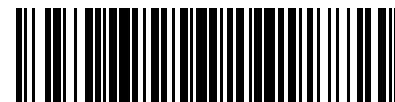




City of Chicago



SO2020-2210

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	4/24/2020
Sponsor(s):	Quinn (13)
Type:	Ordinance
Title:	Amendment of Municipal Code Title 4 by modifying various sections to prohibit advertising, listing, renting or booking of vacation rentals within restricted residential zones
Committee(s) Assignment:	Committee on License and Consumer Protection

SUBSTITUTE
ORDINANCE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:

SECTION 1. Section 4-6-300 of the Municipal Code of Chicago is hereby amended by inserting the language underscored, as follows:

4-6-300 Vacation rentals.

(a) *Definitions.* As used in this section:

(Omitted text is unaffected by this ordinance)

“Owner” means any person who owns 25% or more of the interest in a dwelling unit. For purposes of this Section 4-6-300 only, the term “owner” includes a person who is a lessee of a cooperative pursuant to a proprietary lease.

“Platform” has the meaning ascribed to that term in Section 4-13-100.

(Omitted text is unaffected by this ordinance)

“Restricted residential zone” has the meaning ascribed to that term in Section 4-17-010.

(Omitted text is unaffected by this ordinance)

(g) *Prohibited acts.*

(Omitted text is unaffected by this ordinance)

(8) *Restricted residential zones – Prohibited activity.* Except as otherwise provided in Section 4-17-070, it shall be unlawful for any person to advertise for rent, list on a platform, rent, or book for future rental, or to permit any other person to advertise for rent, list on a platform, rent, or book for future rental, any vacation rental that is located within a restricted residential zone. In addition to any other penalty provided by law, any person who violates this subsection (g)(8) shall be subject to a fine of not less than \$1,500.00 nor more than \$5,000.00 for each offense. Each day that a violation continues shall constitute a separate and distinct offense.

(Omitted text is unaffected by this ordinance)

SECTION 2. Section 4-13-100 of the Municipal Code of Chicago is hereby amended by inserting the language underscored, as follows:

4-13-100 Definitions.

(Omitted text is unaffected by this ordinance)

“Platform” means an internet-enabled application, mobile application, or any other digital platform used by a short term residential rental intermediary or advertising platform to connect guests with a short term residential rental provider.

(Omitted text is unaffected by this ordinance)

SECTION 3. Section 4-13-230 of the Municipal Code of Chicago is hereby amended by inserting the language underscored, as follows:

4-13-230 Shared housing units – Bulk registration required.

(Omitted text is unaffected by this ordinance)

(d) *Pending registration – Listing and rental of shared housing units while registration is pending – Exception.* ~~Prior~~ Except as otherwise provided in this subsection, prior to submission by the intermediary of the registration report required under subsection (c) of this section and the assignment under Section 4-14-020(e) of a unique registration number to the shared housing unit identified in such report: (i) a shared housing host may list a shared housing unit that will be identified by the intermediary in its monthly registration report on its platform if the listing clearly indicates that the unit's registration by the department is pending; and (ii) the host of any unit that will be identified in such registration report shall be allowed to rent such shared housing unit, and to book future listings for such unit, until such time that the commissioner determines that such unit is ineligible under Section 4-13-260(a) to be listed on the platform. Provided, however, that during the period in which approval of the shared housing unit's registration is pending, no shared housing host shall at any time advertise for rent, list on a platform, rent, or book for future rental any shared housing unit that is located in a restricted residential zone.

(Omitted text is unaffected by this ordinance)

SECTION 4. Section 4-14-10 of the Municipal Code of Chicago is hereby amended by inserting, in correct alphabetical order, the language underscored, as follows:

4-14-010 Definitions.

(Omitted text is unaffected by this ordinance)

“Restricted residential zone” has the meaning ascribed to that term in Section 4-17-010.

(Omitted text is unaffected by this ordinance)

SECTION 5. Section 4-14-020 of the Municipal Code of Chicago is hereby amended by inserting the language underscored, as follows:

4-14-020 Shared housing unit registration – Required.

(Omitted text is unaffected by this ordinance)

(g) Listing and rental of a shared housing unit while registration is pending – Permitted when – Exception. Until the department approves the registration application, as evidenced by its assignment of a unique registration number to the dwelling unit identified in such application, any listing of such dwelling unit on an intermediary's platform shall be accompanied by a notation, which shall be located in a conspicuous place in the listing, indicating that approval of the unit's registration by the department is pending. While such registration application is pending approval by the department: (1) the intermediary may allow any shared housing unit that will be included in the registration report required under Section 4-13-230(c) to be listed on its platform, if the listing is accompanied by the required notation; and (2) except as otherwise provided in this subsection, the shared housing host identified in the registration application shall be allowed to rent the shared housing unit identified in such application and report, and to book future listings for such unit, until such time that: (i) the commissioner determines that the unit is ineligible under Section 4-13-260(a) for listing on a platform, or (ii) the listing is invalid under Section 4-13-230(e). Provided, however, that during the period in which approval of the shared housing unit's registration is pending, no shared housing host shall at any time advertise for rent, list on a platform, rent, or book for future rental any shared housing unit that is located in a restricted residential zone.

(Omitted text is unaffected by this ordinance)

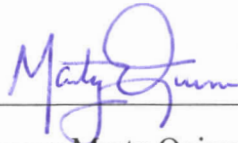
SECTION 6. Section 4-14-050 of the Municipal Code of Chicago is hereby amended by inserting the language underscored, as follows:

4-14-050 Unlawful acts.

(Omitted text is unaffected by this ordinance)

(j) Except as otherwise provided in Section 4-17-070, it shall be unlawful for any shared housing host to advertise for rent, list on a platform, rent, or book for future rental, or to permit any person to advertise for rent, list on a platform, rent, or book for future rental, any shared housing unit that is located within a restricted residential zone. In addition to any other penalty provided by law, any person who violates this subsection (j) shall be subject to a fine of not less than \$1,500.00 nor more than \$5,000.00 for each offense. Each day that a violation continues shall constitute a separate and distinct offense.

SECTION 7. This ordinance shall take full force and effect ten days after its passage and publication.



Alderman Marty Quinn, 13th Ward