



Short-Term Rental Regulations City Council Public Hearing December 18, 2023

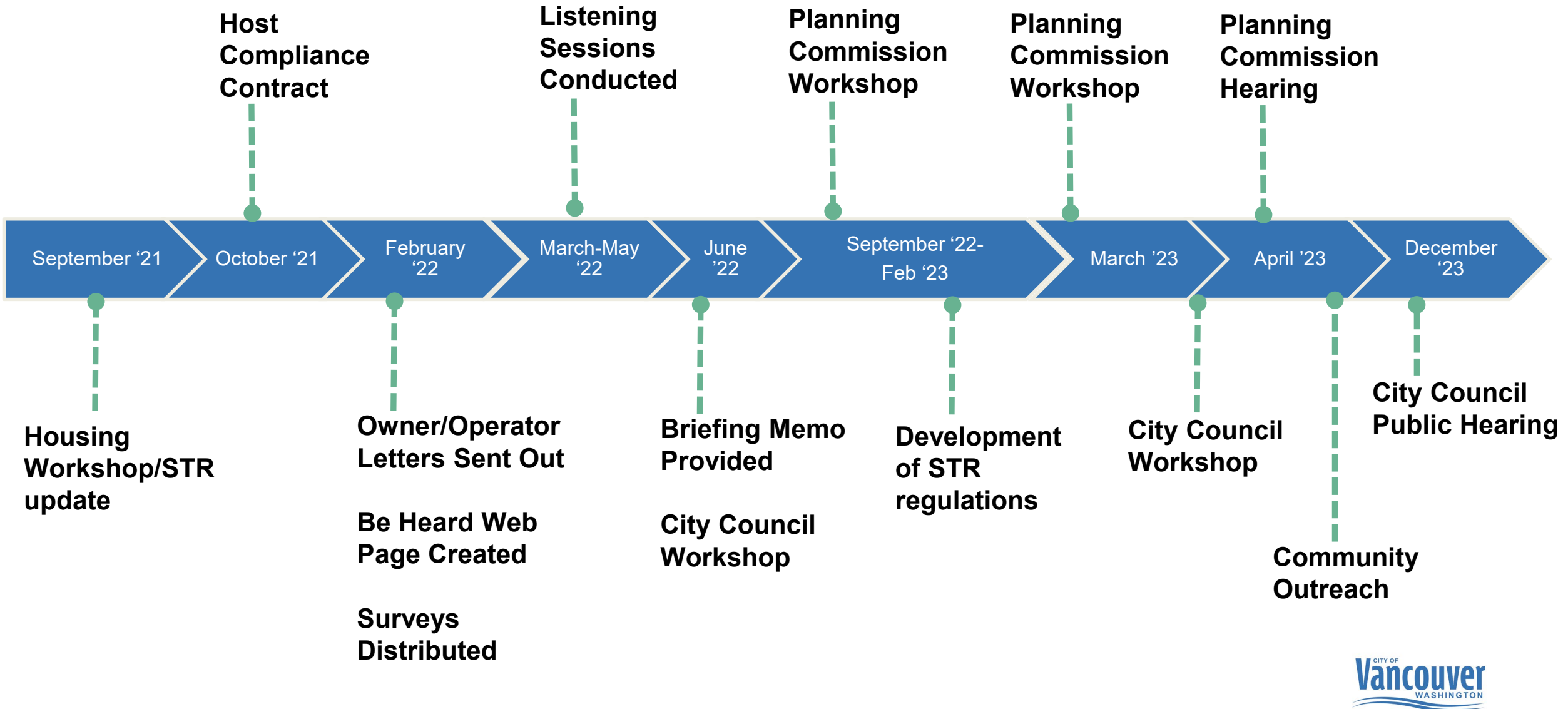


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Agenda

- Project Timeline
- Existing Conditions
- Proposed Regulations
- Planning Commission Direction
- Council Direction
- City Council Vote
- Next Steps

Short-Term Rental: Project Timeline



Short-Term Rentals: Existing Conditions

- Approximately 400 short-term rentals are operating in the City of Vancouver
- Short-term rentals represent 0.5% of total housing units
 - Out of the 260 ADUs registered with the City, 11 are STRs
- Short-term rentals are increasing steadily in Vancouver, but still low relative to larger cities.

Major Short-Term Rental Platforms Include:



Short-Term Rentals: Proposed Regulations

- Developed from best practice research, comparison jurisdictions, community and stakeholder feedback, and City Council and Planning Commission direction
- Regulations that respond to the level of activity currently happening in the City
- Intended to strike a balance between community need for housing and individuals' property rights

Short-Term Rentals: Proposed Regulations Cont.

- Limit the total # of STRs to not exceed 1% of total housing stock
- Residential dwelling units may be used for short term rental use for stays fewer than thirty consecutive days
- Allowed in all residential and commercial zones, and the OCI and ECX industrial zones as a limited use subject to 20.835
- Must be located within a legally established dwelling unit
- Not allowed in properties that are receiving a tax exemption through the City's Multi Family Tax Exemption (MFTE) program

Short-Term Rentals: Proposed Regulations Cont.

- Must register with WA State Department of Revenue
- Must follow all relevant short-term rental provisions listed in the Revised Code of Washington, Chapter 64.37 and Consumer Safety measures listed in 67.37.030.
- Must provide proof of valid liability insurance in accordance with provisions of the RCW

Short-Term Rentals: Proposed Regulations Cont.

- Must obtain a City of Vancouver business license
- Must obtain a Short-Term Rental permit
 - Permit renewal requirement at the end of this pilot period
 - Permit will expire if property ownership changes
- Must notify property owners abutting and adjacent to the proposed STR
- Must provide an affidavit of mailing to neighbors

Short-Term Rentals: Proposed Regulations Cont.

- Failure of the owner or authorized agent or local contact of a short-term rental to meet the standards contained herein shall be subject to the enforcement provisions contained in 22.02.020 VMC including:
 - Correction Notice
 - Notice of Civil Violation and Order
 - Inspection at the discretion of the City's Building Official
 - Order to Revoke Permit

Short-Term Rental Planning Commission Direction

- Directed staff to:
 - Look into requiring permit renewal after 24 months, then decide if annual renewal necessary
 - Provide clear code compliance process for complaints
 - Continue to monitor STR environment to determine if further regulations may be needed
 - Provide clear implementation steps
- Unanimously recommended approval to City Council following a public hearing on April 11, 2023

Short-Term Rental Council Direction

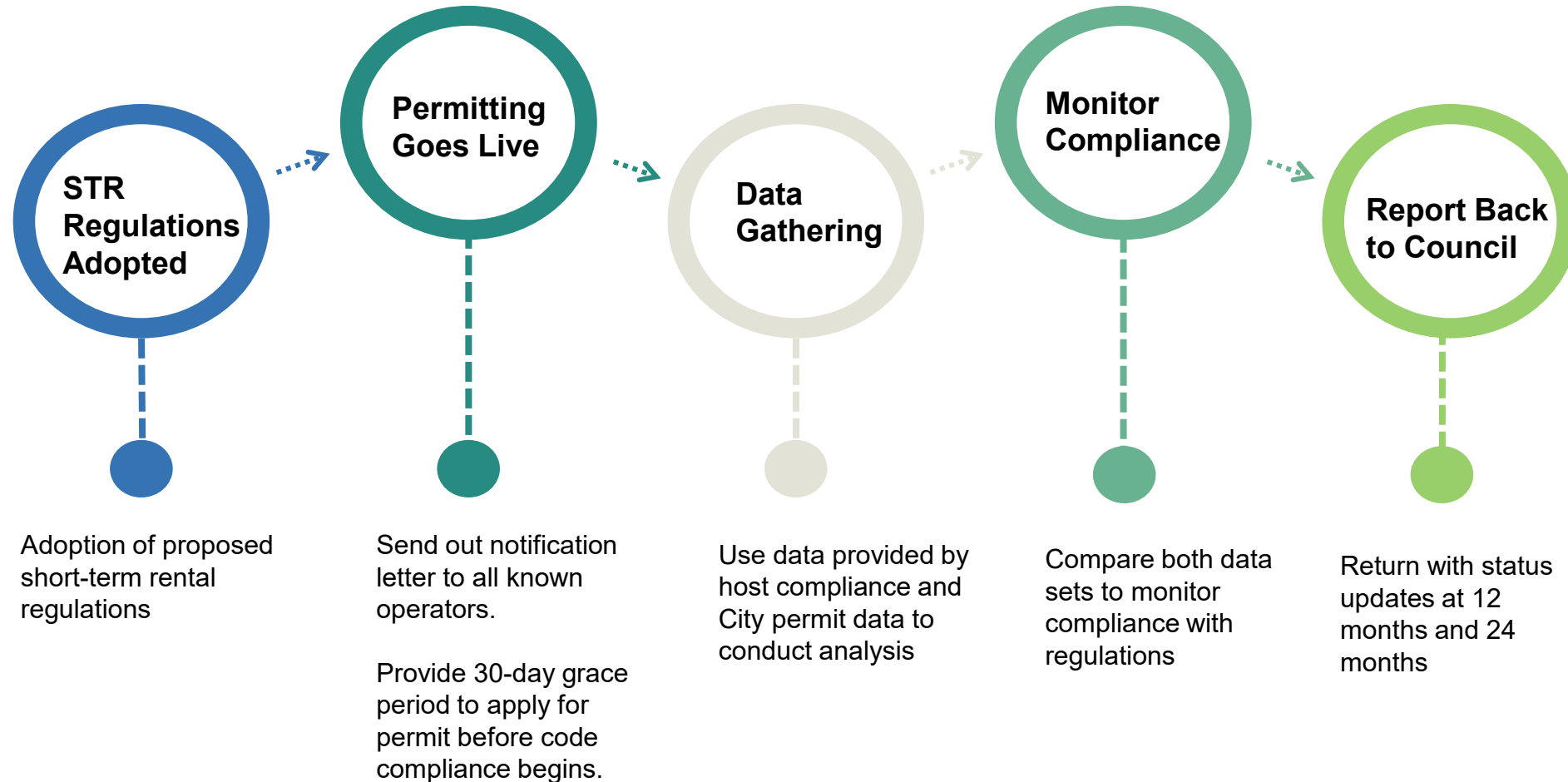
- Limit the total number of STR permits that can be issued within the City
- Prohibit future units developed under HB 1110 and HB 1337 from being used as STRs
- Return to Council at 12 months and 24 months after regulations would be adopted with updates
- Establish goals for STR program during 24-month period
- Clarify that a new permit application and fee are required each time a unit has a new owner/operator, even if it has previously been operated as an STR prior to transfer/sale of the property



Program Goals

- Limit to 1% of total housing stock
- Minimize public safety risks
- Continued stakeholder outreach
- Monitor impacts to long-term rental market
- Monitor code compliance responsiveness

Short-Term Rental Implementation Steps



Staff Recommendation

On Monday, December 18, 2023, subject to second reading and a public hearing approve the ordinance creating VMC 20.835, Short-Term Rentals.

Thank You

To learn more, visit <https://www.beheardvancouver.org/short-term-rentals>

