



TO: Board of County Commissioners  
 FROM: Everett Wild and Caroline Hill, Policy Advisors  
 CC: Stephen Madkour, County Counsel  
 RE: Short-Term Rental Proposal Overview  
 DATE: August 16, 2023

The short-term rental (STR) proposal is aimed at addressing some common neighborhood issues with STRs, creating a more friendly business environment where everyone has the same expectations and responsibilities, and being cost-effective for STR owners and renters.

As presented at the August 10 public hearing, the STR program...

<b>...would</b>	<b>...would <u>not</u></b>
Create business regulations	Change any zoning or land use regulations
Require all STRs register	Require a registration fee or regular renewal
Use an affidavit for the registration, where the applicant certifies the property meets safety standards and they will abide by the rules	Require in-home inspections
Create a new FTE, housed in the Department of Finance, to serve as a point of contact and enforce violations of the STR code	
Impose a 0.85% fee on the nightly rental rate	Use County general funds
Follow the County's well-established voluntary compliance philosophy, encourage neighbors to resolve minor issues directly, and seek enforcement only as a last resort	Increase CCSO or code enforcement staffing levels or change the priority of calls for service
	Apply to hotels, motels, bed and breakfasts, hostels, campgrounds, recreational vehicle camping facilities, or organizational camps
	Apply to long-term rentals or home-sharing activities including home amenity rentals (swimming pools, yards, etc.)
Be a two-year pilot program with a final report	

Acknowledgements included in the affidavit as currently proposed include:

- **Smoke and carbon monoxide detectors**, fire extinguishers, emergency escapes from each sleeping area, and no open building or zoning code violations
- Maintaining at least **weekly garbage service**
- Limiting to **no more than twelve guests** at any time
- Providing **one off-street parking space** per bedroom
- Providing up-to-date contact information to the County and **posting the name and contact information** of a responsible party (the owner or the owner's agent) who is able to respond to issues within two hours, 24/7, while guests are at the property
- The owner is registered with and will remit Transient Lodging Tax to the County

If significant and/or repeated acts of noncompliance are reported, staff would seek voluntary compliance and, if needed, escalate enforcement. In most cases, enforcement would begin with up to two warnings, followed by a citation and/or suspension from the program. The citation can be appealed to the County's Hearings Officer, whose decision can then be appealed to Circuit Court. Exceptions to this process include immediate suspension from the program if an STR is operated without being registered with the County, or if there is reason to believe that an immediate threat to health, life, or safety exists.

The top themes from written and verbal testimony include:

- 8.10.060 (H) – requirement to publicly display responsible party's contact information
- 8.10.050 (C) (3) – maximum occupancy (12 versus 15)
- 8.10.050 (E) – off-street parking minimum (one space per bedroom versus one space per two bedrooms)
- Trash management and associated wildlife concerns

The Tourism Development Council has committed to providing \$200,000 of Transient Lodging Tax funds to assist with one-time start-up costs. The program is intended to be self-sustaining by imposing a 0.85% user fee on the nightly rental rate.