WELCOME

to Washoe County’s

Short-Term Rental (STR)
Public Input Session

August 28, 2019

THANK YOU
PARASOL
for use of these facilities!

Logistics

- Restrooms to the right and down the hall
- Waters available out front
- If you didn’t check-in and get handouts, please do so now
- Workshop runs until about 7 p.m.
- Survey online at www.washoecounty.us/str
Who’s here tonight?

- Show of hands: STR hosts, neighbors, etc.
- Ever stayed at STRs in another community?
- Also here this evening:
  - Sheriff’s Office
  - North Lake Tahoe Fire
  - Community Services Department
  - Manager’s Office
  - RSCVA
- Meet the table hosts

Flow for tonight

1. Background & context

2. Gathering perspectives on issues & solutions

3. Sharing perspectives & ideas

4. Staying involved, staying informed
The baseline

- STRs exist in unincorporated Washoe County
- BCC: establish standards for STRs
- BCC: banning STRs is not feasible
- County-wide ordinance (plus Incline standards?)
- Intent is to be cost-neutral – i.e. Fees and fines for STRs will pay for running the program and STR compliance efforts, including required inspections
- MANY perspectives exist
- Consensus unlikely; compromise is necessary

The baseline (continued)

- Not defined by County Development Code; no standards currently exist
- Identify STR impacts and if/how to address them (if not already covered by current code)
- Opportunity to establish permit process & standards
- Standards likely to evolve over time
- Enforcement of standards is critical
- Encourage public to participate and be heard
Adopt simple, fair and enforceable regulations for short-term rentals that balance competing interests and maximize voluntary compliance.

What’s the County’s intent?

- “Properties in Reno/Sparks will be impacted”
- “A ban on STRs is feasible”
- “Changing room tax distribution is on the table”
- “The County gets millions of dollars per year from room tax for short term rentals”
- “Agencies would not be reimbursed for fire or safety inspections”

What are some misconceptions?
What are some misconceptions?

- “No additional staff are expected to implement or enforce the program”
- “General taxpayer dollars are planned to be used to support and enforce the STR program”
- “There are no community benefits to STRs”
- “This is our only chance to get it right”
- “The County’s mind is already made up”

What’s already being done?

- Trash, parking & noise regulated in general (not specific to STRs)
  - Nuisance Code
  - IVGID standards
  - Sheriff ordinances (ex. disturbing the peace)
- Room tax collected through RSCVA
  - Airbnb, property management companies, and ±180 directly registered STRs
  - Separate process; change not part of these efforts
What have we already heard?

- **Permitting process**: ex. fees, fines, review times, etc.
- **Fire and guest safety**: ex. defensible space, smoke detectors, structures meeting code standards, etc.
- **Occupancy limits**: ex. number of guests allowed per room, home, etc.
- **Parking**: ex. adequate off-street parking spaces, designated parking areas, etc.
- **Trash**: ex. placement/volume, bear-proofing, etc.
- **Noise**: ex. excessive noise, late-night/early-morning

Insights from last week

- **Permitting process**: reasonable fees, simple regs, different permit types, wide-ranging education
- **Fire and guest safety**: inspections, safety training, managing renter guests, maintenance standards
- **Occupancy limits**: conversions, ADA, property damage, inspections, # guests per room
- **Parking**: not enough available, in ROW, guest limits
- **Trash/Noise**: quiet hours, guest dogs, visible trash
- **Other**: property rights, quantifying complaints, uniformly applying standards, HOAs, lake protection
Gathering perspectives

- **What?**
  Work in small groups focused on specific topics or concerns

- **Why?**
  To capture key issues and suggested solutions

- **How?**
  You’ll capture input on sticky notes (5 mins – quiet time..)

Sticky note example

- **Concern:** Parking
- **Issue:** Guests park on the street in winter, hindering snow removal
- **Solution:** Require minimum designated off-street parking based on occupancy
Small Group Perspectives

#1: Round-robin - share issues & solutions
#2: Group similar issues
#3: Theme the grouping

Rotation #1 – 20 minutes
Rotation #2 – 15 minutes

Large group share-out

- What are the **main issue themes** from each table?
- What are **potential solutions** that emerged?
What happens next?

- Public workshops conclude
- Online survey results and workshop input analyzed
- Staff drafts recommended approaches for consideration by County Commission
- Draft language w/public comment period
- Planning Commission hearing(s)
- County Commission hearings

How else can I stay involved?

- Online survey (open thru 9/6)
  Take Washoe County’s public input survey at www.washoecounty.us/str

- Stay informed
  Learn more about the County’s efforts to establish standards, and subscribe to updates at www.washoecounty.us/str