CBJ	Type of Violation	Civil Fine
...
69.40	SHORT-TERM RESIDENTIAL RENTAL REGISTRATION PROGRAM	
69.40.020	Registration required	\$25.00
...		

12
13
14
15
16

17 **Section 4. Effective Date.** This ordinance shall be effective 30 days after its adoption.

18 Adopted this _____ day of _____, 2023.

19
20 _____
Beth A. Weldon, Mayor

21 Attest:

22
23 _____
Elizabeth J. McEwen, Municipal Clerk