



# Short-Term Rental Draft Regulations Planning Commission Workshop March 14, 2023



**Jason Nortz**  
Development Review Manager

**Becky Coutinho**  
Associate Long Range Planner

# Agenda

- Project Background
  - Project Timeline
  - Where are we now?
  - Outreach Summary
- Regulatory Research
- Council & Planning Commission Direction
- Draft Regulations
- Next Steps

# Short-Term Rentals: Project Timeline



# Short-Term Rentals: Where We are Now?

- Short-term rentals: stays of less than 30 days
- Currently no short-term rental ordinance
- Not permitted in any residential zone
- Complaints remain low, but do receive inquiries weekly

## Major Short-Term Rental Platforms Include:



# Short-Term Rentals: Where We are Now?

- Range of 250 to 400 short-term rentals are operating in the City of Vancouver
- Short-term rentals represent an 0.4% of Vancouver's 83,868 estimated housing units
  - Out of the 260 ADUs registered with the City, 11 or 4.2% are STRs
- Short-term rentals are increasing steadily in Vancouver, but still low relative to larger cities.



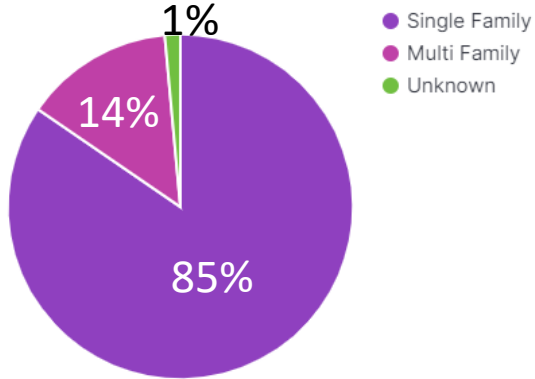
# Short-Term Rentals: Where We are Now?

As of February 22, 2023...

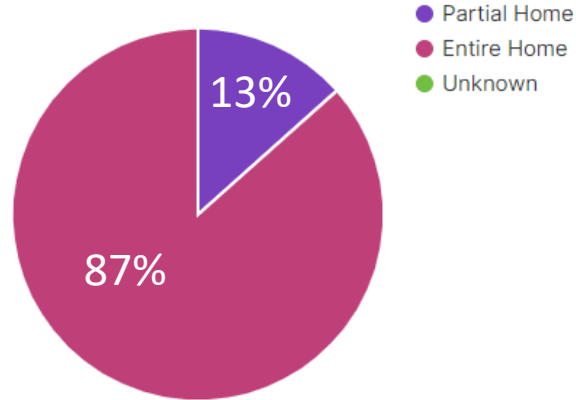
# 358

Total Short Term Rental Units

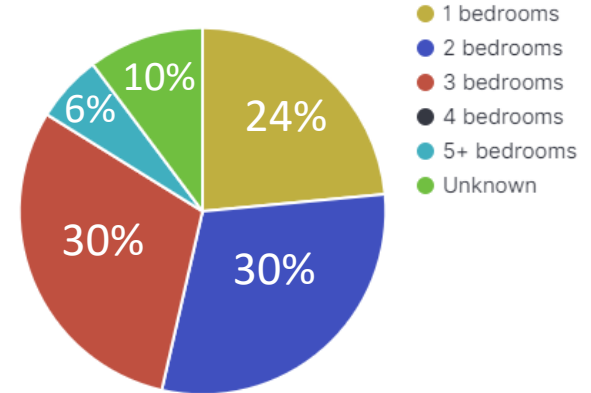
Property type ⓘ



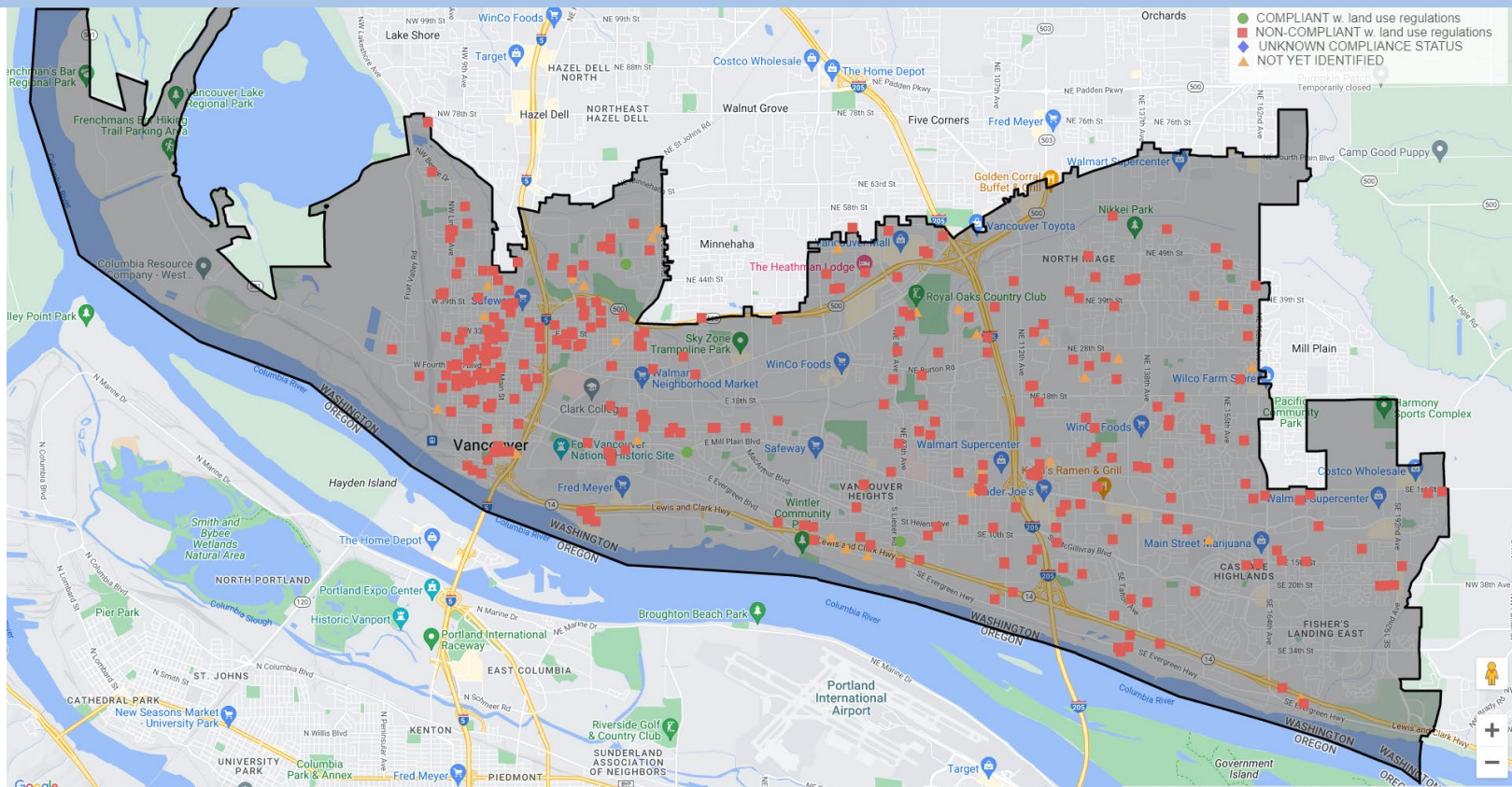
Room Type ⓘ



Bedrooms ⓘ



# Short-Term Rentals: Where We are Now?



# Short-Term Rentals: Outreach Summary

- Community survey: 783 responses
  - 56% of respondents would allow short-term rentals with regulations, 24% would allow short-term rentals with no regulations, and 20% would ban all short-term rentals
- Short-term rental host survey: Sent to 300 operators, 85 responses
  - 80% of respondents operate one short-term rental, 11 % operate two short-term rentals, and 6% operate 5 or more short-term rentals
- Online comment box: responses ongoing



# Short-Term Rentals: Outreach Summary

- Conducted small group conversations with:
  - Short-term rental operators & hosts
  - Short-term rental users
  - Hotel industry
  - Tourism industry
  - Real estate agents
  - Housing advocates

# Short-Term Rentals: Regulatory Research

- Looked at primarily WA jurisdictions:
  - Seattle
  - Spokane
  - Tacoma
  - Bellevue
  - Bellingham
  - Kent
  - Renton
  - Olympia
  - Everett
  - Skamania County

# Short-Term Rentals: Regulatory Research

- Overall Trends:
  - Range of license fees, some require annual renewal
  - Most permit in all residential zones
  - Most have maximum of 30 days
  - Regulations to mitigate traffic, parking, trash, and noise
  - Regulations to support building safety
  - Ensure collection of taxes

# Council & Planning Commission Direction

Policy Consideration	Council & PC comments	Staff Response	Code Regulation
<b>Owner occupancy requirement</b>	Mixed support and opposition of such a requirement	Considered having owner occupancy requirement if renting one room in the home, but did not include due to challenges with monitoring, enforcement, and legal concerns	Not included in draft code
<b>Lodging tax collection</b>	Want to ensure that lodging taxes are being collected and remitted to the City	The City received approximately \$140k in short term rental taxes in 2022. City lodging tax is set at 4%	No action needed
<b>Life/Safety inspection standards</b>	Council brought up concern at June workshop, want standards without being over burdensome	Mirroring building code regulations – not suggesting specific building inspections for short-term rentals	Addressed in code by requiring STRs to meet state and local health, safety, and building code regulations

# Council & Planning Commission Direction

Policy Consideration	Council & PC comments	Staff Response	Code Regulation
<b>Impacts to housing availability</b>	<p>City Council and Planning Commission both expressed concerns regarding STRs impact to the housing stock in Vancouver</p>	<p>Current impact to Vancouver housing supply small however, if number of STRs continues to grow could be an issue. Staff will continue to monitor numbers. City goals support significantly increase in housing stock, which will mitigate negative impacts from STRs</p>	<p>Not included in draft code fully, but code does exclude STRs in units receiving the Multi-Family Tax Exemption</p>
<b>Changes to Bed &amp; Breakfast regulations</b>	<p>Update bed &amp; breakfast regulations ensure clarity and fairness with any STR regulations</p>	<p>Staff will examine during the upcoming Comprehensive Plan and Title 20 update</p>	<p>Not included in draft code</p>

# Draft Short-Term Rental Land Use Definition

- **Short-Term Rental.** A dwelling unit or individual rooms within a dwelling unit that are rented to a guest(s) by a short-term rental operator for fewer than 30 consecutive days. A short-term rental is not considered a hotel, motel or bed and breakfast.
- **Short-Term Rental Operator.** Any person who receives payment for owning or operating a dwelling unit, or portion thereof, as a short-term rental unit.

# Draft Short-Term Rental Land Use Classification

- Listed as a residential use type
- Short-Term Rental. A dwelling unit or individual rooms within a dwelling unit that are rented to a guest(s) by a short-term rental operator for fewer than thirty consecutive days.
- Short-term rental permits are exempt from section 20.210 of the Development code

# Draft Short-Term Rental Land Use Classification

- Short-term rentals are allowed in the following zones:
  - Low density residential: All zones
  - High Density residential: All zones
  - Commercial: All zones
  - Industrial: OCI, ECX
- In all districts short-term rentals are limited uses that must follow regulations in new code section 20.835



# Draft Short-Term Rental Regulations: 20.835

- Short-term rental use for fewer than thirty consecutive days
- Must register with WA State Department of Revenue and obtain a city of Vancouver business license if the business license threshold is met
- Must obtain a Short-Term Rental permit, one time \$250 fee

# Draft Short-Term Rental Permit Requirements

- 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 the provisions of WAC and RCW
- Must not generate measurable levels at the property line of dust, smoke, odor or glare or noise beyond those associated with a residential use. The short-term rental shall not generate solid waste in volume or type which is not normally associated with a residential use

# Draft Short-Term Rental Permit Requirements

- Only permitted within a legally established dwelling unit
- Shall not be operated outdoors, in an accessory structure, in a recreational vehicle or any other non-residential structure
- Short-term rentals are not permitted in any dwelling unit or building that has received approval under the city's multifamily tax exemption program
- Must provide proof of valid liability insurance in accordance with provisions of the RCW

# Draft Short-Term Rental Permit Requirements

- Must provide a courtesy notice regarding the short-term rental to all property owners abutting or adjacent to the proposed short-term rental. Notice must include:
  - Description of the operation
  - Number of bedrooms to be rented to overnight guests
  - Contact information for the owner or operator by phone

# Draft Short-Term Rental Permit Approval Criteria

- Affidavit of mailing showing proof of mailing of letter of notification to property owners abutting and adjacent to the proposed short-term rental
- Copy of Liability Insurance for the rental property
- Acknowledgement by the owner stating that the short-term rental shall comply with the required standards in 20.835.050 VMC and allowing the City to inspect the premises as needed

# Draft Short-Term Rental Violations

- Unlawful to operate without a permit
- 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

# Discussion

## Questions for the Planning Commission

- Comments on how staff incorporated City Council and Planning Commission input
- Overall thoughts on regulations
- Additional items could be regulated in the future:
  - Require annual renewal fee
  - Limit number of STRs in specific zones, areas, neighborhoods, unit types
  - Must provide proof of primary residency
  - Limit the number of STRs an operator or company can own

# Short-Term Rentals: Next Steps

- City Council Workshop on April 3<sup>rd</sup>
- Outreach with community members and stakeholders with draft code language
- Planning Commission Public Hearing
- City Council Public Hearing



# Thank You

Jason Nortz, Development Review Manager, Community Development Department

[Jason.nortz@cityofvancouver.us](mailto:Jason.nortz@cityofvancouver.us)

Becky Coutinho, Associate Long Range Planner, Community Development Department

[Becky.coutinho@cityofvancouver.us](mailto:Becky.coutinho@cityofvancouver.us)

