



Short-Term Rental Regulations Planning Commission Public Hearing April 11, 2023



Jason Nortz
Development Review Manager

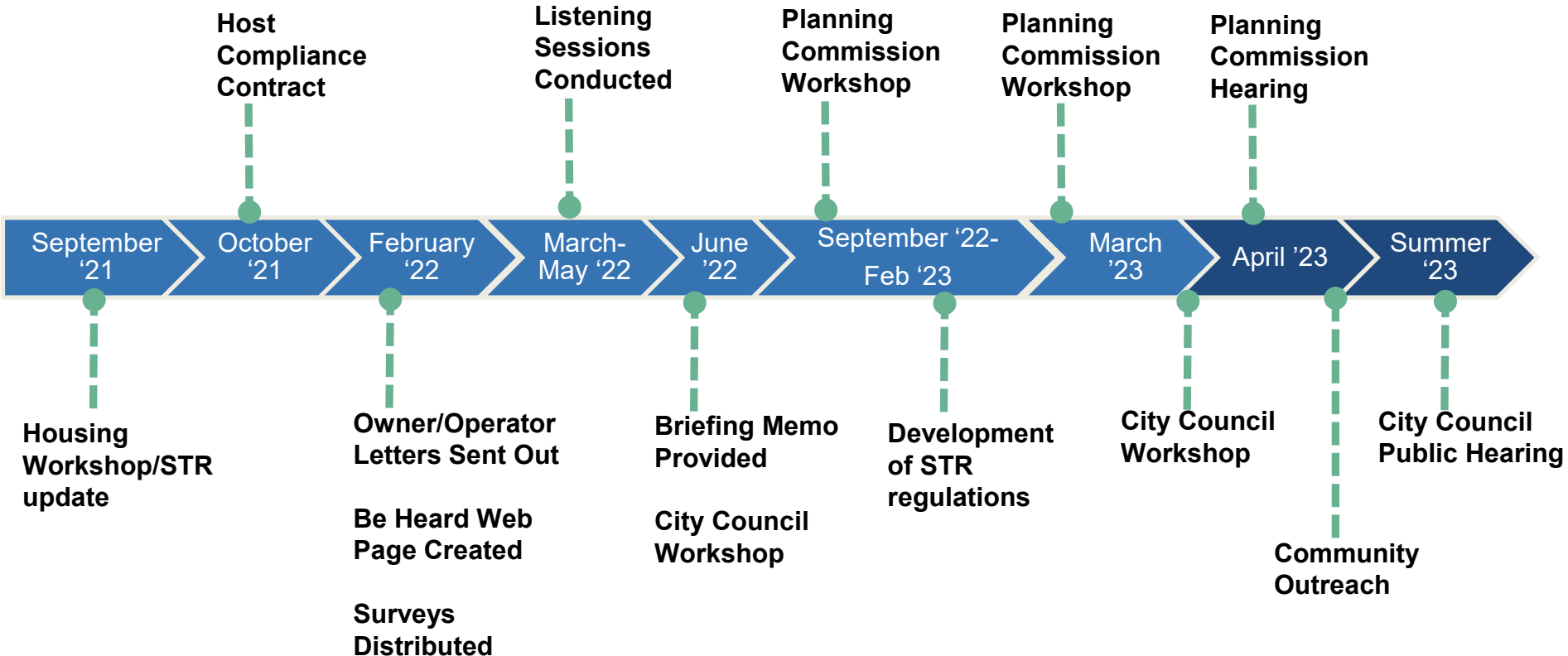
Becky Coutinho
Associate Long Range Planner

William Cooley
Community Engagement Manger

Agenda

- Project Timeline
- Existing Conditions
- Community Outreach
- Proposed Development Code
- Council Direction
- Planning Commission Direction
- Planning Commission Vote
- Next Steps

Short-Term Rentals: Project Timeline



Short-Term Rentals: Existing Conditions

- Range of 250 to 400 short-term rentals are operating in the City of Vancouver, spread throughout
- Short-term rentals represent 0.45% of Vancouver's 83,900 estimated housing units
 - Out of the 260 ADUs registered with the City, 11 or 2.9% are STRs
- Short-term rentals are increasing steadily in Vancouver, but still low relative to larger cities.



Short-Term Rentals: Community Outreach

- Community survey: 783 responses
- Short-term rental host survey: Sent to 300 operators, 85 responses
- Online comment box: responses ongoing
- Conducted small group conversations with short-term rental operators & hosts, short-term rental users, hotel industry, tourism industry, real estate agents, and housing advocates

Short-Term Rentals: Proposed Development Code

- 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 and the financial stability that additional revenue generated from STRs can provide

Short-Term Rentals: Proposed Development Code

- 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 permitted in not be operated outdoors, in an accessory structure, in a recreational vehicle, or in any other non-residential structure.
- Not allowed in properties that are receiving a tax exemption through the City's Multi Family Tax Exemption (MFTE) program

Short-Term Rentals: Proposed Development Code

- 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 Development Code

- Short-Term Rentals must not generate more than what is associated with a residential use of:
 - Noise
 - Glare
 - Dust
 - Smoke
 - Order
 - Trash

Short-Term Rentals: Proposed Development Code

- 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 Development Code

- Neighborhood courtesy notice must include:
 - Address of STR
 - Number of bedrooms to be rented to overnight guests
 - Maximum Guests
 - City of Vancouver business license number
 - Contact information for the owner
 - A way for neighbors to notify the owner/operator if there are issues occurring immediately

Short-Term Rentals: Proposed Development Code

- 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 Rentals: 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

Short-Term Rentals: Council Direction

- 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
- Get clarify from STR platforms what recourse the City has for STRs that are operating illegally in any way
- Explore if permit fees could apply to the affordable housing fund or housing production
- 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

Staff Recommendation 4.11.23 Public Hearing

- Planning Commission recommend to City Council that they adopt new Short-Term Rental regulations based on the findings and conclusions outlined in the staff report and presentation at the April 11, 2023 Planning Commission public hearing.

Short-Term Rentals: Continued Public Outreach

- BeHeard page updated to include proposed regulations:
cityofvancouver.us/str
- Community survey and comment box posted on BeHeard page
- Small group conversations with stakeholder groups, hosts, neighborhood associations, service providers, housing advocates, community members, tourism industry

Short-Term Rentals: Next Steps

- City Council Public Hearing for adoption of regulations to be scheduled
- Notification letter and email to STR operators that permits are now required, will include link to operator packet
- Ongoing monitoring and reporting back to Planning Commission and Council

Thank You

Jason Nortz, Development Review Manager, Community Development Department

Jason.nortz@cityofvancouver.us

Becky Coutinho, Associate Long Range Planner, Community Development Department

Becky.coutinho@cityofvancouver.us

William Cooley, Community Engagement Manager, City Manager's Office

William.cooley@cityofvancouver.us

