Chapter 17C.316 SMC
Short-term Rentals

May 10, 2023
## 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>
<tr>
<td>• All permits issued since 2015 have been Type A</td>
<td>• Allows commercial meeting</td>
</tr>
<tr>
<td></td>
<td>▪ E.g. banquets, weddings, fundraisers, etc.</td>
</tr>
</tbody>
</table>

Only permitted in: RA, RSF, RSF-C, RTF, RMF, and RHD zones
Vacation rentals post-Covid

Airbnb braces for busy summer travel season

Airbnb is rolling out several new features for what is expected to be one of the busiest summer travel seasons on record.

Blended Travel Comes of Age

Matthew Parsons, Skift

January 10th, 2023 at 2:00 PM EST

Skift Take

The travel industry has acknowledged the pandemic led to a surge in people blending leisure with work. Now it’s got to figure out how to unravel the Great Merging to better serve this new and dynamic customer persona.

— Matthew Parsons

‘I can’t make products just for 41-year-old tech founders’: Airbnb CEO Brian Chesky is taking it back to basics

Airbnb is revamping its Rooms feature while eyeing AI and betting on work from anywhere.
Data on actual usage

• City Council approved OPR 2022-0885 for a contract with Granicus.
• Granicus is assisting staff with:
  • **Locating STRs operating in city**
  • Property owner/operator communications
  • Compliance monitoring
  • Providing weekly data/tracking
How many units?

• Since 2015, 219 STRs have been permitted *but*
  ▪ Only 44 are currently active

• Granicus monitoring of all short-term rental platforms has found
  ▪ **648 STR units** are currently being advertised
    ▪ 666 in February 2023
STR listings over time
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
Proposed changes

• Create a path to compliance for nonconforming STRs

• Balance allowing use with impact on workforce housing

• Increase life safety compliance
Public Engagement

Outreach & Engagement

- Land Use Subcommittee
  Nov. 18, 2021
  Feb. 17, 2022
  Apr. 21, 2022

- Winter Market
  Dec. 15 and 22, 2021

- Community Assembly
  Jan. 6, 2022
  May 5, 2023

- Open Houses
  Jan. 25 and 27, 2022
  Apr. 11 and 13, 2023

- City Council Study Session
  Nov. 11, 2021
  Mar. 14, 2023

- Spring Market
  Apr. 6, 13, 20, and 27, 2022

Plan Commission Workshops

- Jan. 12, 2022
- Feb. 22, 2023
- Apr. 26, 2023

Public Comments

- Comments received to date in packet
- 11 public comments
- **Comments still being accepted**, will be included for City Council public hearing process
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>
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</tr>
<tr>
<td>• Structures with 3+ units</td>
<td>• Structures with 3+ units</td>
</tr>
<tr>
<td>▪ Limited to 20% of total units</td>
<td>▪ Limited to 30% of total units</td>
</tr>
<tr>
<td>▪ If <strong>not</strong> fire sprinklered, must come up to code</td>
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</tr>
<tr>
<td>• Must keep as residential structure</td>
<td>• Above 30% requires Change of Use/Occupancy</td>
</tr>
</tbody>
</table>
## Updated fees

<table>
<thead>
<tr>
<th>Updated or new fees</th>
<th>Lives in...</th>
</tr>
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<tbody>
<tr>
<td>• $200 permit in residential zones, $100 annual renewal</td>
<td>Section 08.02.066 SMC</td>
</tr>
<tr>
<td>• $300 permit in non-residential zones, $150 annual renewal</td>
<td>Section 08.02.034 SMC</td>
</tr>
<tr>
<td>• $105 per hour for annual inspection by Fire Department</td>
<td>Section 08.02.090 SMC (new)</td>
</tr>
<tr>
<td>• $2.00 per night platform fee</td>
<td></td>
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</table>
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Short-term Rentals
Comprehensive Changes

Questions?