



## **Committee on Community Resources and the Northampton City Council**

Committee Members:

*Chair: Councilor Gina Louise Sciarra*

*Vice-Chair: Councilor Dennis P. Bidwell*

*Councilor Alisa F. Klein*

*Councilor James B. Nash*

### **Meeting Agenda**

**Date: March 18, 2019**

**Time: 7 p.m.**

**Location: City Council Chambers  
212 Main St., Northampton, Massachusetts**

**1. Meeting Called to Order and Roll Call**

**2. Public Comment**

**3. Minutes of Previous Meeting**

**A. Minutes of February 25, 2019**

**4. Community Forum on Proposal to Adopt 'Community Impact Fee' on Short-Term Rental Units**

**History:**

- City Council referred to Committee on Community Resources - 2/7/2019

Documents:

[18.235 An Order To Accept M.G.L. 64G, 3D\(B\) To Impose Community Impact Fee On Short-Term Rentals Within Two- And Three-Family Dwellings.pdf](#)

[18.234 An Order To Accept M.G.L. 64G, 3D\(A\) To Impose Community Impact Fee On Short-Term Rentals.pdf](#)

**A. Brief Presentation by Mayor Narkewicz**

**B. Public Comment**

**5. New Business**

**6. Adjourn**

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**City of Northampton  
MASSACHUSETTS**

*In City Council, February 7, 2019*

*Upon the recommendation of Mayor David J. Narkewicz*

18.235 An Order to Accept M.G.L. 64G, §3D(b) to Impose Community Impact Fee on Short-Term Rentals Within Two- and Three-Family Dwellings

*Ordered, that*

WHEREAS, by virtue of Chapter 337 of the Acts of 2018, the Legislature amended c. 64G of the Massachusetts General Laws by adding § 3D (b), which allows communities that have voted to impose a community impact fee upon the transfer of occupancy of a professionally managed short-term rental unit that is located within the City to impose the community impact fee upon each transfer of occupancy of a short-term rental unit that is located within a two-family or three-family dwelling that includes the operator's primary residence; and,

WHEREAS, by vote of the City Council immediately preceding this vote, the Council voted to impose a community impact fee upon the total amount of rent for each transfer of occupancy of a professionally managed short-term rental unit; and,

WHEREAS, it is in the best interests of the City to impose community impact fees upon the transfer of short-term rental units located within a two-family or three-family dwelling that includes the operator's primary residence, and to dedicate such fees to affordable housing projects within the City.

WHEREAS, the authorization contained in § 3D (b) is a local option, requiring the city council to accept the provisions thereof by majority vote; and,

**NOW, THEREFORE BE IT ORDERED,**

That the City of Northampton accepts the provisions of Section 3D (b) of M.G.L. Chapter 64G, and hereby imposes a three (3%) per cent community impact fee on the total amount of rent for each transfer of occupancy of a professionally managed unit that is located within the City. All community impact fees received pursuant to this Order shall be paid to the City monthly by the operator. All community impact fees received pursuant to this Order shall be dedicated to affordable housing projects within the City.

**City of Northampton  
MASSACHUSETTS**

*In City Council, February 7, 2019*

*Upon the recommendation of Mayor David J. Narkewicz*

18.234 An Order to Accept M.G.L. 64G, 3D(a) to Impose Community Impact Fee on Short-Term  
Rentals

*Ordered, that*

WHEREAS, by virtue of Chapter 337 of the Acts of 2018, the Legislature amended c. 64G of the Massachusetts General Laws by adding § 3D (a), which allows communities that have adopted a local room occupancy excise to adopt a community impact fee not to exceed three (3%) percent of the total amount of rent for each transfer of occupancy of a professionally managed short-term rental unit that is located within the City; and

WHEREAS, The City adopted a local room occupancy excise by City Council vote on April 21, 1988; and,

WHEREAS, it is in the best interests of the City to impose community impact fees upon the transfer of short-term rental units in professionally managed units located in the City, and to dedicate the fees to affordable housing projects within the City; and,

WHEREAS, the authorization contained in § 3D (a) is a local option, requiring the city council to accept the provisions thereof by majority.

**NOW, THEREFORE BE IT ORDERED,**

That the City of Northampton accepts the provisions of Section 3D (a) of M.G.L. Chapter 64G, and hereby imposes a 3 per cent community impact fee on the total amount of rent for each transfer of occupancy of a professionally managed short-term rental unit that is located within the City. All community impact fees received pursuant to this Order shall be paid to the City monthly by the operator. All community impact fees received pursuant to this Order shall be dedicated to affordable housing projects within the City.