

**CITY OF HUDSON
ST. CROIX COUNTY, WISCONSIN**

**ORDINANCE NO. 6-24
SHORT TERM RENTAL LICENSE MORATORIUM**

**AN ORDINANCE IMPOSING A MORATORIUM ON THE ISSUANCE OF NEW
LICENSES UNDER SECTION 141-7 OF THE CITY'S CODE OF ORDINANCES
TO PROPERTIES PREVIOUSLY UNLICENSED BY THE CITY
FOR SHORT-TERM HOME RENTAL**

The Common Council of the City of Hudson, St. Croix County, Wisconsin, does ordain as follows:

WHEREAS, under Wisconsin law, the City has no obligation to issue short-term home rental licenses to property owners;

WHEREAS, the City of Hudson ("City") has adopted an ordinance authorizing the licensing of short-term home rentals within its jurisdiction ("STR Licensing Ordinance"). A copy of the City's Short-Term Home Rental Code, Chapter 141 of the City's Code of Ordinances ("Code"), is attached as **Exhibit A** and incorporated by reference;

WHEREAS, Section 141-7 of the Code requires all short-term home rentals to have an administratively issued license from the City before use as a rental available to the public.

WHEREAS, short-term home rental licenses constitute a limited license granted to the applicant by the City, are nontransferable, automatically expire upon a change of ownership and are valid only for a period of one year.

WHEREAS, the purpose of the STR Licensing Ordinance is to allow short-term home rentals while mitigating impacts upon surrounding properties and the community by implementing balanced regulations to protect the integrity of the City's neighborhoods while protecting the general public health, safety and welfare of the public.

WHEREAS, the City has invested a substantial amount of time, money and effort in the development of its Short-Term Home Rental Code and the STR Licensing Ordinance, and it is in the best interests of the City and the public health, safety and general welfare of its residents to continue to study the possible impacts of the issuance of new and additional licenses under the STR Licensing Ordinance as well as the required conditions that may be imposed under the STR Licensing Ordinance;

WHEREAS, the Common Council finds that a moratorium on new licenses issued to properties that have not previously been licensed by the City as short-term home rentals is necessary to allow the City adequate time to complete its study of the possible impacts that the

issuance of new permits to previously unlicensed properties under the STR Licensing Ordinance may have on the health, safety, and general welfare of the residents of the City, including public infrastructure, property values, and the local economy;

WHEREAS, the Common Council finds that a moratorium is necessary to allow City residents and other members of the public an opportunity to fully participate in the study of these impacts;

WHEREAS, given the irreparable and unknown harm that may be caused by operation of new and additional short-term home rentals as defined by the Short-Term Home Rental Code and STR Licensing Ordinance, the Common Council finds that immediate action is warranted; and,

WHEREAS, the Common Council wishes to impose a moratorium for only such time as is prudent and necessary to allow the City to complete this phase of its study, and;

WHEREAS, the Common Council expects this moratorium will need to be in place for at least one year from its effective date to complete its study;

NOW, THEREFORE, in consideration of the above Recitals, which are incorporated herein by reference, the Common Council of the City of Hudson ordains as follows:

Section 1 -- TITLE AND PURPOSE:

1.1 Title. The title of this Ordinance is the City of Hudson Ordinance Imposing a Moratorium On the Issuance of New Licenses under Section 141-7 of the City Code to Properties Previously Unlicensed by the City for Short-Term Home Rental ("Moratorium" or "Ordinance").

1.2 Purpose. The purpose of the Moratorium is to promote meaningful implementation of the City's STR Licensing Ordinance and to protect the health, safety, and general welfare of the residents of the City. A Moratorium is necessary for this phase of the study of the possible impacts that the issuance of new and additional permits to previously unlicensed properties under the STR Licensing Ordinance may have on the health, safety, and general welfare of the residents of the City, including impacts on public infrastructure, property values, and the local economy consistent with the findings made by the Common Council in the Recitals, each and all of which are incorporated herein by reference. This Ordinance shall not impact properties that have previously been licensed by the City for short-term home rental and shall not operate to prevent such properties from requesting the annual renewal of their short-term home rental licenses.

Section 2 - AUTHORITY:

Pursuant to Wis. Stat § 62.11, the Common Council is authorized to act for the government and the good order of the City, for its commercial benefit, and for the health, safety

and welfare of the public.

Section 3 -- MORATORIUM IMPOSED:

3.1 For the duration of the Moratorium, the Common Council shall not consider or process any new or additional applications or requests for the issuance of licenses under the STR Licensing Ordinance to properties not previously licensed for short-term home rental by the City unless expressly approved by the City prior to enactment of this Moratorium. This Ordinance shall not affect applications that are currently in the review and approval process. Further, this Ordinance shall not impact properties that have previously been licensed by the City for short-term home rental and shall not operate to prevent such properties from requesting the annual renewal of their short-term home rental licenses.

3.2 The Common Council prohibits City officials, employees, and/or consultants, from accepting, reviewing or acting upon applications or other similar requests for approval of activities that are or are likely to result in violation(s) of this Moratorium.

3.3 The Common Council withdraws the authority of any official or independent contractor to accept, review and/or act upon applications, other similar requests for approval of activities that are or are likely to result in violation(s) of this Moratorium.

Section 4 -- DURATION OF MORATORIUM:

The Moratorium shall expire at the end of one year following the effective date of this ordinance unless the Moratorium is extended by the Common Council.

Section 5 -- ACTION ANTICIPATED DURING MORATORIUM:

5.1 The Common Council shall complete a comprehensive review of the possible impacts of the issuance of new permits under the STR Licensing Ordinance.

5.2 The Common Council may, at its discretion, retain experts, including but not limited experts in the fields of housing, public health, engineering, law, real estate and environmental protection to complete its comprehensive review.

5.3 The Common Council shall provide opportunities for public participation throughout the process, and consider the public health, safety, and general welfare of City residents during its review process.

5.4 The Common Council shall report its findings and recommendations to the public prior to the expiration of the Moratorium.

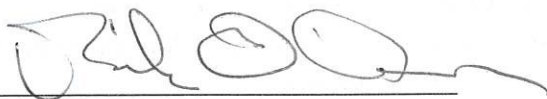
5.5 In accordance with applicable statutes and ordinances, the Common Council

shall act upon its findings and the recommendations from City residents and the City's consultants.

Section 6 -- EFFECTIVE DATE AND PUBLICATION:

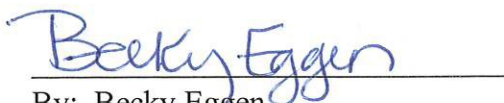
6.1 This Ordinance shall be effective upon adoption and publication as required by law.

By signing below, we affirm that this Ordinance was adopted at a duly noticed meeting of the Common Council held on this 3rd day of June, 2024.



By: Rich O'Connor
Its: Mayor

ATTESTED BY:



By: Becky Eggen
Its: City Clerk

EXHIBIT A
SHORT-TERM HOME RENTAL CODE

See attached.