



CITY OF OREM
CITY COUNCIL MEETING
56 North State Street, Orem, Utah
August 25, 2026

*This meeting may be held electronically
to allow a Councilmember to participate.*

3:30 P.M. WORK SESSION - CITY COUNCIL CONFERENCE ROOM

1. WORK SESSION ITEMS

While this is a public meeting, we kindly ask that only presenters and individuals specifically invited by the Mayor or City Council speak or ask questions. This helps us conduct the City's business in an efficient and orderly manner. If you would like to make a comment on an issue, please do so during the Public Appearances portion of the regular meeting. This ensures that your comment is properly addressed and documented for the official record. Please keep side conversations to a minimum as it interferes with the audio recording.

1.1 PRESENTATION - Union Bench Utility and Trail Study (30 min presentation/15 min Q&A)

Presenter: Marty Asay, Methods Consulting

1.2 PRESENTATION - Residential Rental Dwelling License Ordinance Update (5 min presentation/5 min Q&A)

Presenter: Brandon C. Nelson, Chief Financial Officer

2. ADJOURN

THE PUBLIC IS INVITED TO PARTICIPATE IN ALL CITY COUNCIL MEETINGS.
If you need a special accommodation to participate in the City Council Meetings and Study Sessions, please call the City Recorder's Office at least 3 working days prior to the meeting.
(Voice 801-229-7000)

This agenda is also available on the City's webpage at orem.org

ORDINANCE NO. _____

AN ORDINANCE BY THE OREM CITY COUNCIL, AMENDING SECTION
12-9-3 OF THE OREM CITY CODE REGARDING EXCEPTIONS TO THE
RENTAL DWELLING LICENCE REQUIREMENT

WHEREAS, the City of Orem regulates the rental of dwellings in the City and requires a rental dwelling license; and

WHEREAS, Utah Code § 10-8-85.5 now requires municipalities to exempt owners of rental dwelling from obtaining a license if the owner demonstrates by signed affidavit that the owner does not receive compensation from the use of the owner's rental dwelling; and

WHEREAS, the City Council desires to incorporate the state law into the City ordinance requiring rental dwelling licenses; and

WHEREAS, the City Council believes that the proposed amendment is in the best interest of the City because it facilitates the City's administration of the rental dwelling license program; and

WHEREAS, the agenda of the City Council meeting at which this ordinance was discussed and voted upon was posted on Utah State noticing webpage, the Orem City webpage, and at the City offices at 56 North State Street; and

WHEREAS, the matter having been submitted and the City Council having fully considered the request as it relates to the health, safety, and general welfare of the city.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF OREM, UTAH, as follows:

1. The City Council finds the request to amend Section 12-9-3 of the Orem City Code to read as proposed is in the best interests of the City by conforming with state law and clarifying the City's administration of its rental dwelling license ordinance.
2. The City Council hereby amends Section 12-9-3 of the Orem City Code to read as shown in Exhibit "A" which is attached hereto and incorporated herein by reference.
3. This ordinance shall take effect immediately upon passage and after a summary of this ordinance has been published or posted as required by law.
4. If any part of this ordinance shall be declared invalid, such decision shall not affect the validity of the remainder of this ordinance.
5. All other ordinances or policies in conflict herewith, either in whole or part, are hereby repealed.

PASSED and APPROVED this 8th day of September, 2026.

Karen McCandless, Mayor

ATTEST:

Teresa McKittrick, City Recorder

COUNCILMEMBER	AYE	NAY	ABSTAIN
Mayor Karen McCandless	☐	☐	☐
Jeff Lambson	☐	☐	☐
Jenn Gale	☐	☐	☐
Quinn Mecham	☐	☐	☐
LaNae Millett	☐	☐	☐
Chris Killpack	☐	☐	☐
Crystal Muhlestein	☐	☐	☐

EXHIBIT "A"

AMENDMENT TO OREM CITY CODE § 12-9-3

12-9-3. Rental Dwelling License Required

- A. It is unlawful for any person, as owner, lessee, or agent thereof to keep, conduct, operate or maintain a rental dwelling within the City of Orem, or cause or permit the same to be done, without a valid rental dwelling license. An owner of multiple rental dwellings or multiple buildings containing rental dwellings is not required to obtain more than one rental dwelling license for the operation and maintenance of such rental dwellings.
- B. **Exceptions.** Notwithstanding the foregoing, a rental dwelling license shall not be required for the following:
 - 1. A rental dwelling that has an existing business license under a different category (such as a business license to operate a hotel or group home);
 - 2. A rental dwelling that is "owner occupied" as defined in Section 22-6-9(I)(1) and the owner rents only to one or more persons who are all related to the owner as a spouse, parent, child, grandparent, grandchild, brother, sister, uncle, aunt, nephew, niece, great-grandparent or great-grandchild; or
 - 3. A rental dwelling for which the owner has demonstrated by a signed affidavit that the owner does not receive compensation from the use of the rental dwelling. The signed affidavit must be on the form prepared by the City and must be submitted annually or whenever a new tenant moves in or is added to the City utility bill.

(Ord. No. 2019-0036, Enacted 12/10/2019)

12-9-3. Rental Dwelling License Required

- A. It is unlawful for any person, as owner, lessee, or agent thereof to keep, conduct, operate or maintain a rental dwelling within the City of Orem, or cause or permit the same to be done, without a valid rental dwelling license. An owner of multiple rental dwellings or multiple buildings containing rental dwellings is not required to obtain more than one rental dwelling license for the operation and maintenance of such rental dwellings.
- B. **Exceptions.** Notwithstanding the foregoing, a rental dwelling license shall not be required for the following:
 - 1. A rental dwelling that has an existing business license under a different category (such as a business license to operate a hotel or group home);
 - 2. A rental dwelling that is "owner occupied" as defined in Section 22-6-9(l)(1) and the owner rents only to one or more persons who are all related to the owner as a spouse, parent, child, grandparent, grandchild, brother, sister, uncle, aunt, nephew, niece, great-grandparent or great-grandchild; or
 - 3. A rental dwelling for which the owner has demonstrated by a signed affidavit that the owner does not receive compensation from the use of the rental dwelling. The signed affidavit must be on the form prepared by the City and must be submitted annually or whenever a new tenant moves in or is added to the City utility bill.

(Ord. No. 2019-0036, Enacted 12/10/2019)