

OFFICE OF THE MAYOR

MAUREEN MILLER BROSINAN  
MAYOR



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April 9, 2021

**TO:** HONORABLE MEMBERS OF THE CITY COUNCIL

**SUBJECT:** NOTICE OF INTENT TO VETO PROPOSED AMENDMENTS TO SECTIONS 2.10 OF ARTICLE II of ORDINANCE 543, OF THE LIVONIA CODE ZONING ORDINANCE, AS AMENDED, SECTION 4.02 OF ARTICLE IV OF ORDINANCE 543, AS AMENDED, AND SECTIONS 010, 011 AND 020 OF TITLE 5, CHAPTER 42, AS AMENDED

**REF:** COUNCIL RESOLUTION NO. 67-20

Dear Council Members:

At the Regular Meeting held on March 22, 2021, Councilmember Donovic gave first reading to the above-entitled ordinances, as amended, in resolution #67-20, regarding the subject of short-term rental properties. Please be advised that, should Council vote to adopt the above-entitled resolutions, I intend to veto all three amendments.

While I agree that our Zoning and Code of Ordinances need updating to reflect the current rental markets in the Internet age, these amendments will not have the desired effect. Instead of tightening current regulations in effort to safeguard the peace, quiet and safety of our neighborhoods, these amendments would create an unregulated and unenforceable system of micro hotels within our neighborhoods. This is unacceptable. Our neighborhoods need to reflect our slogan of "Families First."

In particular, my reasons for the intended veto are:

- All rentals in the City of Livonia must be licensed, and not merely those with rental use of over 12 days. This seems like an arbitrary number that only serves to complicate and preclude enforcement.
- Allowing unlicensed short-term rentals that are used for 12 days or less during a calendar year creates an unenforceable system. It is impossible to know how many days the premises are being used. This creates a nearly impossible situation for prosecutors who would be required to prove that this site has been used for 13 or more days in a calendar year. If there are problems with an unlicensed rental property, the City would have to wait until the 13<sup>th</sup> rental day for enforcement.
- It is imperative that all short rentals be licensed only to persons who both own and occupy the premises as their residence. A person who lives at the residence is far less likely to allow the problems that we have witnessed that are associated with absentee owners. Also, the owners are far more likely to not allow the premises to turn into party houses while they are on the premises.
- Short-term rentals should not be allowed on nonconforming lot sizes for the residential district in which they are proposed.
- Short-term rentals should be a permitted use.

I look forward to signing ordinance amendments that strengthen our existing rental ordinances and do not create a situation that allows unfettered use of our neighborhoods for short-term, unregulated rentals, with the problems that are associated with them.

Sincerely,

A handwritten signature in black ink that reads "Maureen Miller Brosnan". The signature is written in a cursive, flowing style.

Maureen Miller Brosnan  
Mayor