



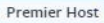

Residential Development Code Initiatives Short Term Rentals

Possible changes related to **short-term rentals** were suggested in the Spokane [Housing Action Plan \(HAP\)](#) Strategy B5 (p. 43), and HAP [Implementation Plan](#) Strategies II.6-7.

Topic	Short-Term Rentals
Code	Chapter 17C.316 SMC
Proposed Changes	Permit in commercial zones without classification as hotel or motel, to enable licensing compliance

What is a short term rental?

Short term rentals are residential units (e.g. bedroom, basement, entire dwelling) that the property owner rents to a guest for periods of less than 30 nights. Some property owners may want to provide this alternative lodging to supplement their income, or to provide Spokane visitors a stay in one of its unique neighborhoods so they can experience the city like a “local.” Short term rentals are allowed in residential areas of the city, and there are requirements that are designed to help ensure they are operated in a safe manner and do not significantly affect the residential character of neighborhoods.

House ♡

Cozy Manito Park Craftsman


Sleeps 6 · 3 bedrooms · 2 beds

Exceptional! 5/5

★ 5.0 (65 reviews)

\$195 /night

\$1,056 total



House ♡

Cliff Park Craftsman: Beautiful home near Hospitals and Manito Park

Sleeps 6 · 3 bedrooms · 4 beds

Wonderful! 4.8/5

★ 4.8 (47 reviews)

\$225 /night

\$1,133 total

Spokane VRBO Listings © 2021 VRBO

How are they currently regulated in Spokane?

The City regulates short term rentals as [two types](#). Type A rentals do not allow for commercial meetings and are reviewed and permitted administratively. Type B rentals do allow for commercial meetings and these types of short term rentals require approval of a conditional use permit before operation. Commercial meetings would include events such as weddings, banquets, luncheons, fundraisers, or any type of gathering for direct or indirect compensation.

Short term rentals are permitted within the following zoning districts: Residential Agriculture (RA), Residential Single Family (RSF), Residential Single Family Compact (RSF-C), Residential Two Family (RTF), Residential Multifamily (RMF), and Residential High Density (RHD). You can view the City's zoning map online at [Map Spokane](#).

In addition to the short term rental permit, the owner or operator (designated by the owner to run the short term rental) must apply for a [Spokane Business License](#). There is a \$100 renewal fee each year after that.

What are the proposed changes to regulations?

The City is proposing to permit short term rentals in all zoning districts where residential uses are permitted, where previously they have not been permitted in commercial zones without being classified as a hotel or motel. This would mean, if you owned a residential dwelling located in a commercial zone you could then rent your property as a short term rental. **You can read the draft text at the end of this document.**

How can I comment on the proposed changes?

You can email public comment to developmentcode@spokanecity.org, or contact the project staff listed on the project webpage. Members of the public are encouraged to attend the upcoming open house on the proposed text amendment, and also to testify at public hearings both before Plan Commission and City Council.

Open House

January 25, 2022

12:00 – 1:15 p.m.

Virtual and call-in info to be announced

January 27, 2022

4:00 – 5:30 p.m.

Virtual and call-in info to be announced

Please check back on the [project webpage](#) for additional information and more public meeting dates once they are scheduled.

DRAFT TEXT

Section 17C.316.010 Purpose

This chapter provides the requirements and standards under which residential dwelling units may be used for short-term rental use in ~~((residential))~~ zones where residential uses are permitted. The regulations are intended to allow for a more efficient use of certain types of residential structures in a manner which keeps them primarily in residential use, and without detracting from neighborhood character. The regulations also provide an alternative form of lodging for visitors who prefer a residential setting.

Staff note: The City regulates short-term rentals (STRs) as accessory to residential uses. Amending to permit STRs where residential uses are permitted ensures consistent application of the SMC.

Section 17C.316.020 Description and Definitions

A. **Description.** A short-term rental is where a residential dwelling unit or bedrooms in a residential unit are rented to overnight guests for fewer than 30 days. There are two types of short-term rentals:

1. Type A. A Type A short term rental is where bedrooms or an entire dwelling unit are rented to overnight guests, and no commercial meetings are held. The Type A short term rental is an administrative permit.
2. Type B. A Type B short-term rental is where bedrooms or an entire dwelling unit are rented to overnight guests and commercial meetings are held. The Type B short term rental requires a type III conditional use permit according to [Chapter 17G.060 Land Use Application Procedures \(\(-\)\)](#) ; provided in zones where Retail Sales and Services are allowed, limited, or conditional uses, Type B short-term rentals are allowed via the same process as a Retail Sales and Service use.

Staff note: This surgical code change ensures if a use is in fact a hotel/motel lodging use then the appropriate Building Code and land use regulations shall apply to the change in use from residential to lodging.

B. **Definitions.** For purposes of this chapter, the following words have the following meanings:

1. Commercial meetings. Commercial meetings include luncheons, banquets, parties, weddings, meetings, charitable fund raising, commercial or advertising activities, or other gatherings for direct or indirect compensation.

Commercial meetings are prohibited with a Type A short-term rental. A historic landmark that receives special assessment from the State may be open to the public for 4 hours one day each year; this is not considered a commercial meeting.

2. Resident. An individual or family who resides in the dwelling unit. The resident can be the owner or operator of the short-term rental.
3. Operator. The owner or a person or entity that is designated by the owner to manage the short-term rental.

Section 17C.316.030 Where These Regulations Apply

The regulations of this chapter apply to short-term rentals in ~~((the following zones: RA, RSF, RSF-C, RTF, RMF, and RHD zones))~~ all zones where residential uses are permitted. ~~((In zones where Retail Sales and Service uses are allowed, limited or conditional uses, short-term rentals may be regulated either as a Retail Sales and Service use or as hotel motel.))~~