

Provisions Included:

- Must obtain Certificate of Use (renews every five years)
  - Must list a point of contact, available 24 hours/day for rental period
  - Permission from the property owner if another entity is renting the space
  - Site map
  - List what areas of the property are available to guests.
  - List rules of conduct and written consent of property owner
  - Identification of off street parking, if any
  - Identification of trash containers
  - Number of bedrooms available
  - Proof of inspection
  - Evidence of posting rules
  - Evidence of general liability Insurance
  - For renewals:
    - Sworn statement of number of nights STR was rented
- Allowed in all zoning categories, including low and medium density residential, much of which is single family residential.
- Permitted in any and all permanent dwelling unit(s) on any property. Can be a whole house, guest house, and multiple apartments or an entire apartment building.
- Must have a point of contact available 24/7. Can be contacted at anytime.
- No commercial or special events, unless permitted within zoning category, such as wedding, luncheons, parties, fundraising.
- Owner cannot change residential character of the structure.
- Cannot “constitute a nuisance to any other property by the emission of noise, glare, flashing lights, smoke, vibrations or odors not commonly experienced in residential area.”
- Allows for whole house rentals, accessory/garage apartments, and bedrooms within a home.
- 2 Adults per bedroom for as many bedrooms in a resident; adults defined as individuals over the age of 16.
- Unlimited number of children; children defined as those under age 16.
- Enforcement: “All enforcement alternatives and penalties are available.” A list of enforcement options are listed.

Not Included/Specified

- No minimum amount of insurance required.
- No limitation on the number of bedrooms/people.
  - A 4 bedroom house may have 8 adults + unlimited children.
  - A 6 bedroom house may have 12 adults plus unlimited children.
- No requirement for on-site parking.
- No limit to the number of cars allowed per unit/bedroom/residence.
  - 4 bedroom house may have as many as 8 cars (8 adults)
  - 6 bedroom house may have as many as 12 cars (12 adults)

Substitute Bill 2019-238  
Review of What's Included and What's Not  
RAP Zoning Committee 6.3.19

- No requirement that an owner or manager be present or physically nearby. Point of contact can be remote, so long as “available” 24 hours.
- Not limited to specific zoning categories; allowed everywhere.
- No differentiation in requirements between whole house/investor owned properties and owner-occupied units.
- Note that parties, luncheons/dinners, or similar events are currently not disallowed by any zoning category.
- No minimum rental duration - can rent by the day/night.
  - Can you rent by the hour?
- All nuisance disturbances rely on existing codes and enforcement; nothing specific to STRs.
- Allows multiple units on a single property to be allowed one Certificate of Use.
  - An entire apartment building could be converted.
- No regulation of outdoor activity associated with use.
- No hours of operation – guests can check in at any time.
- No regulation of number of guests.
- No annual renewal (only every five years).
- No financial penalties outlined.
- No enforcement body or process outlined. It does not indicate who in the City is responsible for enforcement or what level of non-compliance would lead to what penalty.

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