

## **Short Term Rental - Frequently Asked Questions**

### **What is the intent of the updated short term rental regulations?**

The short term rental regulations were updated to better align with the strategies outlined in the Housing Action Plan and the City Council Implementation Plan. In addition, the City was provided monitoring data that showed a high volume of short term rentals operating in non-residential zones that did not have a path forward to compliance without going through a Change of Use process with Development Services Center. The updated regulations offer a simpler permitting process for those structures that meet certain safety requirements.

For full details, see the ordinance: <https://my.spokanecity.org/smc/?Chapter=17C.316>

### **Can I have a short term rental unit in my multifamily building?**

The updated regulations allow short term rental units to be within multifamily structures (a structure that contains 3 or more units) if they meet the following criteria:

- The structure has a functional fire sprinkler system (to be verified by the Fire Department during their annual multifamily structure inspection).
- In a non-residential zone, no more than 30% of the units in the structure are rented out as short term rentals
- In a residential zone, no more than 20% of the units in the structure are rented out as short term rentals

Multifamily buildings that are not equipped with a fire sprinkler system may go through the process to add fire sprinklers. Please contact the Fire Department at 509-625-7000 for more information about the process

Multifamily buildings that want to exceed the maximum short term rental unit maximums described above, may reach out to the Development Services Center at 509-625-6300 to determine if their property would qualify for a change of use to a hotel/motel.

## **Can I have a short term rental in my Single Family Home?**

Yes. One short-term rental is allowed in a detached single-family structure, accessory dwelling unit, or an attached single-family structure. The unit must be a legally established unit prior to permitting a short term rental. The applicant will be required to submit a completed and notarized Life Safety Compliance form with the application.

## **What if my Homeowners Association and/or Covenants, Conditions and Restrictions on my property do not allow Short Term Rentals?**

The City of Spokane does not regulate private agreements. However, receiving a short term rental permit does not override any lease agreements, homeowners' association bylaws, covenants, conditions and restrictions (CC&R's), or any other agreement, law, or regulations that prohibit subletting or use of your residential structure as a short-term rental. The City of Spokane strongly recommends that you review any known agreements before submitting an application.

## **How do I apply for a short term rental permit?**

Applications can be submitted through out [Accela Citizen Access](#) online permitting platform under the planning tab.

## **What is the fee?**

The application fee for a short term rental in a residential zone is \$200, and \$100 to renew (annually). The application fee for a short term rental in other zones is \$300, and \$150 to renew (annually).

## **How can I check to see if a property has an active short term rental permit?**

You can use our online portal to search for permits. All you need to have is an address or parcel number. You do not need to create an account. Our online permit search can be found at [aca.spokanepermits.org](http://aca.spokanepermits.org).