

**JEFFERSON COUNTY, TENNESSEE
BOARD OF COMMISSIONERS**

RESOLUTION NO. 2025-06

**A RESOLUTION OF JEFFERSON COUNTY, TENNESSEE, TO ESTABLISH
REGULATIONS FOR LICENSING SHORT-TERM RENTAL UNITS WITHIN
JEFFERSON COUNTY**

WHEREAS, the Tennessee General Assembly passed the Short Term Rental Unit Act (*Tennessee Code Annotated* §13-7-601 *et seq.*) which permits Tennessee counties to regulate Short Term Rental Units.

WHEREAS, the Board of Commissioners of Jefferson County, Tennessee (hereinafter the “Commission”) recognizes the increasing existence, locally, regionally, statewide and nationally, of commercial and/or quasi-commercial endeavors whereby residential dwelling units are leased, rented, utilized or occupied, in exchange for a fee and/or various forms of consideration, on a short-term basis, and often advertised on or promoted pursuant to internet or digitally based platforms and/or other forms of social media; and,

WHEREAS, The Commission believes that it is in the safety, health, and welfare of the citizens of Jefferson County, Tennessee that Short Term Rental Units lying within the unincorporated portions of Jefferson County, Tennessee be regulated and required to comply with certain public safety and operational standards.

IT IS HEREBY RESOLVED by the Board of Commissioners of Jefferson County, Tennessee meeting in regular session this the ____ day of _____, 2025, that the following regulations governing Short Term Rental Units within the unincorporated portions of Jefferson County, Tennessee are adopted:

Hereinafter Resolution # **2025-06** shall be referred to as “Resolution” or “this Resolution.” Jefferson County, Tennessee shall hereinafter be referred to as the “County.”

Section 1 Definitions

As used in this part:

- (A) “Property” means a tract of land as recorded in the Jefferson County Register of Deeds Office.
- (B) “Representative” means the person identified by Owner as the contact person for the Owner as described herein.
- (C) “Residential Dwelling Unit” means a cabin, house, or structure used or designed to be used as an abode or home of a person, family, or household, and includes a single-family dwelling, a portion of a single-family dwelling, or an individual residential dwelling in a multi-dwelling

building, such as an apartment building, condominium, cooperative, or timeshare.

- (D) “Short-term rental unit” (hereinafter referred to as “STR”) means a residential dwelling unit that is rented wholly or partially for a fee for a period of less than thirty (30) continuous days and does not include a hotel as defined in § 68-14-302 or a bed and breakfast establishment or a bed and breakfast homestay as those terms are defined in § 68-14-502.
- (E) “Owner”: Owns the STR or property on which the STR is located pursuant to a deed recorded in the Jefferson County Register of Deeds Office.
- (F) “Short-Term Rental Occupants” or “Occupants” means: Guests, tourists, lessees, vacationers or any other person who, in exchange for compensation, occupy an STR Unit for lodging for a period not to exceed thirty consecutive days, but not in any event to be from any period of time less than 24 hours.
- (G) “Grandfathered STR Unit”: A property that was in use as an STR Unit prior to enactment of this Resolution.
- (H) “Gross square feet”: The area of all floors within the outside perimeter of the exterior walls of an STR Unit. Gross square feet includes any finished or occupied basements.

Section 2 STR Units: Minimum Standards

An STR Unit must meet the following minimum standards:

- (A) STR Units may only be residential dwelling units as defined in Section 1, and all STR Units (grandfathered or not) must meet and comply with all regulations of the Jefferson County Zoning Resolution, building codes adopted by the County, all rules and regulations of the County Environmental Health Department- Groundwater Division, and subsurface sewage disposal system requirements and regulations. STR Units shall not include structures such as, but not limited to, garages, barns, sheds, campers, recreational vehicles (RVs) and/or boats or any structures that do not meet the adopted and applicable building codes of Jefferson County. Each Residential Dwelling Unit to be used as an STR Unit shall require a separate permit under this Resolution.
- (B) It is the responsibility of the Owner to ensure that the STR Unit meets all applicable laws related to housing, building, health, electrical, gas, plumbing, bedroom egress, and life safety. An owner must acknowledge that in the event a permit is approved and issued by the County, the owner

assumes all risk relating to the STR and shall indemnify, defend and hold the County and its employees, agents, officials and representatives harmless concerning the County's approval of the permit, the maintenance of the STR Unit, and any other matter related to the STR Unit.

(C) Maximum occupancy

(1) Maximum occupancy shall be determined based upon the permitted septic system.

(i) Maximum occupancy for traditional septic systems with drain field lines: Maximum 2 occupants per bedroom, plus a maximum total of one additional person per permitted bedroom and total occupancy cannot exceed 12 people.

(ii) Maximum occupancy for non-traditional/ alternative sewage disposal systems: shall be determined by the utility operating the system and must be approved by the Jefferson County Environmental Health Department- Ground Water Division. For the purposes of this Resolution, "nontraditional sewage disposal system" shall mean sewage disposal systems other than standard septic systems with leech lines, including, but not limited to systems such as sand filtration systems. Such systems are typically managed by private utilities or other utility systems.

(iii) Maximum occupancy for an STR on municipality sewer systems: shall be determined by the municipality operating system and must be approved by the Jefferson County Environmental Health Department- Ground Water Division.

(2) The occupancy maximum must be conspicuously posted within the STR Unit and on the STR Unit advertisement platforms and any and all advertisements related to the STR Unit.

(D) Taxes

The STR Owner shall be responsible for collecting and remitting all applicable Hotel and Motel Taxes, Sales Taxes and any other taxes required by State law.

(E) Parking

Adequate on-site parking must be provided based on the maximum occupancy. Parking shall not be allowed on any grass or vegetated area of the property on which the STR is located. Parking is only allowed in paved or graveled designated areas on the property on which the STR is

located. Vehicular access/clearance shall be maintained at all times for emergency vehicles.

(F) Waste

All trash shall be maintained inside the STR Unit structure or in a secure covered container located outside on the property where the STR is located until proper disposal.

(G) Contact Information

The name, email, and telephone number of the STR Unit Representative must be conspicuously posted within the STR Unit.

(H) Signage

The only allowable signage shall be a small name plate attached to either the exterior of the STR Unit structure or a small sign posted on the property where the STR is located. The size of the small sign shall not exceed two feet high by two feet wide.

The STR Representative's name and contact number must be posted on the allowable signage. If the Representative's name or contact number changes, the signage must be updated as soon as possible and no longer than 30 days.

The address number of the STR Unit must be posted where it is easily identifiable by the Occupants and the Emergency Service personnel. The numbers must be at least four inches in height and color contrast with the background.

(I) Swimming Pools/Hot Tubs

Swimming pools and hot tubs must meet all State of Tennessee laws and requirements.

(J) Tennessee Fire Marshal's Office Regulations and Permits

All STR Units must comply with all applicable rules and regulations of the Tennessee State Fire Marshal's Office; obtain all permits required by the Tennessee State Fire Marshal's Office; and comply with any and all applicable provisions of *Tennessee Code Annotated* §68-120-101 *et seq.*

All owners of STRs must present with their STR application an affidavit from a Tennessee Certified Codes Inspector that:

- (i) the STR complies with all applicable rules and regulations of the Tennessee State Fire Marshal's Office and complies with any and

- all applicable provisions of *Tennessee Code Annotated* §68-120-101 *et seq.*;
- (ii) the STR has all necessary permits required by the Tennessee State Fire Marshal.
 - (iii) the STR holds and maintains all permits required by the Tennessee State Fire Marshal's Office, if any; and
 - (iv) the STR does or does not require a fire sprinkler system.

The Owner of the STR must further provide copies of all up to date and active permits required by the Tennessee State Fire Marshal's Office, if any, with their application. In the event a sprinkler system is required for the STR, the STR Owner must provide copies of all documentation showing that the STR Owner has installed said fire sprinkler system; that the Tennessee State Fire Marshal's Office has inspected and approved said fire sprinkler system; and is otherwise in compliance with the rules and regulations of the Tennessee State Fire Marshal's Office.

In the event a fire sprinkler system is not required by the Tennessee Fire Marshal's office for the STR, the affidavit of the Tennessee Certified Codes Inspector must also state this fact and further state the reason such a fire sprinkler system is not required.

Nothing in this section changes or alters any rule, regulation or requirement of the Tennessee State Fire Marshal's Office regarding any STR.

(K) Life Safety Compliance

It shall be unlawful to operate an STR Unit without the minimum Life Safety Equipment as specified below:

- (1) A smoke alarm meeting Underwriters Laboratory (UL) 217 standards inside each sleeping room, outside of and within 15 feet of sleeping rooms, and on each story of the STR Unit including basements, and
- (2) A carbon monoxide detector within 15 feet of each sleeping room if applicable; and
- (3) At least one fire extinguisher with a rating of 2A:10B:C per every 3000 square feet as well as one placed within 75 feet of travel.

Each smoke alarm and carbon monoxide alarm must function properly with the alarm sounding after pushing the test button.

Each fire extinguisher must be operational and within the inspection expiration date.

An Affidavit of Life Safety Compliance must be submitted with the permit application and permit renewal application to acknowledge that anytime the STR Unit is rented to Occupants, the Life Safety Equipment shall be on the premises and installed to manufacturer specifications.

The Affidavit must also specifically include the number, locations and operation of the required Life Safety Equipment for the STR Unit.

This equipment shall be subject to verification and inspection before the initial permit and upon permit renewal by a Tennessee Certified Codes Inspector. An Affidavit of the verification and inspection of the Life Safety Equipment by the Tennessee Certified Codes Inspector must be included in the initial permit application and permit renewal.

(L) Video Cameras, Filming, Taping and Recording

Video cameras and filming, taping and recording equipment within the interior of the rental structure by STR Owners and/or Representatives is not allowed.

Videoring, filming, taping and recording of rental guests by STR Owners/Representatives inside the rental structure is strictly prohibited.

Videoring, filming, taping and recording of rental guests by STR Owners/Representatives at swimming pool, hot tub or other outdoor presumed private use areas is strictly prohibited.

If video cameras or filming/taping equipment is installed exterior to the rental structure or on the rental property, which shall not include areas in view of a swimming pool, hot tub, or other outdoor presumed private use areas the Owner/Representative must disclose this on the permit application and provide the location(s) where the equipment is placed.

(M) Pets

If the rules for a specific STR property allow pets, they must always be secured within the boundaries of the STR Unit property. If the STR Unit property is not fenced, pets must be kept on a leash and always accompanied by the pet owner while outside. The STR Owner, and/or Occupants shall be subject to Jefferson County rules, regulations and fines regarding pets and leashes.

(N) Good Neighbor Notification

A Good Neighbor Notification is an optional form provided by the County Clerk to the STR Owner that can be given to adjoining property owners.

The intent of the form is to provide STR Representative contact information and any other pertinent information the Owner would like to share associated with the STR Unit with the neighboring properties. The Owner may obtain adjoining property owner names and addresses from the Jefferson County Property Assessor.

Section 3 STR Representative Designation and Duties

(A) Designation:

The Owner must identify an STR Representative to be the contact person, regarding the STR and the STR property. The Owner may serve as the STR Representative.

(B) Duties:

STR Representative duties include:

- (1) Shall be available for and responsive to contact at all times (seven days a week and 24 hours per day).
- (2) Shall be present at a location within two hours travel time for purposes of receiving complaints and communications as well as transacting other STR business.
- (3) Shall verbally respond within two hours following notification of all issues related to the use, operation, or occupancy of the STR Unit and premises.

This is not intended to impose a duty to act as a peace officer or otherwise require the STR Representative to place themselves in a perilous situation.

Failure of the STR Representative to timely respond to two or more complaints regarding violations may result in penalty fees and may be grounds for STR Permit revocation as set forth in this Resolution.

- (4) Receive and accept service of any notice of violation or notice of hearing related to the STR Unit.
- (5) Monitor the STR Unit for compliance with all State laws, rules and regulations and all County regulations and requirements, including compliance with collection and remittance of the Hotel-Motel Tax, Sales Tax and any other tax required by State law.
- (6) Maintain and inspect the STR Unit to ensure continued compliance with applicable State laws, rules, and regulations and all building, health, sewage/ septic regulations and laws, and Life Safety Compliance rules and regulations.

Section 4 Initial Permit: Requirement, Application, Fee, Review, Approval/Denial

(A) Permit Required

No person or entity shall operate an STR Unit, including without limitation a Grandfathered STR Unit, unless a “Short-Term Rental Permit” or “STR Permit” has been first obtained from the Office of the Jefferson County Clerk.

An STR Permit shall be valid for one year after the date of issuance and shall require renewal each year thereafter.

The Jefferson County Clerk shall notify the STR Owner and Representative on file at least 30 calendar days prior to permit renewal date by method requested by applicant on initial permit application.

(B) Permit Application

Applicants for an STR Unit Permit must apply to the Office of the Jefferson County Clerk. The application shall be furnished under oath on a form specified by the County. This provision shall apply whether the Application is for an STR Unit or a Grandfathered STR Unit. The Permit Application for a Grandfathered STR Unit must also include documentary evidence which supports classifying the STR Unit as a Grandfathered STR Unit, referred to and described in Section 8.

Permit Application must include:

- (i) The full legal name, address, telephone number and email address of the STR Unit Owner and the STR Representative.
- (ii) Documentation proving that applicant is the legal owner of the STR Unit.
- (iii) Documentation showing property tax payments are current.

- (iv) The current Jefferson County Business License Local Account Number for the STR.
- (v) Documentation (Certification and/or registration number) relating to the Hotel-Motel occupancy tax authorized by T.C.A. §67-4-1401 et seq.
- (vi) Disclosure of STR Booking Type: Direct Book and/or On-line Rental Marketplace.
- (vii) A certificate of insurance on the STR. The certificate of insurance must include liability and property coverage applicable to the STR Unit, any Occupants of the STR, and the personal property of any Occupants of the STR.
- (viii) A concept plan or drawing, indicating the subject property, the building(s) on the site intended for use as an STR Unit(s), proposed parking and guest access.
- (ix) A narrative and/or drawing with the following:
 - (1) A description of the area available for STR (i.e., the entire property and the residential dwelling unit or portion thereof etc.).
 - (2) A description of the floor plan.
 - (3) A description of the number of sleeping rooms for rental.
 - (4) A description of the locations of required Life Safety Equipment consisting of smoke alarms, carbon monoxide detectors, and fire extinguishers.
 - (5) The maximum number of Occupants and guests to be accommodated at one time.
 - (6) The days of operation (all year, just holidays, weekend/weeknights, etc.).
 - (7) How trash will be handled, and the method of informing Occupants about the proper method of disposal.
 - (8) Disclosure and location of cameras and recording equipment installed on the exterior of the STR Unit and premises as outlined in Section 2L.
- (x) Provide a list of names and addresses of adjoining properties obtained from the Jefferson County Property Assessor to provide notification to neighbors.

- (xi) Written certification from the County Environmental Health Department- Ground Water Division of the capacity of the subsurface sewage disposal system and number of bedrooms said system may serve. If the STR is served by a non-traditional sewage system, the STR Owner must provide written certification from the County Environmental Health- Ground Water Division and the utility system managing said nontraditional system of the capacity of the non-traditional sewage disposal system with respect to the number of bedrooms in the STR served by the nontraditional system. If the STR is served by a municipal sewer system, the STR Owner must provide written certification from the County Environmental Health-Ground Water Division with respect to the number of bedrooms in the STR served by the municipal sewer system.
- (xii) Affidavit from a Tennessee Certified Codes Inspector according to Section 2J.
- (xiii) Affidavit of Life Safety Compliance according to Section 2K.

(C) Application Fee

The Permit Application fee is \$250.00. This includes administration costs.

If on-site inspections by County agencies or offices are required during or as a result of the Permit Application process, a fee of \$100 will be required for each such inspection.

There shall be no proration of the fees, and once paid, they are non-refundable. This application fee shall be valid for one year upon which a renewal fee with be required each year thereafter.

(D) Application Review

The Jefferson County Clerk shall review STR Permit Applications.

(E) Permit Approval or Denial

Once the Jefferson County Clerk or his/ her designee has determined that the application is complete, a permit shall be issued or denied within thirty (30) calendar days of the submission of the application. If the County Clerk is satisfied that the application and the STR conforms to the requirements of this Resolution and other applicable laws and county resolutions and regulations, a permit shall be issued to the applicant.

If the application or STR does not conform to the requirements of this Resolution or other pertinent laws and county resolutions and regulations, the permit shall not be issued, and the applicant will be so advised in

writing of the deficiencies and be given thirty (30) calendar days to correct same. If the applicant does not believe the deficiencies can be corrected within thirty (30) days, the applicant may request the County Clerk extend this correction period an additional thirty (30) calendar days. The County Clerk shall have the discretion to extend the correction period in this regard. If the deficiencies are not corrected within the aforementioned thirty (30) days (or sixty (60) days if extended), the application will be permanently denied via written notice by the County Clerk. The denied applicant may reapply for an STR permit for the denied STR one year after the date of the written notification of permanent denial. The STR Permit shall be valid for one year from issuance, unless said STR Permit is revoked or otherwise terminated by law or resolution.

Any false statements or information provided in the application are grounds for revocation and/or suspension, including denial of future applications.

The Permit Application, if approved, shall be issued for a specific site location and/or address of the proposed STR Unit or Grandfathered STR Unit provided in the application as set forth in this Resolution.

Once issued, a legible copy of the STR Permit must be posted within the STR Unit and must include all the following information:

- (i) The name, address, telephone number and email address of the STR Representative;
- (ii) The Jefferson County Business License Local Account Number;
- (iii) The maximum occupancy of the STR Unit;
- (iv) The maximum number of vehicles that may be parked at the STR Unit; and
- (v) The STR Permit number.

Section 5 Complaints

All complaints regarding STR Units shall be filed with the Jefferson County Zoning Office. Those making complaints are specifically advised that any false complaint made against an STR Unit Owner and/or Representative is punishable as perjury under T.C.A. § 39-16-702.

For any complaint made, the County shall provide written notification to the STR Unit Owner and STR Representative. The STR Owner may submit any evidence or documentation in response to said Complaint.

Section 6 Permit Revocation / Appeals / STR Board of Appeals

An STR Permit may be revoked if:

- (1) an STR Permit applicant provides false information on or with the application;
- (2) the continuation of the STR presents a threat to public health or safety;
- (3) the Owner ceases to own the property or otherwise transfers his/ her interest in the STR or property upon which the STR is or is maintained;
- (4) the property is not used as an STR for thirty (30) months or more;
- (5) there has been a violation of generally applicable local law three (3) or more separate times arising as a result of the operation of the property as an STR and all appeals from the violations have been exhausted.

If an STR permit is revoked, the County Clerk shall specify the reasons for the revocation in writing. Any person whose application has been denied or STR Permit has been revoked may appeal such denial or revocation by submitting a written request for a hearing to the County Clerk within ten (10) business days of the denial or revocation. A hearing shall be conducted by the STR Board of Appeals at a scheduled meeting. The Owner and the County's designee or official or department head may present evidence at said hearing. The Owner and the STR Representative must be present at the hearing. The STR Board of Appeals shall hear any such evidence and determine whether the revocation or denial was justified or whether the applicant should be given the STR Permit or the revoked STR Permit should be reinstated. Should the Owner, the applicant, or the STR Representative fail to appear, the appeal will be dismissed. The STR Board of Appeals decision shall be final and subject only to judicial review pursuant to State law.

An STR Board of Appeals is hereby created and shall consist of three (3) Jefferson County citizens and residents nominated by the County Mayor and confirmed by the Jefferson County Board of Commissioners. Members of the STR Board of Appeals shall serve two (2) year terms. The STR Board of Appeals shall hear appeals by any person or entity whose STR application has been denied or STR permit has been revoked. The STR Board of Appeals is also empowered to hear appeals of owners who are aggrieved by any determination by the County Clerk regarding the grandfathered status of any STR or any other determination or decision or interpretation of this resolution by the County Clerk.

The STR Board of Appeals may also receive evidence from other interested persons, including, but not limited to, adjoining and nearby neighbors, county officers, employees and representatives.

Section 7 STR Septic System Failure

If the septic system of an STR Unit fails or malfunctions, the STR permit shall automatically be suspended and the STR unit shall not be rented or advertised until the Jefferson County Environmental Health- Groundwater Division verifies that the system has been properly repaired and adequately functioning. Each on-site verification inspection required by the Jefferson County Environmental Health- Ground Water Division shall result in a fee of \$100.

Once repaired, the Environmental Department will reassess the STR maximum occupancy based on septic system.

Any STR Permit which is suspended for noncompliance due to septic failure may be reinstated after the Permittee demonstrates to the satisfaction of the Environmental Health Department- Ground Water Division and County Clerk that the noncompliance issue(s) with the septic system has been resolved. Reinstatement will also require payment of a fifty (\$50.00) dollar administrative fee.

Failure to cease operation of an STR Unit when the septic fails shall be in violation of this Resolution and shall be punishable by a civil penalty of fifty (\$50.00) dollars per violation. Each day that the violation continues shall be a separate offense.

Section 8 Grandfathered STR Unit Proof of Status, Code and Permit Requirements

Owners of Grandfathered STR Units must also apply for an STR Permit. Owners of Grandfathered STR Units shall produce the following documentation:

- (i) an active Jefferson County Business License Local Account Number for the Grandfathered STR;
- (ii) sufficient proof of all applicable tax payments including Sales and Use Taxes and Hotel and Motel Tax which were obtained and paid prior to the passage of this Resolution; and
- (iii) documentation that the alleged grandfathered STR has been rented as an STR prior to the date of the passage of this Resolution.

Grandfathered STR Units shall comply with all County Zoning regulations; applicable building codes at the time the STR was built, if any; all regulations of the County Environmental Health Department- Ground Water Division; and the requirements of Sections 2J and 2K of this Resolution. Nothing in this Resolution exempts any STR from compliance with any applicable State law, rules, or regulations or any requirements, regulation, and rules of the Tennessee State Fire Marshal's Office.

The Owner or STR Representative of a Grandfathered STR Unit, shall pay the initial STR Permit application fee of \$250.00 and continuing renewal fees of \$200.00. Further the Owner of a Grandfathered STR Unit shall be subject to any inspection fees, if applicable.

The Owner of a Grandfathered STR Unit shall be required to apply for an initial STR Permit within one hundred and twenty (120) calendar days next following the effective date of this Resolution. If the Owner or STR Representative fails to apply within said one hundred and twenty (120) day period or fails to meet the requirements of generally applicable laws, rules and regulations and this Resolution, the Grandfathered STR Unit, shall, upon notice from the Jefferson County Clerk, cease operations as an STR Unit and shall not resume such operations or advertisement as an STR Unit until such time as the Owner or STR Representative make a proper application for an STR Permit and demonstrate compliance with all requirements of this Resolution and generally applicable law.

A Grandfathered STR Unit shall lose grandfathered status by failure to adhere to and/or violation of all or any of the qualifying conditions and/or requirements of T.C.A. § 13-7-603, including but not limited to:

- (i) The property used as a Grandfathered STR Unit is sold or otherwise transferred by or from the Owner(s) of the property when first qualified or established as a Grandfathered STR Unit; and/or
- (ii) The property ceases to be used as an STR Unit for any period of thirty (30) continuous months; and/or
- (iii) The property has been found to be in violation of a generally applicable local Resolution or State law on three (3) or more separate times and with no appeal opportunities remaining.

Section 9 Transferability

An STR Permit is non-transferable to another site, property, location, or Owner. Grandfathered STR Unit Permits are subject to additional transferability restrictions as provided in T.C.A. § 13-7-601, et seq., as now enacted or hereafter amended.

Section 10 Failure to Obtain Permit; Penalties

Any violation of this Resolution, including failure to obtain a Permit or to renew a Permit of continued or initiating operation of an STR Unit either without a Permit or after revocation of a Permit shall be punishable by a civil penalty of fifty

(\$50.00) dollars per violation. Each day that the violation continues shall be a separate offense.

Section 11 Annual Permit Renewal and Fee

STR Permits must be renewed annually. The Owner of an STR must provide current information and documentation with each annual renewal application. In the event an inspection of any kind by any County office or official is required, an inspection fee of \$100 shall also be paid by the STR Owner for each such inspection. The annual renewal fee shall be \$200. Upon inspection by the County, if applicable, or the satisfactory demonstration of compliance of the terms, provisions and conditions of the Resolution, the STR Owner shall be entitled to a renewal STR Permit.

All STRs must provide the following with their renewal application:

- (i) Affidavit from a Tennessee Certified Codes Inspector according to Section 2J.
- (ii) Affidavit of Life Safety Compliance according to Section 2K.
- (iii) Affidavit that the initial permit application documentation referred to in Section 4B is current or an affidavit disclosing changes from the original application.
- (iv) An active certificate of insurance on the STR. The certificate of insurance must include liability and property coverage applicable to the STR Unit, any Occupants of the STR, and the personal property of any Occupants of the STR.
- (iv) Documentation showing property tax payments are current.

Failure to pay the annual renewal fee, to provide permit renewal documentation as listed in Section 11 and to cooperate with permit inspection requirements, if applicable, shall result in suspension of the Permit which, if not remedied within sixty (60) calendar days after suspension, shall automatically result in revocation of the Permit for that particular location.

Section 12 Jurisdiction

This Resolution applies to STR Units located in the unincorporated areas of Jefferson County, Tennessee.

Section 13 Severability/ Invalidity of Part; Private Agreements and Covenants

If any provision of this resolution or the application thereof to any person, entity, or circumstance is held invalid, such invalidity shall not affect other provisions or applications of this resolution which can be given effect without the invalid provision or application and to that end the provisions of this resolution are declared to be severable.

T.C.A. 13-7-605 authorizes the following entities to restrict use of property as an STR:

- (i) Privately created agreements or covenants by any Condo, Co-Op or HOA or developers.
- (ii) A lessor, through terms of the lease agreement.
- (iii) A property owner may place a restrictive covenant or easement of the property that restricts the future use of the property as an STR Unit.

The County shall not have any obligation or be responsible for making a determination regarding whether the issuance of an STR Permit or the use of a residential dwelling unit as an STR is permitted under any private agreements or any covenants, and restriction or any of the regulations or rules of any homeowners' or owners' association or maintenance organization having jurisdiction in connection with the STR, and the County shall have no enforcement obligations in connection with such private agreements or covenants, conditions and restrictions or such regulations or rules.

Section 14 No Vested Rights

Except in instances where constitutional principles or binding state or federal laws otherwise provide, the provisions of this Resolution and any Resolutions, regulations or measures concerning STRs are not a grant of vested rights to continue as an STR indefinitely. Any STR use and permits for STRs are subject to the provisions of other County Resolutions, regulations, and codes that may be enacted or adopted at a later date, even though such Resolutions, regulations, and codes may change the terms, conditions, allowance or duration of STRs, including but not limited to those that may terminate some or all STRs with or without some period of amortization. While this recitation concerning vested rights is implicit in any uses permitted by the County, this explicit recitation is set forth to avoid any uncertainty or confusion.

Section 15 Public Nuisance

It is unlawful and a violation of this Resolution and is hereby declared a public nuisance for any person to commit, cause, or maintain a violation of any provision of this Resolution or to otherwise fail to comply with any requirement contained in this Resolution. The operation of an STR in violation of any provision of this Resolution may be abated or summarily abated by the County in any manner permitted by the Resolution or otherwise provided by law for the abatement of public nuisances. The penalty for a violation of any provision of this Resolution is fifty dollars (\$50.00) per day for each offense, and each day an STR is in violation shall be considered a separate offense.

Section 16 Additional Remedies

The remedies provided in this Resolution are not exclusive and nothing in this Resolution shall preclude the use or application of any other remedies, penalties or procedures established by law.

BE IT FURTHER RESOLVED THAT THIS RESOLUTION TAKE EFFECT FROM AND AFTER ITS PASSAGE, THE PUBLIC WELFARE REQUIRING IT.

Adopted and Approved on First Reading _____, 20__.

Date Received by County Mayor: _____

Votes: Yes: _____ No: _____ Abstain: _____ Absent: _____

Approved: _____ Date: _____
James E. Carmichael-Chairman County Commission

Attest: _____ Date: _____
Frank Herndon-County Clerk

Approved _____ Date: _____
Mark Potts-County Mayor

Vetoed: _____ Date: _____
Mark Potts-County Mayor

Veto Override:

Votes: Yes: _____ No: _____ Abstain: _____ Absent _____

Veto Override: _____ Date: _____
James E. Carmichael-Chairman County Commission