

ORDINANCE NO. 2025-09

**AN ORDINANCE PROVIDING FOR SHORT- TERM RENTALS AND PROVIDING
GUIDELINES AND PROCEDURES FOR SHORT-TERM RENTALS WITHIN
PLATTED SUBDIVISIONS WITH AN R ZONING IN BULL SHOALS, ARKANSAS.**

WHEREAS, short-term rentals are gaining popularity and provide economic opportunities within the City of Bull Shoals, Arkansas; and

WHEREAS, short-term rentals should be allowed in all zoning districts of the City of Bull Shoals, Arkansas.

WHEREAS, short-term rentals within platted subdivisions with an R-zoning require guidelines to protect and benefit the inhabitants within the R-zoning classifications.

**NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF
BULL SHOALS, ARKANSAS**

Section 1: Definition

Short-term rental (STR) means a dwelling unit, or portion thereof, that is offered or provided to a guest by a short-term rental owner or operator, for a fee, for fewer than thirty-one consecutive nights, as a form of tourist or transient accommodation. Short-term rental units may be whole house rentals, apartments, condominiums, or individual rooms in homes. For the purpose of administration and enforcement of this ordinance, the terms “overnight rental,” “nightly rental” and “vacation rental” are interchangeable with short-term rentals.

Section 2: All short-term rentals within the City of Bull Shoals, Arkansas must meet the following requirements:

- A. Short-term rentals must show compliance with State, County and Municipal tax requirements, and must obtain and maintain annually a business license through the City of Bull Shoals prior to operation. A business license issued shall be valid on a per-property basis. Business licenses will be published monthly and will be made available by the City of Bull Shoals as described in this Ordinance.
- B. A short-term rental operator must provide 24-hour contact information to the City of Bull Shoals in the form of a functioning phone number and email address.
- C. Short-term rental operators must include the City-issued business license number on all listings of the rental with third party websites, apps, or printed materials.
- D. Parking for renters must be provided at the location of the short-term rental, and must adhere to City ordinances regarding parking, roadways, and the storage of vehicles.

E. Renters and their guests must comply with local noise and pet ordinances and must not create a disturbance for adjacent properties.

G. Prior to receiving the initial business license, the owner shall submit to an inspection by the City, conducted by the city Building Inspector and Fire Department to ensure compliance with all City Codes. Thereafter, the short-term rental shall have an annual fire inspection and shall install and provide to guests the following safety devices: fire extinguisher(s), smoke detector(s), carbon monoxide detector(s). Short-term rental operators shall follow all State, County and City fire codes.

H. Short-term rental property owners shall require renters to sign a CONTRACTURAL AGREEMENT detailing the full terms of the short-term rental. Copies of these documents will be kept in the property owner's possession for a period of two (2) years and shall be made available for review by City Officials upon request.

SECTION 3: Short-term rentals within platted Subdivisions with an R zoning shall meet all the requirements of this Ordinance along with the following:

A. Short-term rentals in platted Subdivisions may be advertised for short-term rental via internet websites or apps and in tourism magazines or other printed material, but NO ADVERTISING SIGNAGE shall be allowed on the property or streets in the City of Bull Shoals. A short-term rental may have a small sign attached to the entrance to identify the structure by a special name, i.e., "Blue Rental House." The sign must be attached to the structure and may not be placed in the yard or along the street.

SECTION 4: Upon showing compliance with the requirements listed in this Ordinance, a short-term rental business license shall be issued to the owner of the property by the City of Bull Shoals. The city shall charge fifty dollars (\$50.00), per property, per year, for the business license as an annual license fee. Any license issued during any part of any calendar year will need to be renewed the following year through the payment of the annual license fee. Annual license fees are due yearly, by or before January 5th.

Bull Shoals City Officials may revoke the short-term rental business license if there are valid complaints from nearby residents that are not corrected. Complaints must be made in the form of a written document with specific details regarding the date, time, and issue(s) and must be delivered to the City Council of Bull Shoals.

If the City Council determines a complaint to be valid, as determined by a resolution to that effect, then the property owner will be required to provide a written correction plan, which shall include dates upon which a City Official can inspect the property or situation as to verify resolution of the problem(s). The allowed time for correction shall be within 30 days from the date of notice of the valid complaint being delivered to the rental property owner, by email, sent to the email address the property owner provides to the City in adherence with this Ordinance. Failure to respond with a written correction plan or to resolve a valid complaint will result in a

temporary revocation of the business license with notice to the property owner to cease rentals until resolved. A post-revocation renewal fee of fifty dollars (\$50.00) must be paid to end the revocation and reestablish rental operations, and all records of the event will be kept at the City of Bull Shoals Offices. In the event that three (3) separate temporary revocations are issued on the same short-term rental business license, the short-term rental business license will be revoked permanently. In the event that a property-owner has a short-term rental business license permanently revoked, that property-owner shall not be eligible to renew other short-term rental business licenses for other properties they may own.

SECTION 5: No business license issued pursuant to the terms of this Ordinance shall be transferable to any other person or location. In the event that ownership of a property being used as a short-term rental is sold or transferred, the new owner will need to apply for a new business license if they wish to continue the short-term rental.

SECTION 6: Violations of this Ordinance shall be subject to a fine, the permanent revocation of the short-term rental business license, or both. The fine shall not exceed five hundred dollars (\$500.00) for each day that the unlawful conduct continued. Violation of this Ordinance shall be treated as a strict liability offense regardless of intent.

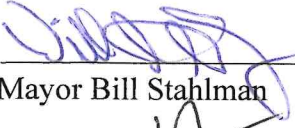
SECTION 7: Severability

If any provision, clause, sentence, paragraph or section of this ordinance, or the application thereof shall be held invalid by a court of competent jurisdiction, such invalidity shall not affect the other provisions of this ordinance which can be given effect without the invalid provision or application, and to this end, the provisions of this ordinance are declared severable.

SECTION 8: This ordinance shall take effect immediately upon passage and posting.

SECTION 9: This ordinance repeals and replaces Bull Shoals City Ordinance 2021-02.

Passed and adopted by the City Council of the City of Bull Shoals, Arkansas this
25th day of SEPTEMBER, 2025.

APPROVED: 
Mayor Bill Stahlman

VOTE: AYES 4 NAYS 0

ATTESTED: 
Recorder Paula Reynolds