



REGULATION OF SHORT-TERM RENTALS

Community & Economic Development Department

City Council
April 23, 2024

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BACKGROUND

- On December 11, 2023, the Land Use, Sustainability and Resilience Committee met to discuss short-term rentals (STR's.)
- Negative impacts:
 1. Parking
 2. Trash
 3. Noise
 4. Residential character
 5. Safety
- The City does not have an existing STR ordinance
- Committee directed staff to develop ordinance/options to regulate STR's



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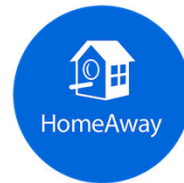
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DISCUSSION

- Short-term Rental definition:

"The rental of a dwelling, or a portion thereof, by the owner to another person or group of persons for occupancy, dwelling, lodging, or sleeping purposes for a period of less than 30 consecutive calendar days. The rental of units within city-approved hotels, motels, and bed-and-breakfast inns shall not be considered to be a short-term rental."

- Used for vacation or short-term business travel and advertised on host sites such as VRBO, Airbnb, Homeaway.



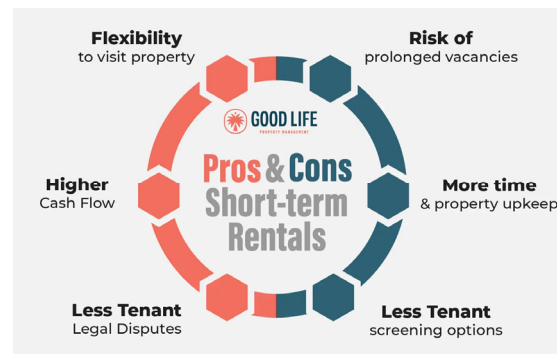
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POSITIVE IMPACTS

- To homeowners:
 - 1) Supplemental income
 - 2) Flexibility
 - 3) Easy to manage
- To renters:
 - 1) Readily accessible
 - 2) May be more affordable/offer more amenities for families
- To the City:
 - 1) Revenue
 - 2) Support local tourism
 - 3) Encourages upkeep of properties



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NEGATIVE IMPACTS

- To housing supply:
 - 1) Can contribute to housing shortage for long term renters
- To residential neighborhoods:
 - 1) Impacts from noise, traffic, parking, disorderly conduct, trash, etc.
 - 2) "Commercialization" of neighborhoods
- To the business community:
 - 1) Negative impact on hotel industry



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STATS AND LEGISLATIVE HISTORY

- Approximate number of Short-term Rentals: 454
- Common Complaints: Noise, trash, parking, safety, commercialization of SFR's
- Number of Complaints: There is no current data since STR's are legal, but Code Enforcement Division receives minimal inquiries.

On January 7, 2020, staff presented report and requested direction on possible code changes. City Council declined to enact new STR regulations and would continue to rely on existing codes to mitigate problems. (Loud and Unruly Gathering/Public Nuisances)



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CURRENT REGULATIONS

- RMC 9.04.710 - Loud and Unruly Gathering Ordinance

"A gathering of persons on any property whether residential, commercial or industrial or any public right-of-way for a social occasion or other activity upon which loud or unruly conduct occurs and results in a public nuisance or a threat to the public health, safety, welfare, or the comfortable enjoyment of life and property."



- RMC 6.15 – Public Nuisances

Prohibits trash/debris, outdoor storage, parking vehicles on unpaved yard areas, and numerous other nuisance activity and/or conditions.



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OPTION 1

- Take no additional action:
 - 1) Continue to rely on existing code to regulate
 - 2) Continue to require Business License/T.O.T.
- Potential impacts:
 - 1) "Status Quo" – no additional impacts to staff or resources



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OPTION 2

- Prohibit short-term rentals:
 - 1) Some cities have enacted full bans on STR's due to problems
 - 2) Other cities have partial bans (i.e. - in certain zones)
- Potential impacts:
 - 1) Additional enforcement staff may be needed to monitor
 - 2) Existing staff workload impacted
 - 3) Loss of Business Tax and T.O.T. revenue



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OPTION 3

- Adopt the proposed ordinance:
 - 1) Creates balanced approach
 - 2) Provides ability to control STR's while providing opportunity for homeowners
 - 3) Can be reviewed and revised as needed to adjust to market conditions
- Potential impacts:
 - 1) Additional enforcement staff may be needed to monitor
 - 2) Existing staff workload impacted



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OPTION 3

REGULATION	PROPOSED	CURRENT
Business License	X	X
T.O.T.	X	X
Comply with noise/nuisance laws	X	X
Comply with "Good Neighbor" rules	X	
24 hr. contact required	X	
Responsible for Police response costs	X	X
No event venue or non-res. use allowed	X	
Requires trash removal and disposal	X	X
Parking only allowed in legal driveway	X	X
Limits # of occupants allowed	X	



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OPTION 4

- Adopt the ordinance with revisions:
 - 1) Add additional sections:
 - a. STR Permit requirement
 - b. Life/Safety & Fire inspections
 - c. Limit # of STR's allowed
 - d. Distancing/separation requirements
 - 2) Strict guidelines more appropriate for resort communities with significant impacts from STR's
- Potential impacts:
 - 1) Additional enforcement staff may be needed to monitor
 - 2) Existing staff workload impacted
 - 3) Additional impacts to staff/resources dependent on additional revisions



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STRATEGIC PLAN ALIGNMENT

Strategic Priority #2 – Community Well-Being

Cross-Cutting Threads



Community Trust



Fiscal Responsibility



Sustainability &
Resiliency



Equity



Innovation



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RECOMMENDATIONS

That the City Council:

1. Receive a report and provide staff with direction on potential amendments to the City's Short-term Rental regulations.



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