**WDCA19-0008: Short-Term Rentals**

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

**Mission Statement**

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

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

**Project Phases**
- Phase 1: Planning & Research
  - Feb. – May 2019
- Phase 2: Public Engagement
  - June – Sept. 2019
- Phase 3: Draft/Adopt Standards
  - Oct. – Mar. 2019

**Public Engagement**

**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
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

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 on site (including TRPA standards, if applicable)
External Placard
- While rented: Display 8.5 x 11” with STR permit #, hotline #, responsible party #, and max occupancy

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

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

Next Steps
Phase 4 – G eerste Period
Expand Outreach; Establish Processes;
Mar. – June
2020
Phase 5
Program Launch
Accept Applications; Start Issuing Permits
June 1,
2020
July 15,
2020

Questions?
Planning & Building Division
- Kelly Mullin, Senior Planner
- Maja Hauwendahn, Director
- Trevor Lloyd, Planning Manager
- Chad Giesinger, Planning Manager
- Dan Hoff, Parks & Recreation Supervisor

North Lake Tahoe Fire Protection District
- Ryan Summers, Chief
- Jennifer Donohue, Interim Fire Marshal

Truckee Meadows Fire Protection District
- Charles Moore, Chief

Manager’s Office
- Dave Solano, Adm. County Mgr
- Dana Sears, Sr. Mgmt Analyst

Washoe County Sheriff’s Office
- Chief Deputy Greg Herron
- Mary-Sarah Rinner, Govt. Affairs Liaison

Washoe County Health District
- James English, EHS Supervisor
- Reno-Sparks Convention & Visitors Authority

District Attorney’s Office
- Nathan Edwards, DAO