

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF SANDPOINT, IDAHO, REPEALING AND REPLACING TITLE 3, CHAPTER 12, SANDPOINT CITY CODE, PERTAINING TO SHORT-TERM RENTALS; PROVIDING FINDINGS; PROVIDING FOR A NEW CHAPTER 12 CONSISTENT WITH IDAHO CODE SECTION 67-6539, AS AMENDED; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, The City of Sandpoint is a municipal corporation organized and existing under the laws of the State of Idaho;

WHEREAS, the City has previously adopted regulations governing short-term rentals codified at Title 3, Chapter 12, Sandpoint City Code;

WHEREAS, during the 2026 legislative session, the Idaho Legislature adopted House Bill 583, now Session Law Chapter 22, amending Idaho Code section 67-6539 and related provisions concerning the regulation of short-term rentals;

WHEREAS, House Bill 583 was signed by the Governor on March 16, 2026, and becomes effective July 1, 2026;

WHEREAS, as amended, Idaho Code section 67-6539 provides that cities may not enact or enforce ordinances that have the express or practical effect of prohibiting short-term rentals, may not impose different restrictions or obligations on short-term rentals than are imposed on single-family dwellings or similar structures not used as short-term rentals except as expressly authorized by statute, and may not require a license, fee, permit, certification, or registration to operate a short-term rental;

WHEREAS, Idaho Code section 67-6539, as amended, authorizes cities to require only certain limited short-term-rental safety measures, including smoke alarms in sleeping areas, fire extinguishers and carbon monoxide detectors, removable escape ladders in sleeping areas above the ground floor, occupancy limits not exceeding non-transient residential limits in the Idaho-adopted building code, and an easily accessible informational handout for tenants;

WHEREAS, Idaho Code section 67-6539, as amended, further provides that short-term rentals and their owners and tenants remain subject to all generally applicable local ordinances and penalties that apply to other non-short-term-rental residential uses, including but not limited to noise, parking, nuisance, curfew, and traffic regulations;

WHEREAS, the City Council finds that repeal and replacement of existing Title 3, Chapter 12 is necessary and desirable to bring the Sandpoint City Code into conformity with state law while preserving those limited public-safety requirements expressly authorized by Idaho law.

NOW THEREFORE, BE IT ORDAINED by the Mayor and City Council of the City of Sandpoint that:

SECTION 1. Repeal.

Title 3, Chapter 12, Sandpoint City Code, as currently existing, is hereby repealed in its entirety.

SECTION 2. Replacement.

Title 3, Chapter 12, Sandpoint City Code, is hereby adopted to read as follows:

TITLE 3 BUSINESS AND LICENSE REGULATIONS, CHAPTER 12 SHORT TERM RENTAL OF DWELLING UNITS

3-12-1: Purpose

The purpose of this chapter is to establish only those short-term-rental requirements expressly permitted by Idaho Code section 67-6539, as amended. This chapter shall be construed narrowly so as not to impose any restriction or obligation on short-term rentals except as specifically authorized by state law. Short-term rentals shall remain subject to all generally applicable federal, state, and local laws and ordinances that apply equally to other residential uses.

3-12-2: Definition

OWNER: The person or entity holding legal or equitable title to the dwelling unit or parcel on which the short-term rental is located.

SHORT-TERM RENTAL: The use of a dwelling unit, or portion thereof, for overnight lodging for a period of thirty (30) days or less, as defined by Idaho law.

SLEEPING AREA: Any room or area used, intended to be used, or advertised for sleeping, including, where applicable, basements, living rooms, and family rooms.

3-12-3: Limited safety requirements for Short-Term Rentals

A short-term rental operating within the City shall comply with the following requirements and no others shall be imposed by this chapter except as otherwise expressly authorized by Idaho law:

- A. All sleeping areas shall be equipped with functioning smoke alarms.
- B. The short-term rental shall be equipped with:
 - 1. a functioning fire extinguisher; and
 - 2. a functioning carbon monoxide detector on each floor.

- C. Removable escape ladders shall be available in all sleeping areas with a window that are located above the ground floor.
- D. Maximum occupancy shall not exceed the occupancy permitted for non-transient residential use under the international building codes as adopted by the Idaho Building Code Board.
- E. An easily accessible informational handout shall be made available to tenants and shall include:
 - 1. the location of exits;
 - 2. the location of fire extinguishers;
 - 3. the location of any supplied first aid kits; and
 - 4. a phone number to contact the owner or manager in the event of an emergency.

3-12-4: Applicability of generally applicable laws; enforcement

- A. Owners, operators, occupants, and tenants of short-term rentals are subject to all generally applicable provisions of the Sandpoint City Code and other applicable law to the same extent as other residential uses, including but not limited to laws and ordinances relating to noise, parking, nuisance, curfew, traffic, fire safety, and solid waste.
- B. A violation of section 3-12-3 of this chapter shall constitute an infraction or civil code violation enforceable in the same manner as other municipal code violations.
- C. Nothing in this chapter shall be construed to require or authorize any local license, fee, permit, certification, registration, inspection, owner-occupancy requirement, local-contact requirement, neighbor-notice requirement, minimum-stay requirement, or other short-term-rental-specific restriction or obligation not expressly authorized by Idaho law.

SECTION 3. Codification.

The provisions of this ordinance shall be codified in the Sandpoint City Code. The codifier is authorized to make such non-substantive corrections as are necessary for codification, including correction of numbering, section references, capitalization, formatting, and similar editorial matters.

SECTION 4. Repealer.

All ordinances, resolutions, orders, or parts thereof in conflict with this ordinance are hereby repealed to the extent of such conflict.

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SECTION 5. Severability.

If any section, subsection, sentence, clause, phrase, or portion of this ordinance is for any reason held invalid or unconstitutional by a court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions hereof.

SECTION 6. Effective date.

This ordinance shall take effect on July 1st, 2026, concurrent with the effective date of 2026 Idaho Session Laws, Chapter 22 (House Bill 583), amending Idaho Code section 67-6539.

PASSED by the City Council of the City of Sandpoint, Idaho, and APPROVED by the Mayor this _____ day of _____, 2026.

CITY OF SANDPOINT, IDAHO

Jeremy Grimm, Mayor

Attest: _____
Meri Jane Bohn, City Clerk