



WDCA19-0008: Short-Term Rentals



Photo: August 26, 2019 STR Workshop

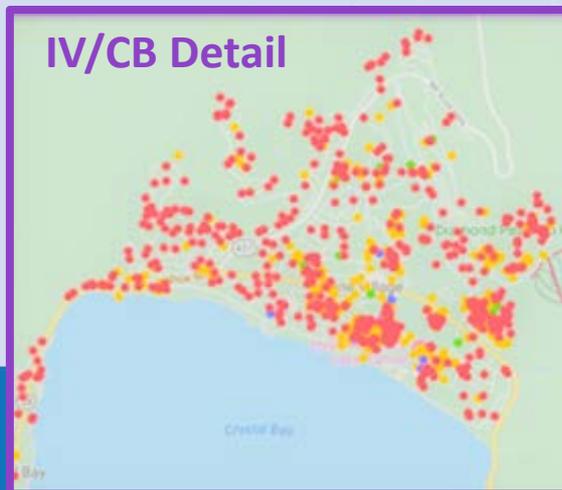
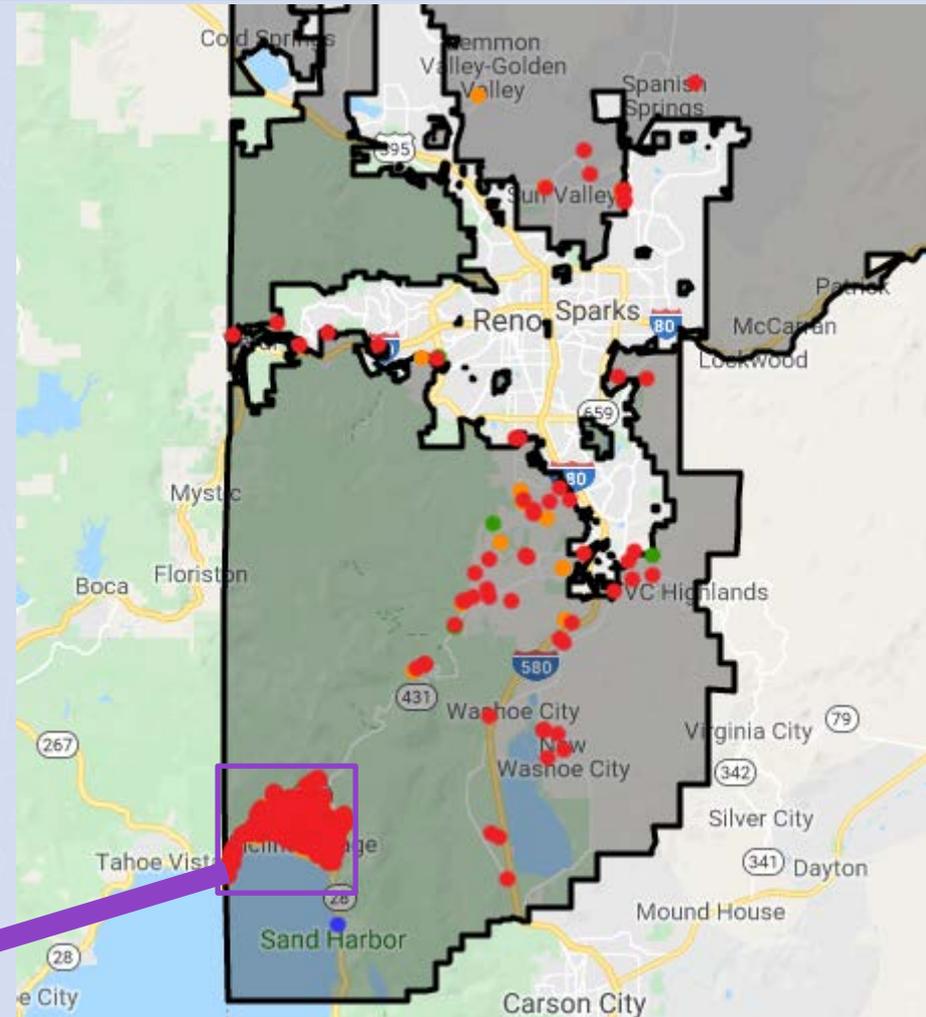
Discussion

- 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





Proposed Code: Highlights

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

Phase 5 Program Launch

April 15,
2021



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

Example: 2,400 sq. ft. home

Original calculation (based on IPMC)

- 1-occupant bedroom must be ≥ 70 sq.ft.
- 2-occupant bedroom must be ≥ 100 sq.ft. (+50 sq. ft. for each additional occupant)
- Other sleeping areas: 200 sq. ft. per occupant

3 bedrooms (150 sq. ft. ea.)
x 3 occupants allowed in ea.
= 9 occupants

PLUS

1 occupant in 200 sq. ft. living room

= 10 occupants

New calculation (based on existing adopted fire and building codes)

- 1 occupant/200 sq. ft. habitable space

2,400 sq. ft. MINUS 480 sq. ft. uninhabitable space (typ. 20%)
= 1,920 sq. ft. habitable space
/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**