Chapter 17C.316 SMC Short-term Rentals

Plan Commission
February 22, 2023
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
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

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

Required to ensure fire safety and comply with city regulations.

- Residential zones limit the number of STRs based on the number of units and require fire sprinklers for compliance.
- For all other zones, a stricter limit on the number of units applies, with additional requirements for non-compliant structures.

City of Spokane

City of Spokane Code Enforcement

City of Spokane Fire Marshal
Next Steps

**MAR**
- Mar 16: City Council study session
- Mar 22: In-person Open House
- Mar 29: Virtual Open House

**APR**
- Apr 12: Internal City Outreach
- Apr 26: Plan Commission Workshop

**MAY**
- May 10: Plan Commission Hearing
- May 22: City Council Advance Agenda
- May 29: City Council First Reading

**JUN**
- Jun 5: City Council Hearing
Chapter 17C.316 SMC
Short-term Rentals
Comprehensive Changes

Questions?