Contract with Granicus

• City Council approved OPR 2022-0885 for a contract with Granicus. Deliverables include:
  • Compliance monitoring
  • Property owner/operator communications
  • Providing weekly data
  • Locating STRs operating in city
How many units exist

• Since 2015, 219 STRs have been permitted \textit{but}
  ▪ Only 44 are currently active

• Granicus monitoring of all short-term rental platforms has found
  ▪ 666 STR units are currently being advertised
  ▪ 50 New listings in the last 30 days
Where do they exist?
Property Details

Bedrooms
- 1 bedrooms
- 2 bedrooms
- 3 bedrooms
- 4 bedrooms
- 5+ bedrooms
- Unknown

Property type
- Single Family
- Multi Family
- Unknown

Room Type
- Partial Home
- Entire Home
- Unknown
# Current Regulations

<table>
<thead>
<tr>
<th>Type A</th>
<th>Type B</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Administrative review</td>
<td>• Type III Conditional Use Permit</td>
</tr>
<tr>
<td>• $150 application, $100 renewal</td>
<td>• $4,590 application, $100 renewal</td>
</tr>
</tbody>
</table>
| • All permits issued since 2015 have been Type A | • Allows commercial meeting  
  ▪ E.g. banquets, weddings, fundraisers, etc. |

Only permitted in: RA, RSF, RSF-C, RTF, RMF, and RHD zones
Intention of changes

- Create a path to compliance for nonconforming STRs
- Establish STR unit caps (includes ADUs)
- STRs on lots in RA and RSF with an ADU require owner occupancy
- Must meet Building & Fire requirements (if not currently) to get STR permit
- Addition of a Life Safety Compliance form
- New fee to cover annual life safety inspections
  - To be conducted by Fire Department [08.02.034(D) SMC]
### Residential versus all other zones

<table>
<thead>
<tr>
<th>Residential Zones</th>
<th>All Other Zones</th>
</tr>
</thead>
<tbody>
<tr>
<td>• 1 STR allowed in a duplex, detached, or attached house</td>
<td></td>
</tr>
<tr>
<td>• Structures with 3+ units</td>
<td></td>
</tr>
<tr>
<td>▪ Limited to 20% of total units</td>
<td></td>
</tr>
<tr>
<td>▪ If not fire sprinklered, must come up to code</td>
<td></td>
</tr>
<tr>
<td>• Must keep as residential structure</td>
<td></td>
</tr>
<tr>
<td>• 1 STR allowed in a duplex, detached, or attached house</td>
<td></td>
</tr>
<tr>
<td>• Structures with 3+ units</td>
<td></td>
</tr>
<tr>
<td>▪ Limited to 30% of total units</td>
<td></td>
</tr>
<tr>
<td>▪ If not fire sprinklered, must complete Change of Use &amp; come up to code</td>
<td></td>
</tr>
</tbody>
</table>
Next Steps

- **MAR**
  - Mar 16: City Council study session
  - Mar 29: Internal City Outreach
  - Apr 11: In-person Open House
  - Apr 26: Plan Commission Workshop

- **APR**
  - Apr 13: Virtual Open House

- **MAY**
  - May 8: Urban Experience Committee
  - May 22: City Council Advance Agenda
  - May 29: City Council First Reading

- **JUN**
  - Jun 5: City Council Hearing
# Fees and Taxes

<table>
<thead>
<tr>
<th>New Fees</th>
<th>Taxes</th>
</tr>
</thead>
<tbody>
<tr>
<td>• $200 permit in residential zones, $100 annual renewal</td>
<td>• Short-term rental platforms will pay $2/night excise tax, collected quarterly (new)</td>
</tr>
<tr>
<td>• $300 permit in non-residential zones, $150 annual renewal</td>
<td>• Short-term rentals will still be subject to the lodging tax</td>
</tr>
<tr>
<td>• $105 per hour fee for annual life safety review by Fire Department</td>
<td></td>
</tr>
</tbody>
</table>
Engrossed Substitute Senate Bill 5334

• Authority to impose a special excise tax on short-term rental lodging not to exceed 10 percent on the sale of or charge made for short-term rentals.

• Tax not subject to the statutory cap on all other lodging taxes.

• Revenues must be used for operating and capital costs of affordable housing programs.

• May be used for contracts, loans, or grants to nonprofit organizations or public housing authorities for services related to affordable housing programs.
Chapter 17C.316 SMC
Short-term Rentals
Comprehensive Changes

Questions?