



# Chapter 17C.316 SMC Short-term Rentals

Plan Commission

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# 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



# How many units exist

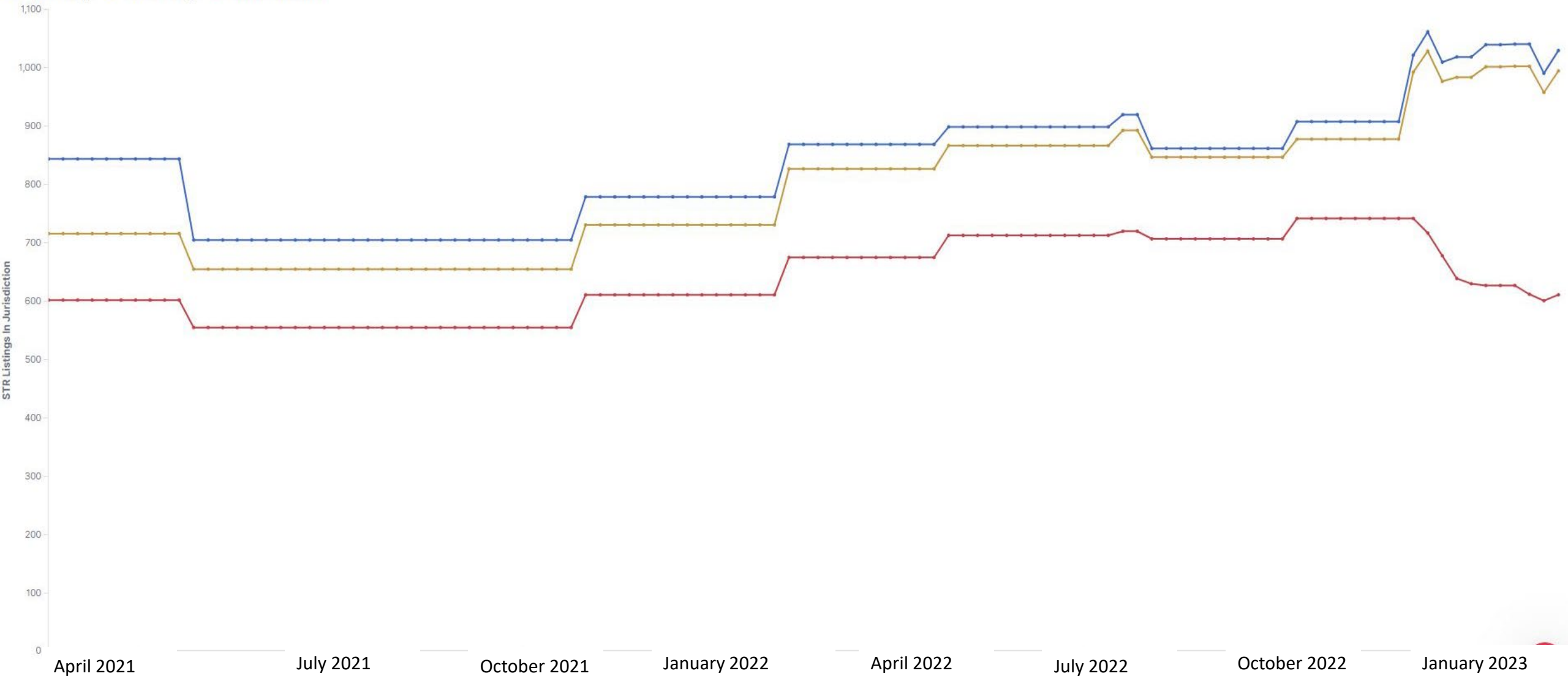
- Granicus monitoring of all short-term rental platforms found
  - 614 Short Term Rental Units are currently being advertised
  - 219 have been permitted since 2016, *but*
  - Only 36 are currently active

# STR Listings over time



Rental Units and Listings Over Time ⓘ

● STR Listings ● Total Listings ● STR Rental Units



# Previously on Shaping Spokane Housing...

- Proposal from January 12, 2022 workshop
  - Allow short-term rentals (STRs) where residential uses are permitted
  - Path to compliance for existing STR units in zones that don't currently allow STRs
  - That proposal has been expanded (today)



# Comprehensive changes to Chapter 17C.316

- New proposal aligns with:
  - Housing Action Plan Strategy B5, “Study the local short-term rental market to reduce impact on **housing affordability**, neighborhood identity, and **displacement**.”
  - City Council HAP Implementation Plan strategies:
    - ❖ 1.5, “**Contract with a vendor** to track real-time use of housing in the City as short-term rentals and enforce compliance with City business license laws.”
    - ❖ 2.7, “Expand allowable zones for short-term rentals to **match current actual usage** to improve licensing compliance.”

# 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

## Residential Zones

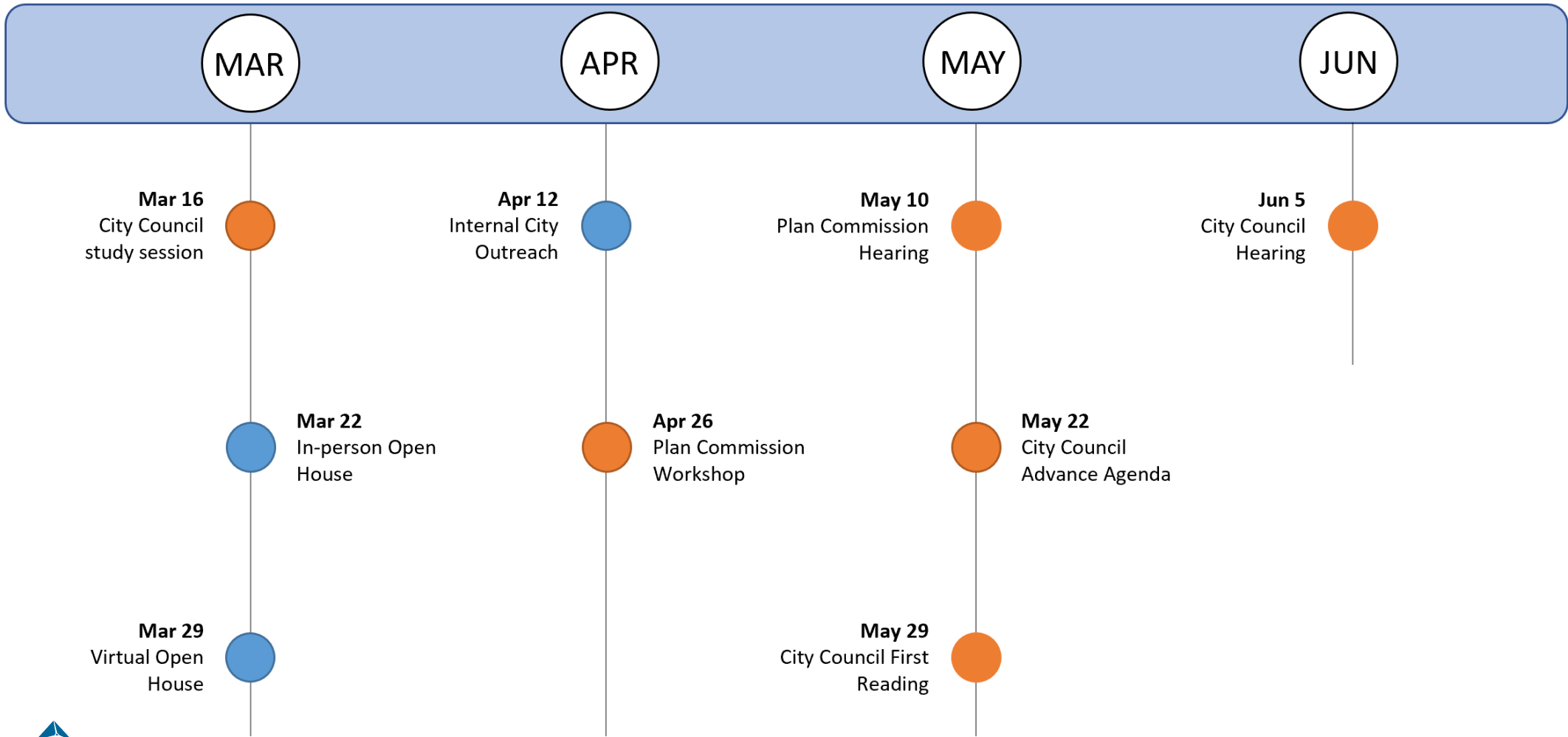
- 1 STR allowed in a duplex, detached, or attached house
- Structures with 3+ units
  - Limited to 20% of total units
  - If not fire sprinklered, must come up to code
- Must keep as residential structure

## All Other Zones

- 1 STR allowed in a duplex, detached, or attached house
- Structures with 3+ units
  - Limited to 30% of total units
  - If not fire sprinklered, must complete Change of Use & come up to code



# Next Steps





# Chapter 17C.316 SMC

## Short-term Rentals

### Comprehensive Changes

Questions?

