

## Chapter 20.835

### SHORT-TERM RENTALS

#### 20.835.010 Purpose

This chapter provides the requirements and standards under which residential dwelling units may be used for short term rental use for stays fewer than thirty consecutive days. The regulations are intended to allow for a more efficient use of certain types of residential structures, while keeping them primarily in residential use and retaining neighborhood character. The regulations also provide an alternative form of lodging for visitors who prefer a residential setting.

#### 20.835.020 Applicability

Short-term rentals shall be a limited use in certain zoning districts within legally established dwelling units.

#### 20.835.030 Licenses Required & Permit Approval

Short-term rental businesses are required to be registered with Washington State Department of Revenue, and obtain a City of Vancouver business license if the business license threshold is met.

Short-term rentals shall be processed through a Short-Term Rental permit application, subject to the development standards listed below. A Short-Term Rental permit will expire if the property ownership changes.

#### 20.835.040 Standards

The following standards are required for the operation of a short-term rental. Failure to comply with any or all the following development standards will result in the revocation of a Short-Term Rental permit.

1. *Regulations.* Short-Term Rentals must meet all applicable state and local health, safety and building code regulations such as fire and smoke protections, egress and accessibility, and structural design, as well as applicable provisions of the Washington Administrative Code (WAC) and the Revised Code of Washington (RCW).
2. *Off-Site Impacts.* Short-Term Rentals shall not generate measurable levels at the property line of dust, smoke, odor, glare, or noise beyond those associated with a residential use. The Short-Term Rental shall not generate solid waste in volume or type not normally associated with a residential use.
3. *Limitations.*
  - a. Short-Term Rentals are permitted within a legally established dwelling unit. Short Term Rentals shall not be operated outdoors, in an accessory structure, in a recreational vehicle, or in any other non-residential structure.
  - b. Short-Term Rentals are not permitted in any dwelling unit or building that has received approval under the City's Multi-Family Tax Exemption (MFTE) program ([Chapter 3.22 VMC, as now existing or hereafter amended](#)). This limitation does not apply after the MFTE program exemption period has ended.

4. *Liability Insurance.* Short-Term Rentals must have current, valid liability insurance in accordance with requirements of RCW 64.37.050 as now existing or hereafter amended.
5. *Notification.* Prior to the City application process for a Short-Term Rental, the owner must provide a courtesy notice regarding the Short-Term Rental to all property owners abutting or adjacent to the proposed Short-Term Rental. The Notification must include a description of the operation, number of bedrooms to be rented to overnight guests and contact information for the owner or operator by phone.

#### **20.835.050 Submission Requirements**

- A. *Application – Fees.* The applicant must submit a completed application form as prescribed by the planning official with the applicable fee per Chapter 20.180 VMC.
- B. *Required Information.*
  1. Affidavit of mailing showing proof of mailing of Notification to property owners abutting and adjacent to the proposed Short-Term Rental.
  2. Copy of Liability Insurance for the rental property.
  3. Acknowledgement by the owner stating that the Short-Term Rental will continuously comply with the required standards in 20.835.050 VMC and allowing the City to inspect the premises as needed.

#### **20.835.060 Violations**

- A. It is unlawful to rent, offer for rent, or advertise for rent a dwelling unit located on any property with the City as a Short-Term Rental without a permit and license authorizing such use issued and approved in the manner required by this chapter.
- B. 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