

ORDINANCE NO. 2026-17

**AN ORDINANCE PROVIDING FOR SHORT-TERM RENTALS
WITHIN THE CITY OF MOUNTAIN HOME, ARKANSAS,
PROVIDING GUIDELINES AND PROCEDURES, ALSO PROVIDING
GUIDELINES AND PROCEDURES FOR SHORT-TERM RENTALS
WITHIN PLATTED SUBDIVISIONS WITH RESIDENTIAL ZONING**

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

WHEREAS, short-term rentals should be allowed in all zoning districts of the City of Mountain Home, Arkansas;

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

**NOW THEREFORE, BE IT RESOLVED
BY THE CITY COUNCIL OF THE CITY OF MOUNTAIN HOME, 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 (30) consecutive nights. Short-term rentals are commonly referred to as vacation rentals. Short-term rentals are a form of tourist or transient accommodations. 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: SHORT-TERM RENTAL REGULATIONS

All short-term rentals within the City of Mountain Home, Arkansas, shall meet the following requirements to wit:

- A. Short-term rentals must show compliance with state, county and municipal tax requirements, and will obtain and maintain annually a business license through

- the City of Mountain Home prior to operation. Business licenses will be published monthly.
- B. Short-term rental operator shall provide 24-hour contact information to the City of Mountain Home.
 - C. Short-term rental operators shall use the City business license number on all listings with third parties, such as Airbnb, FlipKey or VRBO.
 - D. Any other state requirements for rental properties must be in compliance including the collection of all appropriate taxes, i.e; state, county, municipal and tourism taxes.
 - E. Parking for guests shall be provided onsite.
 - F. Guests shall comply with all local noise regulations, pet ordinances and will not create a disturbance for adjacent landowners.
 - G. Prior to issuance of the initial business license, the property owner shall submit to an inspection by Mountain Home Building Inspection Department and the Mountain Home Fire Department to ensure compliance with all City Codes. Thereafter, the short-term rental shall have an annual fire inspection and include the following safety devices: fire extinguisher(s), smoke detector(s), carbon monoxide detector(s). The short-term rental operator shall follow all state, county and city fire codes.
 - H. No permit issued pursuant to the terms of this Ordinance shall be transferable to any other person or location.

SECTION 3: SHORT-TERM RENTALS WITHIN A RESIDENTIAL ZONE

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 sites such as Homeaway, Airbnb, VRBO, Flipkey and in tourism magazines or other printed material, but NO ADVERTISING SIGNAGE shall be allowed on the property or streets in the City of Mountain Home. A short-term rental may have a small sign attached to the entrance to identify a special name, i.e.; "Honeysuckle House," The sign may not be separated from the home but must be attached to the home proper.

SECTION 4: SHORT-TERM RENTAL BUSINESS PERMITS

- A. Upon compliance with the terms and conditions of this Ordinance, a short-term rental business license shall be issued to the owner of the property by the City

of Mountain Home. The City shall charge \$50 per house per year for the business license. Any permits issued during any part of any calendar year must be renewed the succeeding year. Beginning in 2027, the annual short-term rental licensing fee shall be due on July 1 of each year.

- B. The City shall issue a 6-month “half-year” short-term business license to cover the months between January 1, 2027, and June 30, 2027. The City shall charge \$25 per house for the “half-year” short-term rental license.
- C. Mountain Home city officials may revoke the short-term rental business license if there are valid complaints from adjacent neighbors that are not corrected in a timely manner (no longer than 30 days from the properly completed complaint process). These complaints will be made in the form of a written document from the concerned citizen(s) with specific details for date and time, and issue(s) and presented to the City Council of Mountain Home.
- D. If the City Council determines this to be a valid complaint, then a written correction plan with dates to verify resolution of the problem(s) from the property owner will be required. Failure to respond or resolve a valid complaint will result in a revocation of the business license with notice to the property owner to cease rentals until resolved. A renewal fee of \$50 will be required to re-establish rental operations, and all records of the event will be kept on file at the City Offices. If, and when, three (3) separate violations occur, the short-term rental business license will be revoked permanently.

SECTION 5: CONTRACTUAL AGREEMENTS REQUIRED OF RENTERS

Short-term rental property owners shall require renters to sign a CONTRACTUAL AGREEMENT which will be maintained in the property owner’s possession and will be available for review should questions arise by City officials.

SECTION 6: VIOLATIONS AND PENALTIES

Any violations of the terms and conditions of this Ordinance shall be subject to a fine ranging from \$0 to \$500 with each day of violation being deemed a separate offence. Furthermore, failure to comply with the terms and conditions of this Ordinance may result in the revocation of the short-term rental business licenses after any notices and hearings required by law. Violation of this Ordinance shall be treated as a strict liability offense regardless of intent.

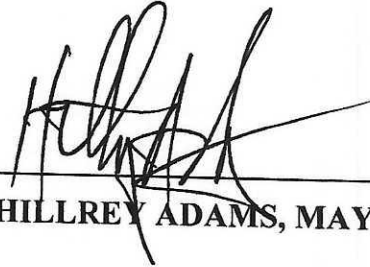
SECTION 7: ORDINANCE REPEALED

Ordinance No. 2022-42 is hereby repealed in its entirety.

SECTION 8: EFFECTIVE DATE

The terms and conditions of this Ordinance shall be in full force and effect beginning on July 5, 2026, and shall continue until repealed, amended or replaced.

PASSED AND APPROVED THIS 4TH DAY OF JUNE, 2026.



HILLREY ADAMS, MAYOR

ATTEST:



SCOTT LILES, CITY CLERK

