

RESOLUTION No. 2020-

***RELATIVE TO SHORT-TERM, VACATION OR TRANSIENT RENTALS,  
CREATING A NINETY (90) DAY MORATORIUM ON THE CONSIDERATION  
OF APPLICATIONS FOR BUILDING/USE PERMITS***

BY:

Council Chairman Christopher Voccio  
Council Member William Kennedy II  
Council Member John Spanbauer  
Council Member Kenny Tompkins  
Council Member Andrew Touma

**WHEREAS**, the operation of short-term, vacation or transient rentals in the City of Niagara Falls and across the country has dramatically increased over the last several years; and

**WHEREAS**, while short-term, vacation or transient rentals have proven to have a generally positive influence on local economies and the overall condition of housing stock, they have also generated a great deal of controversy nationwide due to their negative effects upon the quality of life of adjoining property owners, the economic impact on traditional lodging partners and the availability of affordable housing; and

**WHEREAS**, the Zoning Ordinance and Comprehensive Plan for the City of Niagara Falls requires that land be used in the City and the most beneficial and convenient manner, preserving relationships among the residential, commercial, industrial and recreational areas within the City, and further requires that the value of land throughout the City be protected and conserved in a manner appropriate to the various

**Kennedy** \_\_\_\_\_ **Spanbauer** \_\_\_\_\_ **Tompkins** \_\_\_\_\_ **Touma** \_\_\_\_\_ **Voccio** \_\_\_\_\_

districts established by the Zoning Ordinance, and further requires the pursuit of gradual conformity of the uses of land in buildings throughout the City and the minimizing of conflicts among the uses of land and buildings in the City; and

**WHEREAS**, without a comprehensive and detailed plan by the City to address the development and operation of short-term vacation or transient rentals in the City of Niagara Falls, the above purposes and requirements may be jeopardized.

**NOW, THEREFORE BE IT RESOLVED**, by the City Council of the City of Niagara Falls, New York that there is hereby imposed, from the date of enacting of this resolution, a ninety (90) day moratorium on the consideration of building/use permits for short-term, vacation or transient rentals, and it is further

**RESOLVED**, that this moratorium is imposed to enable the City to develop a comprehensive and detailed plan which is in concert with the Comprehensive Plan and Zoning Ordinance for the City of Niagara Falls concerning the location and approvals of short-term, vacation or transient rentals.