



Short Term Rental Regulations Taking the Next Step

Two Main Policy Concerns

Two main policy concerns arose after the first discussion of the proposed short term rental regulations:

1. The City may not be able to rely on rental platforms to cooperate with the proposed structure.
2. Individuals have expressed concerns about the treatment of existing short term rentals in secondary residences, given current law is not explicitly prohibitive.

A proposed alternative approach would address these concerns by providing a limited amnesty for existing operators on one hand and by simplifying the regulatory framework on the other, requiring licensing and primary residency from day one (instead of after 90 days).

Requirements for Rental Operators

- Meet existing City business license requirements
- Obtain operator regulatory license (Title 6) with minimal fee
- Certify that property is the primary residence of the operator
- Meet disclosure requirements related to safety/emergency procedures
- Include city business license number in all advertising
- No limit on number of days used as short term rental
- One year grace period from the effective date of ordinance to come into compliance

Limited Exception:

Requirements for Rental Operators using Existing Secondary Residence

- Within a defined window, individual households may register and license one dwelling unit apart from primary residence if:
 - They had a business license prior to June 1, 2016 for that unit
 - They have proof that they have paid applicable taxes for that unit
- Year-round short term rental uses will be allowed to continue operation at these properties for a period of 10 years or when the property changes ownership, whichever is shorter

Requirements for Rental Platforms

- Meet existing City business license requirements
- Obtain platform regulatory license (Title 6) with fee based on size of activity on platform
- Provide City with periodic reports on total number of nights rented