Discussion

- Recap of where we’re at
- Updates to proposed STR standards since Feb. 2020
- Next steps
Project Baseline

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

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

- **Phase 1**
  - Planning & Research
  - Feb. – May 2019

- **Phase 2**
  - Public Engagement
  - June – Sept. 2019

- **Phase 3***
  - Draft/Adopt Standards
  - Oct. – Sept. 2019 2020

- **Phase 4**
  - Grace Period
  - Sept. – April 2020 2021

- **Phase 5**
  - Program Launch
  - April 2021

*Where we’re at now; includes 6-month pandemic delay

**Begin accepting applications Jan. 15, 2021
Public Engagement

- 21-Day Public Comment
- Online Survey
- Workshops
- Meetings
- Small group input

Phase 2 Public Engagement
Tiered Permitting System

- **Tier 1**: 10 occupants or fewer; standard STR permit; issued if requirements are met
- **Tier 2**: 11-20 occupants; Admin Review Permit; notices
- **Tier 3**: 21 or more occupants; Admin Permit; notices; 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 + inspections
- Occupancy limits based on existing adopted fire & building codes, safety, parking capacity, or self-limits
- Local responsible party able to respond 24/7
- 1 STR per parcel (2 with accessory dwelling)
- Only rent to 1 group at a time
- No parties/events
- Noise standards (quiet hours; decibel-device if violations)
- Parking standards (1 space/4 occupants; off-street)
- Trash standards (incl. wildlife-resistant carts in bear areas)
Board-Directed Changes

- **Unscheduled inspections**
  - Originally: referenced where life safety issues present
  - Now: references removed

- **Safety & defensible space inspections**
  - Originally: required annually
  - Now: prior to permit issuance and every 3rd year; otherwise, self-certifications possible if no STR violations in prior year

- **Occupancy calculation**
  - Originally: Based on square footage of sleeping areas
  - Now: 1 occupant per 200 sq. ft. habitable space of overall home; not room-specific; based on existing adopted fire and building codes
Board-Directed Changes

- **External placards**
  - **Originally:** Display 8.5 x 11” with permit #, hotline #, responsible party #, and max occupancy
  - **Now:** requirement removed

- **Clarify 30-minute response time**
  - **Originally:** response to complaint required within 30 min.
  - **Now:** Clarifies that initial response can be by text or phone; if physical response needed, must be within 1 hr. after that

- **Per parcel limit**
  - **Originally:** limit of 1 STR per parcel
  - **Now:** 2nd STR allowed if within permitted accessory dwelling
Other Updates

- Defensible space inspections
  - New: Conditional approval okay if snow obscures property

- Emergency restrictions
  - New: Ability to impose additional restrictions on STR operations during declared emergencies

- Handout on STR cleaning recommendations
  - New: To be created in coordination with Health District
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 Sept. 22**
- **Re-assess within first year and ongoing**
Recommendations

- Introduce and conduct a first reading for changes to Ch. 50, 110 and 125
- Set public hearing for second reading and possible adoption Sept. 22, 2020
Next Steps

**Phase 4 – Grace Period**
- Expand Outreach; Establish Processes
- Accept Applications; Start Issuing Permits

- **Sept. 22 – Dec. 31, 2020**
- **Jan 15, 2020**
- **April 15, 2021**

**Phase 5 – Program Launch**
Questions?

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

District Attorney’s Office
- Nathan Edwards, DDA

Truckee Meadows Fire & Rescue
- Charles Moore, Fire Chief
- Dale Way, Deputy Fire Chief

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

Office of the County Manager
- Dave Solaro, Asst. County Manager
- Dana Searcy, Sr. Mgmt Analyst

Washoe County Sheriff’s Office
- Chief Deputy Greg Herrera

Washoe County Health District
- James English, EHS Supervisor

Reno-Sparks Convention & Visitors Authority
- Robert Chisel, VP Finance & Operations
ADDITIONAL INFORMATION...
## Occupancy Calculations

### Original calculation (based on IPMC)
- 1-occupant bedroom must be $\geq 70$ sq.ft.
- 2-occupant bedroom must be $\geq 100$ sq.ft.
  (+50 sq. ft. for each additional occupant)
- Other sleeping areas: 200 sq. ft. per occupant

### New calculation (based on existing adopted fire and building codes)
- 1 occupant/200 sq. ft. habitable space

### Example: 2,400 sq. ft. home
- 3 bedrooms (150 sq. ft. ea.)
  $\times$ 3 occupants allowed in ea.
  = 9 occupants
- PLUS
  1 occupant in 200 sq. ft. living room
  = 10 occupants
- 2,400 sq. ft. MINUS 480 sq. ft. uninhabitable space (typ. 20%)
  = 1,920 sq. ft. habitable space
  $\div$ 200 sq. ft. per occupant
  = 9.6* = 9 occupants

*Fire/bldg. codes round down
Safety Considerations

- Only habitable space to be used for sleeping (excludes uninhabitable areas like garages, closets, hallways, laundry rooms, etc.)
- Escape ladder required if bedroom window over 16-ft. above ground
- Smoke and carbon monoxide alarms in sleeping areas
- Fire extinguishers on site
- If 3 stories or >5k sq. ft.: fire alarm and suppression