



# Short-Term Rental Proposal

Presented by

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# What we did February

- Beginning October 1st, STRs are an accessory use to all residential uses
- Shifted to an owner/business focused regulatory scheme and away from a zoning/land use regulatory scheme.
- Most STR regulations now located in Title 4 (Business Regulations)
- Required STR platforms collect and remit HOT directly to the city

# What is being proposed: Eligibility

- If an individual owns more than one STR, the STRs must be at least 1000 feet apart unless the STRs are located on a site with four or more dwelling units.
- On a site with four or more dwelling units, an owner may operate at least one but no more than 25% of the units.

2,413



Licensed STRs



## Eligibility

# How the proposal affects existing licenses

Existing STRs can continue provided that the STR does not become a nuisance and property ownership remains the same.

# What is being proposed: Requirements

- Hosts must submit a self-certified safety checklist;
- Local contacts must respond within 2 hours.
- Operator may designate an alternative local contact.
- Licenses are valid for 2 years.

# What is being proposed: Platforms

- Platforms must require users to include the license number in their advertisement (“mandatory field”).
- Platforms must provide host documentation at least quarterly that shows the amount of HOT collected and remitted on behalf of the host.

# What is being proposed: Platforms

- Platforms must “de-list” advertisements upon request of the city.
- Platforms cannot collect fees from unlicensed STRs.
- Platforms will have access to a “safe harbor” provision.

# What is being proposed: Enforcement

- Impose mitigation requirements to address reoccurring issues (e.g. noise monitoring devices, additional trash cans, etc.).
- Deny and revoke licenses when an operator is operating a nuisance STR.



# Third-Party Contracts

- Licensing
- Enforcement



94%

of STR-related  
311 Complaints  
involve an unlicensed  
STR

## Enforcement

# How the proposal affects enforcement

- Third-party data shows the majority of STRs are unlicensed.
- With more STRs in compliance, Code Compliance teams can focus on nuisance concerns.



An aerial photograph of a city skyline at sunset. The sky is a mix of orange, yellow, and purple. A river flows through the city, with a bridge visible in the distance. The city is filled with various skyscrapers and buildings, some of which are illuminated. A large blue rectangular overlay covers the bottom left portion of the image, containing white text.

# Thank You

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Development Services Department