



Application for a Short-Term Rental

Overview:

The purpose of the Short-Term Rental application is to provide homeowners an additional stream of income, offer guests flexible and diverse accommodation, and to monitor the impact of Short-Term rentals on the community. Property owners wanting to operate a short-term rental business must apply and receive approval by the Murray City Planning Division. The application process is designed to ensure that any proposed short-term rental will comply with current City ordinances as well as the goals and objectives stated within the Murray City General Plan.

Property Eligibility Notice: Short-term rentals are permitted only in single-family residential (R-1) and Residential Neighborhood Business (R-N-B) zones, and are strictly prohibited on any property containing an Accessory Dwelling Unit (ADU). Furthermore, **all rentals must operate strictly as owner-occupied, hosted sharing (the property owner must live on-site and occupy the home during guest stays);** entire-home unhosted "vacation rentals" are completely prohibited.

Fees:

Short-Term Rental <u>Land Use Permit</u> Fee:	\$125
Building Permit Fee:	\$101
Business License Fee:	\$106

Application Process

Step 1. Contact the Planning Division: Meet informally with a member of the planning staff to verify that your property is eligible for hosted sharing and conforms to primary residency requirements.

Step 2. Submit Application: Please submit all documents and plans requested on the following page. You may submit via email by emailing planning@murray.utah.gov.

Step 3. Planning Division Action: Approximately three (3) weeks after a completed application is submitted, planning staff will issue a decision to approve, approve with conditions, or deny the Short Term Rental Permit.

Step 4. Business Licensing & Building Permit: The applicant will be required to contact Murray City Business Licensing and obtain a business license before operating a Short-Term Rental. Please be aware that any property owner operating a Short-Term Rental without a business license may be subject to penalty fees, revocation of approval, or citation. A separate building permit and safety inspection is also required for final business licensing approval.

Additional Information

Conditions of Approval: Please be aware that the land use permit's approval is contingent upon compliance with all City requirements, such as noise nuisance laws or parking regulations, and may be revoked if any conditions are violated.

Appeals: Any final written decision may be appealed to the Hearing Officer by submitting a written statement and filing fee within ten (10) days of the decision.

Contact Information:

Address: 10 East 4800 South, Suite 260, Murray, UT 84107
Phone: 801-270-2430
Email: planning@murray.utah.gov
Office Hours: Monday through Friday, 8:00 a.m. to 5:00 p.m.

Updated: July 14th, 2025

***All plans submitted with the application will not be returned to the applicant and are the property of Murray City. *** ¹



APPLICATION SUBMITTAL CHECKLIST

1.____	Completed Application Form (Page 3).
2.____	Notarized Property Owner Affidavit (Page 4): Legal statement signed before a Notary Public confirming the following: a.____Owner's Authorization: Certifies the legal owner and all submitted plans are accurate. b.____Primary Residency: Certifies the home is the primary residence and acknowledges the permit is non-transferable and voids if the applicant relocates. c.____No Private Restrictions: Certifies the property is not subject to any HOA rules or covenants prohibiting Short-Term Rentals.
6.____	Scaled Site Plan: Drawn to scale showing property dimensions, existing structures, and the locations and dimensions of required parking spaces.
7.____	Scaled Floorplans: Drawn to scale showing exact dimensions, labeled living spaces (bedrooms, bathrooms, etc) and the square footage of the proposed rental area.

BUILDING & SAFETY CHECKLIST

Please confirm compliance with the following safety standards. Note: A separate building permit (approximately \$101) is required for all short-term rentals.

YES/NO	Smoke Detectors: Located in each bedroom and immediately outside sleeping areas? IRC 2021 (R314)
YES/NO	Carbon Monoxide Detectors: Installed outside sleeping areas and in the immediate vicinity of bedrooms? IRC 2021 (R315)
YES/NO	Interconnection: Are smoke and carbon monoxide detectors interconnected throughout the home? IRC (R315)
YES/NO	Electrical Protection: Are all kitchen and bathroom outlets approved GFCI outlets? IRC 2021 (3901.4 & 3901.6)
YES/NO	Emergency Egress: Do all sleeping rooms meet minimum emergency egress requirements? IRC 2021 (R310.4.1)
YES/NO	Metering & Address: Does the house maintain only one physical address and one utility meter?



SHORT-TERM RENTAL APPLICATION

PROPERTY & PROJECT INFORMATION

Property Address:	
Parcel Identification Number:	
Zoning District:	
Anticipated Number of Guests:	
Number of Off-Street Parking Spaces:	
Total Bedrooms in Home:	Bedrooms Dedicated to Guest Use:

APPLICANT INFORMATION

Applicant's Name:
Mailing Address:
Email Address:
Phone Number:

PROPERTY OWNER INFORMATION (If Different)

Property Owner's Name:
Mailing Address:
Email Address:
Phone Number:

Applicant Acknowledgement:

I have read the overview of this application and certify that I have reviewed the Murray City short-term rental standards. I understand that land use approval does not authorize me to advertise or operate, and that doing so prior to receiving an official Murray City Business License will result in immediate penalty fees, citation, or permit revocation.

Authorized Signature: _____

Date: _____

Office Use Only

Project Number:
Planner Assigned:
Date Accepted:

SHORT-TERM RENTAL & PROPERTY OWNER'S AFFIDAVIT

Property Address: _____

Parcel ID: _____

I/we _____, being duly sworn, depose and say that I/we am/are the current owner(s) of the property identified in this application and hereby certify and affirm under penalty of perjury that:

1. I/we have read the application and attached exhibits and are familiar with its contents; and that said contents are in all respects true and correct based upon my personal knowledge.
2. The property is my permanent, primary residence (excluding bonafide temporary absences under 182 days per year). I understand the permit is non-transferable and becomes immediately void if my primary residency changes or the property is sold.
3. The property is not subject to any private covenants, conditions, or restrictions (CC&Rs/HOA rules) that prohibit its use as a short-term rental. I will notify the City immediately if new restrictions are enacted.

Owner's Signature

Owner's Signature (co-owner if applicable)

On the ____ day of _____, 20 ____, personally appeared before me _____ the signers(s) of the above Affidavit who duly acknowledged to me that they executed the same.

Notary Public
Residing in Salt Lake County, Utah
My Commission expires: _____