



Short-Term Rental Ordinance

Proposed Text Amendment



Current Regulations

- Governed by chapter 19.89
 - Allowed via conditional use permit in the following areas:
 - R-2-8, RM, Mixed Use, Neighborhood Commercial, Residential Office
 - Private development (Planned unit development, condominium project, etc.)
 - A minimum of 8 units in the project, all must front on private streets
 - Prohibited:
 - Single-family residential zones, R-2-8 zones on public streets
 - Majority of issues the city deals with are unlicensed illegal units in single-family zones
 - Many properties reported or found in violation voluntarily cease operation. A few intentionally violate code and become very problematic.



Rental Definitions

STATE CODE

- Short-term – fewer than 30 days (10-8-85.5)
- Long-term – 30 or more days (10-8-85.4)

CITY ORDINANCE

- Short-term – between 3 and 30 days
- Long-term – 30 or more days



Penalties & Enforcement

19.89.190

- Failure to comply constitutes a violation of code. Citations may be issued, and penalties may be imposed by the city. Each day that a violation occurs or continues is a separate violation.
- Short-term rental without license punishable per 1.08.020, with each day being a separate offense

1.08.020

- Misdemeanor, punishable by imprisonment not to exceed 6 months or a fine in any sum less than \$1,000 (if guilty party is corporation, the fee may be increased to \$5,000)

Enforcement Limitations

- State code limit on enforcing based on website listings (10-8-85.5)
- Requires clear evidence of illegal short-term rental
- Enforcement is time- and resource-intensive



Proposed Ordinance Amendments

- Revise definition of short-term rental to match State code
 - ‘fewer than 30 consecutive days in duration’
- Added provisions:
 - ‘short-term rentals are strictly prohibited and are illegal in the city’s single-family (R-1, RR, and F) residential neighborhoods’
 - ‘Any rental of more than 30 consecutive days in duration is not a sham designed to avoid classification of such rental as a short-term rental’
 - ‘Any rental of the same property for occupancy more than once in any 30-day period shall constitute a short-term rental’
- Clarification of violations:
 - Maximum penalty (per 1.08.020) added directly into short-term rental chapter