

### WDCA19-0008: Short-Term Rentals



*Photo: August 26, 2019 STR Workshop*

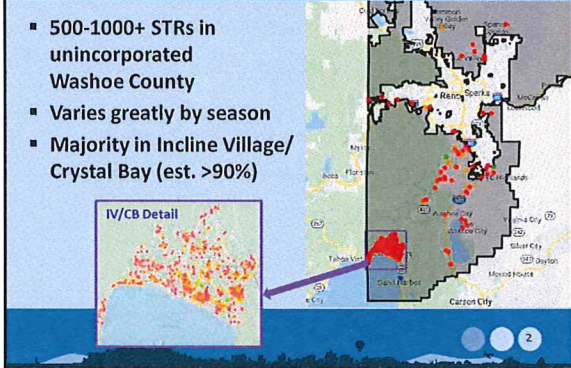
**Discussion**

- Overview of where we're at
- Highlights of proposed STR standards
- Areas for further discussion
- Next steps

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### Project Baseline

- 500-1000+ STRs in unincorporated Washoe County
- Varies greatly by season
- Majority in Incline Village/ Crystal Bay (est. >90%)



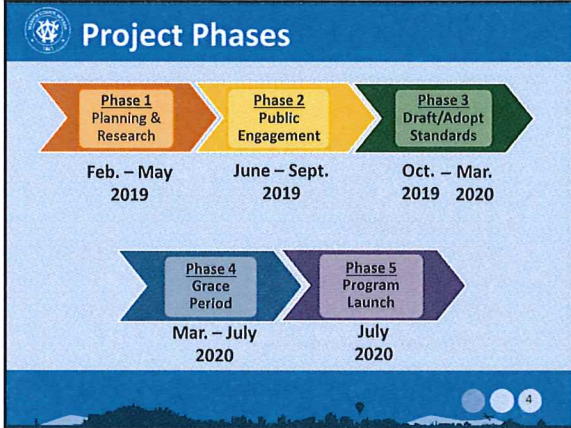
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### Mission Statement

*Adopt simple, fair and enforceable regulations for short-term rentals that balance competing interests and maximize voluntary compliance.*

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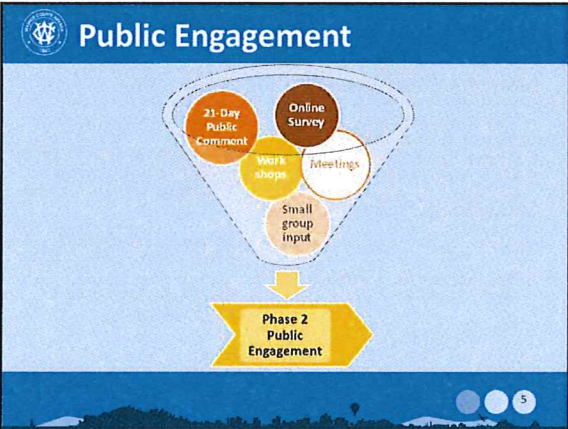
### Project Phases



- Phase 1 Planning & Research**: Feb. – May 2019
- Phase 2 Public Engagement**: June – Sept. 2019
- Phase 3 Draft/Adopt Standards**: Oct. – Mar. 2019 2020
- Phase 4 Grace Period**: Mar. – July 2020
- Phase 5 Program Launch**: July 2020

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### Public Engagement



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### Proposed Code: Highlights

**Tiered Permitting System**

- Tier 1:** 10 occupants or fewer; standard STR permit
- Tier 2:** 11-20 occupants; discretionary permit
- Tier 3:** 21 or more occupants; only in areas where hotels/motels allowed; commercial standards apply

**STR Permit: Similar to privileged license**

- Revoke without Board action; renew annually; no guarantee of renewal

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### Proposed Code: Highlights

- Safety minimums + annual inspections
- Occupancy limits based on sq. ft., safety, parking capacity, or self-limitation
- Local agent able to respond 24/7 in 30 minutes
- 1 STR per parcel; only rent to 1 group at a time
- No parties/events
- Noise, parking and trash standards

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### Areas to Discuss

**Noise**

- Quiet hours: 10 p.m. – 7 a.m.
- Decibel-monitoring devices for problem STRs

**Parking**

- One parking space for every 4 proposed occupants
- All parking must be developed onsite (including to TRPA standards, if applicable)

**External Placard**

- While rented: Display 8.5 x 11" with STR permit #, hotline #, responsible party #, and max occupancy

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### Fees and Fines

- Cost-neutral approach: fees to cover program ops
- Three-pronged enforcement approach: proactively pursue licensing compliance; annual inspections; 24/7 complaint hotline
- Fines: scaled system; higher than current fines; expedited timeline
- Three violations in 12 months = revocation and 1-yr cooling off period
- Fee/fine recommendations to be heard March 10
- Re-assess after 12-18 months

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### Recommendations

- Introduce and conduct a first reading for changes to Ch. 50, 110 and 125
- Set public hearing for second reading and possible adoption Mar. 10, 2020

**Clarification on effective date:**

- June 1, 2020: Provisions for processing/issuing permits
- July 15, 2020: Everything else

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### Next Steps

**Phase 4 – Grace Period**

- Expand Outreach; Establish Processes
- Accept Applications; Start Issuing Permits

Mar. – June 2020

**Phase 5 Program Launch**

June 1, 2020

July 15, 2020

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### Questions?

**Planning & Building Division**

- Kelly Mullin, Senior Planner
- Mojra Hauenstein, Director
- Trevor Lloyd, Planning Manager
- Chad Giesinger, Planning Manager
- Dan Holly, Plans Examiner Supervisor

**Manager's Office**

- Dave Solaro, Asst. County Mgr
- Dana Searcy, Sr. Mgmt Analyst

**Washoe County Sheriff's Office**

- Chief Deputy Greg Herrera
- Mary-Sarah Kinner, Govt. Affairs Liaison

**North Lake Tahoe Fire Protection District**

- Ryan Sommers, Chief
- Jennifer Donohue, Interim Fire Marshal

**Truckee Meadows Fire Protection District**

- Charles Moore, Chief

**District Attorney's Office**

- Nathan Edwards, DDA

**Washoe County Health District**

- James English, EHS Supervisor

**Reno-Sparks Convention & Visitors Authority**

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