

BEFORE THE CITY COUNCIL OF THE CITY OF FORT BRAGG

AN ORDINANCE AMENDING SECTION 5.04.010 [DEFINITIONS] AND SECTION 5.04.080 [EXEMPTIONS FROM TAX PAYMENTS] OF CHAPTER 5.04 [GENERAL PROVISIONS] OF TITLE 5 [BUSINESS LICENSES AND REGULATIONS] OF THE FORT BRAGG MUNICIPAL CODE

ORDINANCE NO. 946-2019

WHEREAS, Section 5.04.040 of the City of Fort Bragg Municipal Code states that it is unlawful for any person to transact and carry on any business, trade, profession, calling or occupation in the City without first having procured a license from the City to do so and paying the tax hereinafter prescribed or without complying with any and all application provisions of this chapter; and

WHEREAS, The City of Fort Bragg General Plan, Housing Element includes a stated goal of providing an adequate supply of safe, decent housing for all residents of Fort Bragg ; and

WHEREAS, The City of Fort Bragg Finance and Administration Committee has reviewed a proposal to exempt landlords from paying a business license tax for the rental of three or less dwelling units; and

WHEREAS, The City of Fort Bragg Finance and Administration has determined that the proposed exemption will better align the City's municipal code with the City's General Plan; and

WHEREAS, The City of Fort Bragg Finance and Administration Committee recommends that the City of Fort Bragg City Council adopt the proposed changes to the municipal code.

NOW, THEREFORE, the City Council ordains as follows:

Section 1. Legislative Findings. The City Council hereby finds as follows:

1. City of Fort Bragg Municipal Code sections 5.04.010 and 5.04.080 have been reviewed to identify necessary changes to ensure that landlords shall be exempt from paying a business license tax for the rental of three or less dwelling units
2. Amending sections 5.04.010 and 5.04.080 in the manner described in this ordinance is in the public interest for it will help to foster a business environment conducive to providing an adequate supply of safe, decent housing for all residents of Fort Bragg
3. There is no possibility that the adoption of this ordinance will have a significant impact on the environment, and therefore, the adoption of this ordinance is exempt from the California Environmental Quality Act ("CEQA").

Section 2.

TITLE 5 BUSINESS LICENSES AND REGULATIONS

Section 5.04.010 entitled **Definitions** is hereby amended with the addition of the following terms:

5.04.010 DEFINITIONS

DWELLING UNIT. A dwelling unit is any building or portion thereof which contains living facilities, including provisions for sleeping, eating, cooking and sanitation, as required by this code, for not more than one family, or a congregate residence for ten (10) or less persons as defined in Section 14.04.210.

RESIDENTIAL USE. Development that provides one or more long-term dwelling units (occupancy of more than 30 days) and includes single-family housing, multi-family residential, mobile homes, or residential use as part of a mixed use project.

Section 5.04.080 entitled **Exemptions from Tax Payments** is hereby amended with the addition of the following paragraph:

5.04.080 EXEMPTIONS FROM TAX PAYMENTS

F. Any person engaged in the business of renting or letting a building structure or other property, or a portion of such building, structure or property, within the City, and such property is designated for and used exclusively for Residential Use which contains three (3) or fewer Dwelling Units, shall be exempt from taxes or fees imposed under this chapter of the Municipal Code.

Section 3. Severability. If any section, subsection, sentence, clause or phrase of this Ordinance is for any reason held by a court of competent jurisdiction to be invalid or unconstitutional, such decision shall not affect the validity of the remaining portions of the Ordinance. The City Council of the City of Fort Bragg hereby declares that it would have passed this Ordinance and each section, subsection, sentence, clause and phrase thereof irrespective of the fact that one or more sections, subsections, sentences, clauses or phrases may be held invalid or unconstitutional.

Section 4. Effective Date and Publication. This ordinance shall be and the same is hereby declared to be in full force and effect from and after thirty (30) days after the date of its passage. Within fifteen (15) days after the passage of this Ordinance, the City Clerk shall cause a summary of said Ordinance to be published as provided in Government Code §36933, in a newspaper of general circulation published and circulated in the City of Fort Bragg, along with the names of the City Council voting for and against its passage.

The foregoing Ordinance was introduced by Councilmember _____ at a regular meeting of the City Council of the City of Fort Bragg held on April 22, 2019 and adopted at a regular meeting of the City of Fort Bragg held on May 13, 2019 by the following vote:

**AYES:
NOES:
ABSENT:
ABSTAIN:
RECUSED:**

**William V. Lee
Mayor**

ATTEST:

**June Lemos, CMC
City Clerk**

PUBLISH: April 25, 2019 and May 23, 2019 (by summary).
EFFECTIVE DATE: June 12, 2019.