



Short Term Rentals (STRs)

Permit Status Update and Requested Policy Direction

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January 25, 2022
Board of County Commissioners





Timeline

May 1
2021

- Ordinance Effective

August 1
2021

- End of 3-month Grace Period
- Start of full enforcement

Fall 2021

- Outreach Feedback and Proposed Changes

May- Dec.
2021

- Data Presented May 1 - Dec. 20, 2021

STR Program: 9 months to date

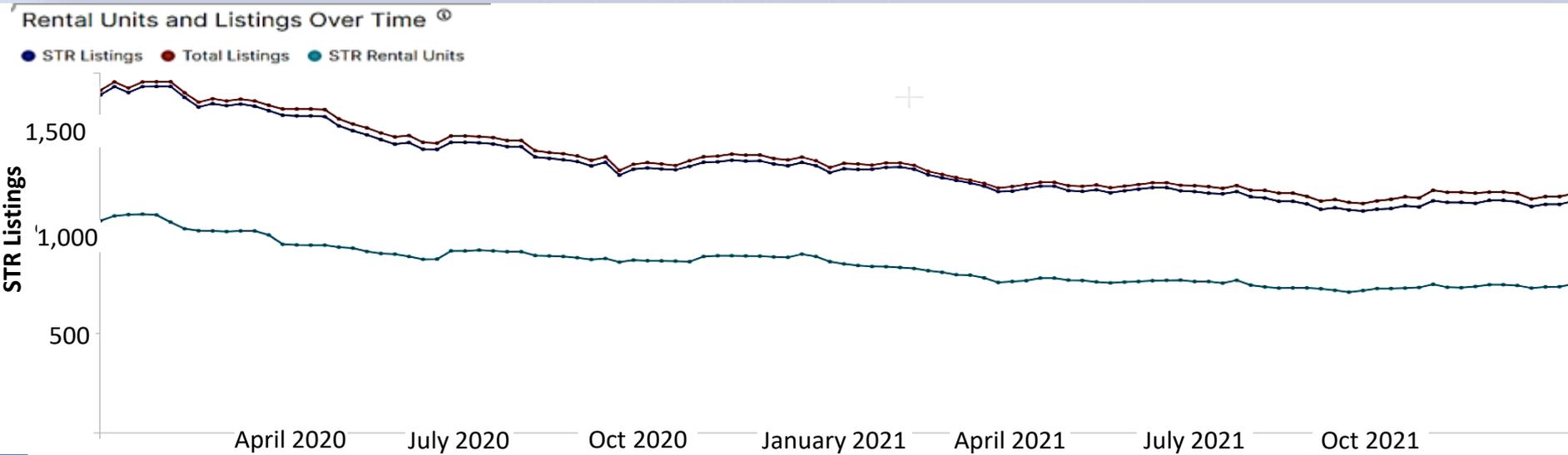


To Date Permitting Status

Since May 2021

- 642 Applications / 494 Issued (5/1/21 - 1/15/22)
- 12 Tier II Admin Review (>10 Occupants)
- 96% Located in Tahoe Basin, 4% in Valley

Since 2020: # of STR listings have decreased from 1,200 to 800





Overall Crystal Bay/Incline Map

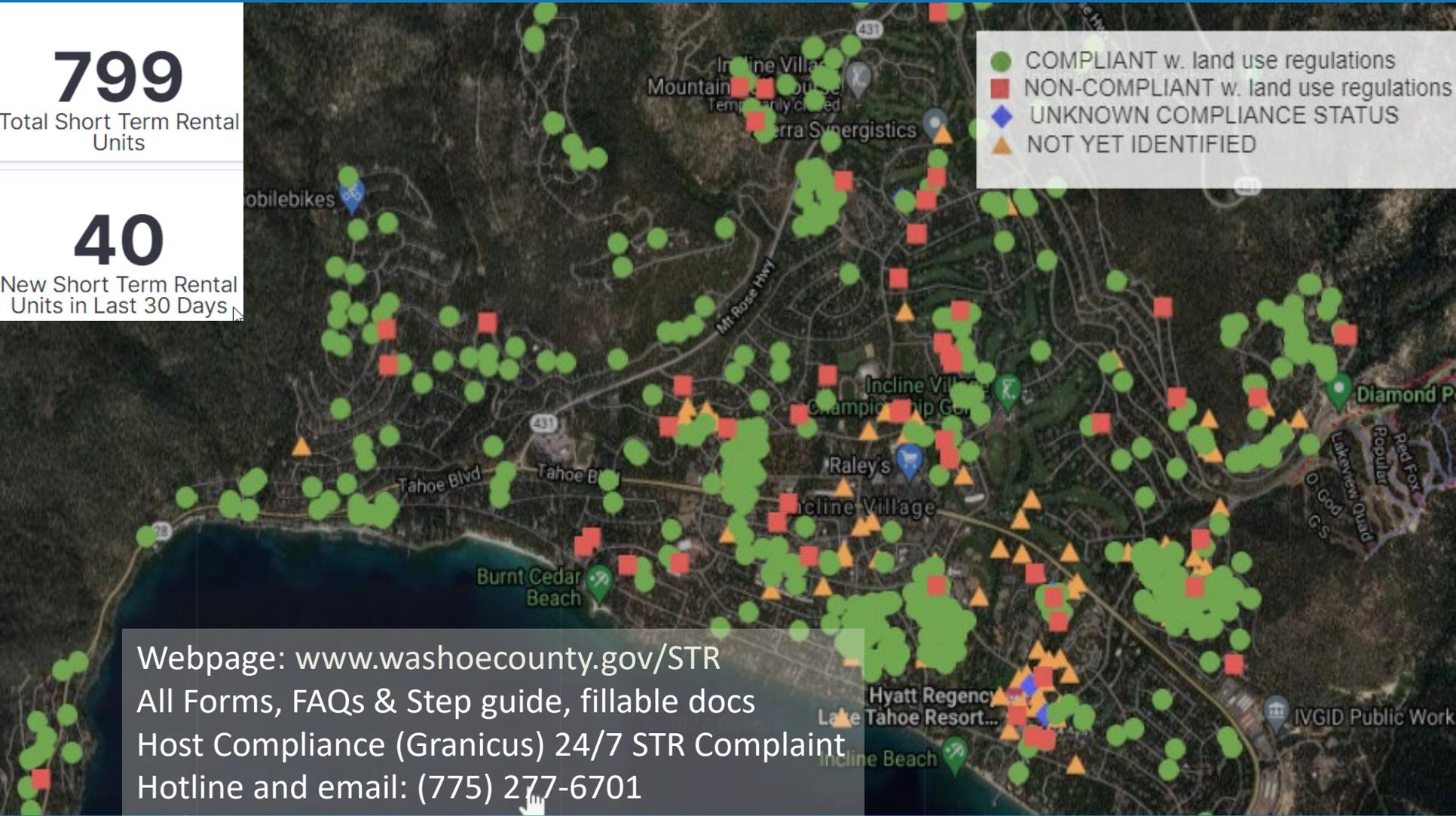
799

Total Short Term Rental Units

40

New Short Term Rental Units in Last 30 Days

- COMPLIANT w. land use regulations
- NON-COMPLIANT w. land use regulations
- ◆ UNKNOWN COMPLIANCE STATUS
- ▲ NOT YET IDENTIFIED



Webpage: www.washoecounty.gov/STR
All Forms, FAQs & Step guide, fillable docs
Host Compliance (Granicus) 24/7 STR Complaint
Hotline and email: (775) 277-6701
24/7 Online application submittal and payment
www.oneNV.us



STR Issued Permit Trends

- Average Max Occupancy: **5.8 = 6 persons**
- Average Habitable Square Footage: **1,167sf**
 - Minimum: **667sf**
 - Max: **6,017sf**
- Average # of Legal Bedrooms: **3: 97% whole house**
- STR Single Family Dwellings: **30%**
- STR Condos: **70%**
- No. of Certified Property Managed STRs: **270 or 58%**



Ownership Trends

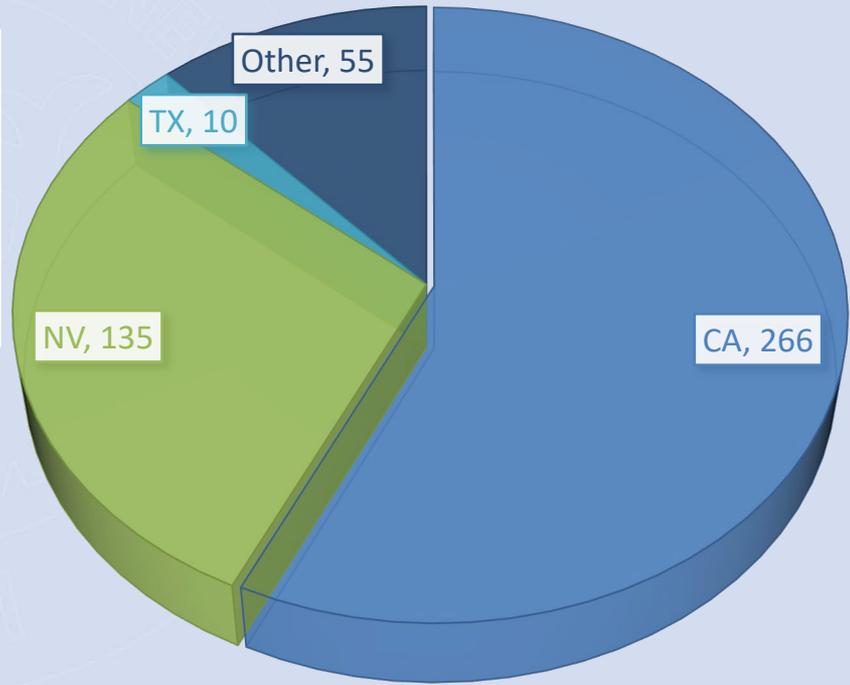
Out of 467 Issued

10

Owners with 2 STRs

45

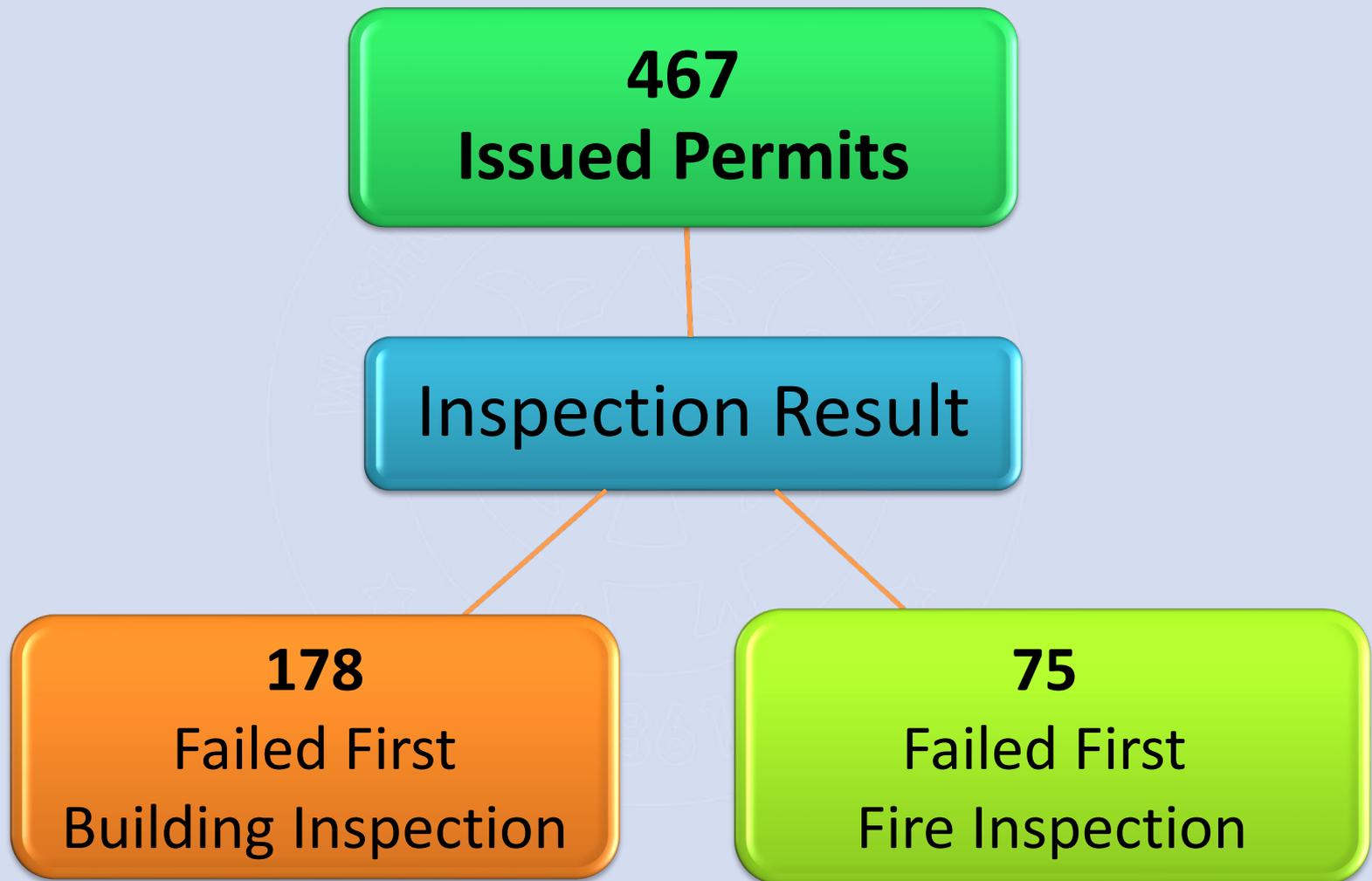
Issued to LLC, Inc. or Holdings



Mailing Address by State



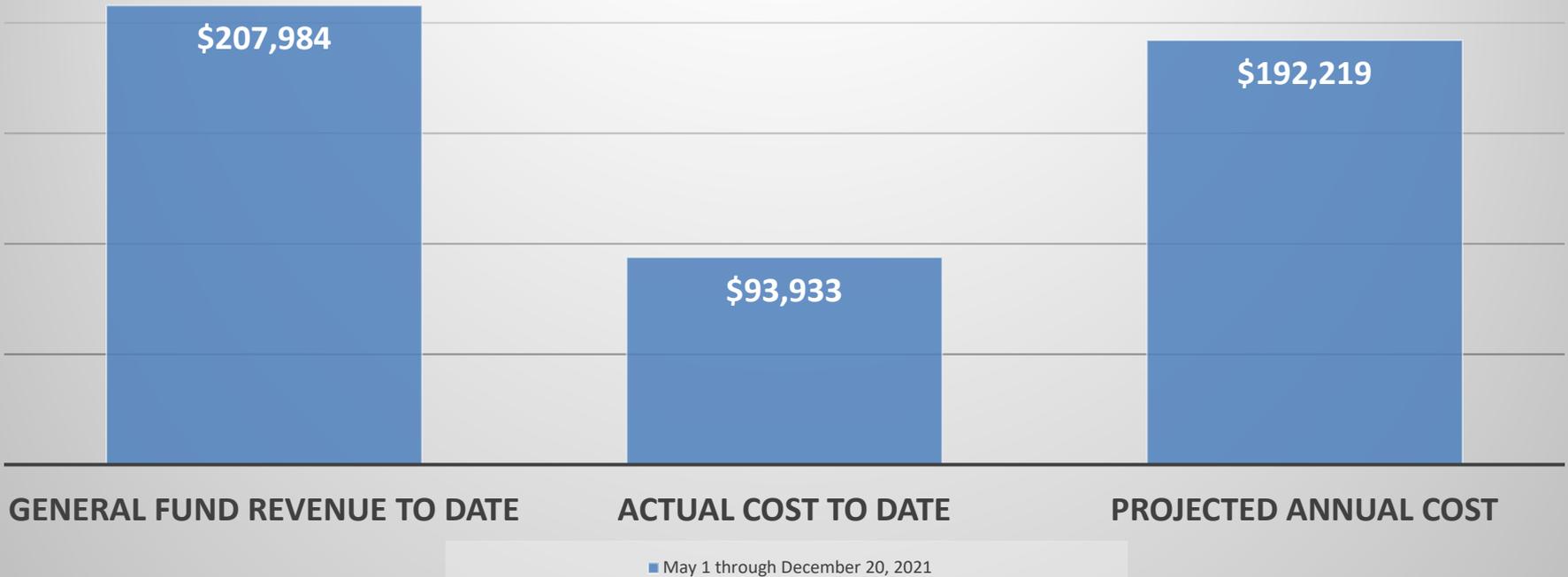
Inspection Trends





Program Revenues/Expenses

May 1 through December 20, 2021: 556 STR revenues





Code Enforcement Update

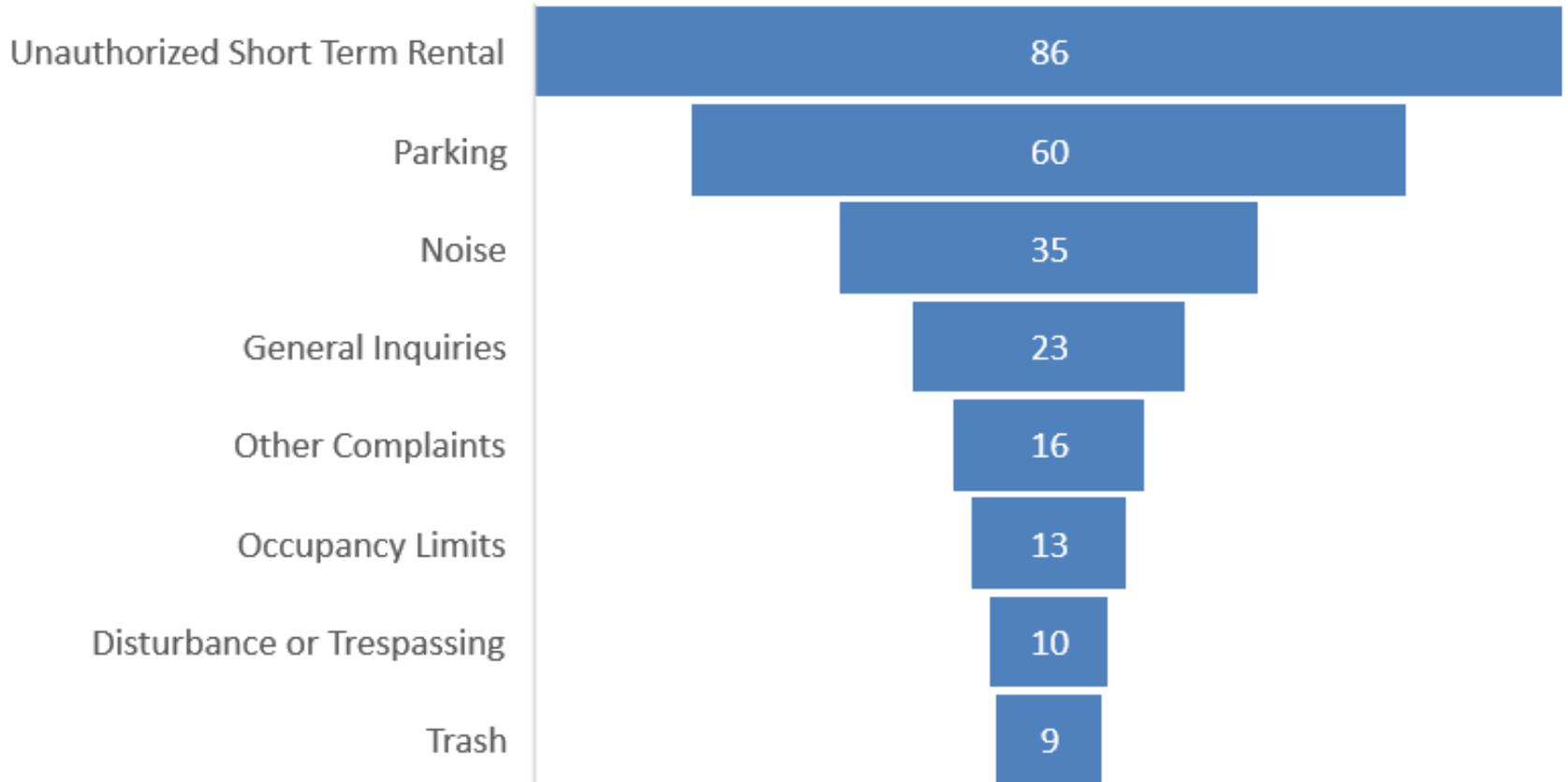
- **Enforcement Approach to Date**
- **Violations subject to Due Process**
- **Limited Staff Resources (Availability to respond or confirm complaints 24/7 not possible)**
- **Citation Evidence (time/date stamped) - Witness**
- **Host Compliance Complaint Hotline (x daily)**
- **Local Responsible Party - Issues/Experience**
- **General summary of calls/complaints thus far**



Complaints by Type (HC)

(252 Total)

Host Compliance Complaints Received to Date





Enforcement Case Summary

- **Since 9-15-21 to Present:**
 - 14 Complaint Cases Opened
 - 12 Violation Cases (Violation Confirmed)
- **Complaint Type:**
 - 23 operating without a permit
 - 2 for over occupancy, 1 non-compliant listing
- **Fines Issued to date = \$10,367.20**
- **Fines Paid to date = \$1,737.60**
- **Code enforcement fine payments go to the General Fund**



Public and Agency Outreach

STR Owner and Property Manager Workshop

- **October 12, 2021**
- 52 Participants

General Public Workshop

- **October 19, 2021**
- 78 Participants

Regulatory Agency Outreach

- Sheriff's Office, North Lake Tahoe Fire Protection District, Truckee Meadows Fire Protection District, Reno-Sparks Convention & Visitors Authority (RSCVA), Incline Village General Improvement District (IVGID), Sun Valley GID, Washoe County Manager's Office, business license program, code enforcement program, planning program, and building program, as well as Washoe County Health District and District Attorney's Office



Outreach Summary

■ Things we heard:

- General support on ‘all sides’ for new STR regs
- Frustration with Occupancy Calculations
- Simplify Application & Renewal Process
- Availability of Code Enforcement Resources
- General Nuisance Concerns: Noise, Trash, Occupancy and Parking
- Impacts on current housing needs
- Access to STR Permit Information/Data-MAP

UPDATE

DIRECTION

Code Change



STR Resources

WASHOE
Regional Mapping System

- Home
- Basemaps
- Locations
- Scene
- Groups



Search...

Short Term Rentals

ID: WSTR21-0261

Status: Active

Assessor Parcel No. : 12221307

Maximum Occupancy: 10

No. of Bedrooms: 4

Gated Community: No

Primary Place of Residence:

Accessory Dwelling Unit: No

No. of STR Dwellings:

Partial Home Rental: No

Transient Lodging No.: 4531

No. of Permitted Bedrooms:

Sq Ft Habitable Space: 2270

Permit Number:

Onsite Parking Spaces: 4

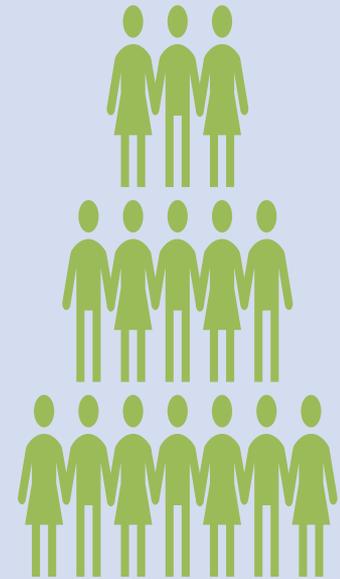
0.3 mi

Thank you Washoe Technology Services!



Proposed Occupancy Calculation

The occupant load shall be calculated as two (2) occupants for every legally permitted bedroom in accordance with Section 110.319.20(a)(1). The remainder of the home (excluding bedrooms) shall be calculated as one (1) occupant for every 200 square feet of habitable space in accordance with Table 1004.5 of the 2018 International Building Code (IBC) or the currently adopted edition.





Condominium Occupancy

Current Calculation:

1 occupant per 200sf of habitable space

Example:

A 3 bedroom 1,200sf condo with 986 sf of verified habitable space

Maximum of 5 Occupants

Proposed Calculation:

2 Occupants per legal bedroom, PLUS
1 Occupant per 200 SF of verified habitable
space

Example:

3 bedrooms = 6 occ.

+PLUS, 1 per 200sf of remaining
491sf habitable space (200/491sf)= 2 occ.

Maximum of 8 Occupants



***Limiting Factor: Tier & No. of Parking Spaces (1 designated space per every 4 Occupants)**



Single Family Dwelling Occupancy

Current Calculation:

1 occupant per 200sf of habitable space

Example:

A 3 bedroom 1,200sf of verified habitable space

Maximum of 6 Occupants

Proposed Calculation:

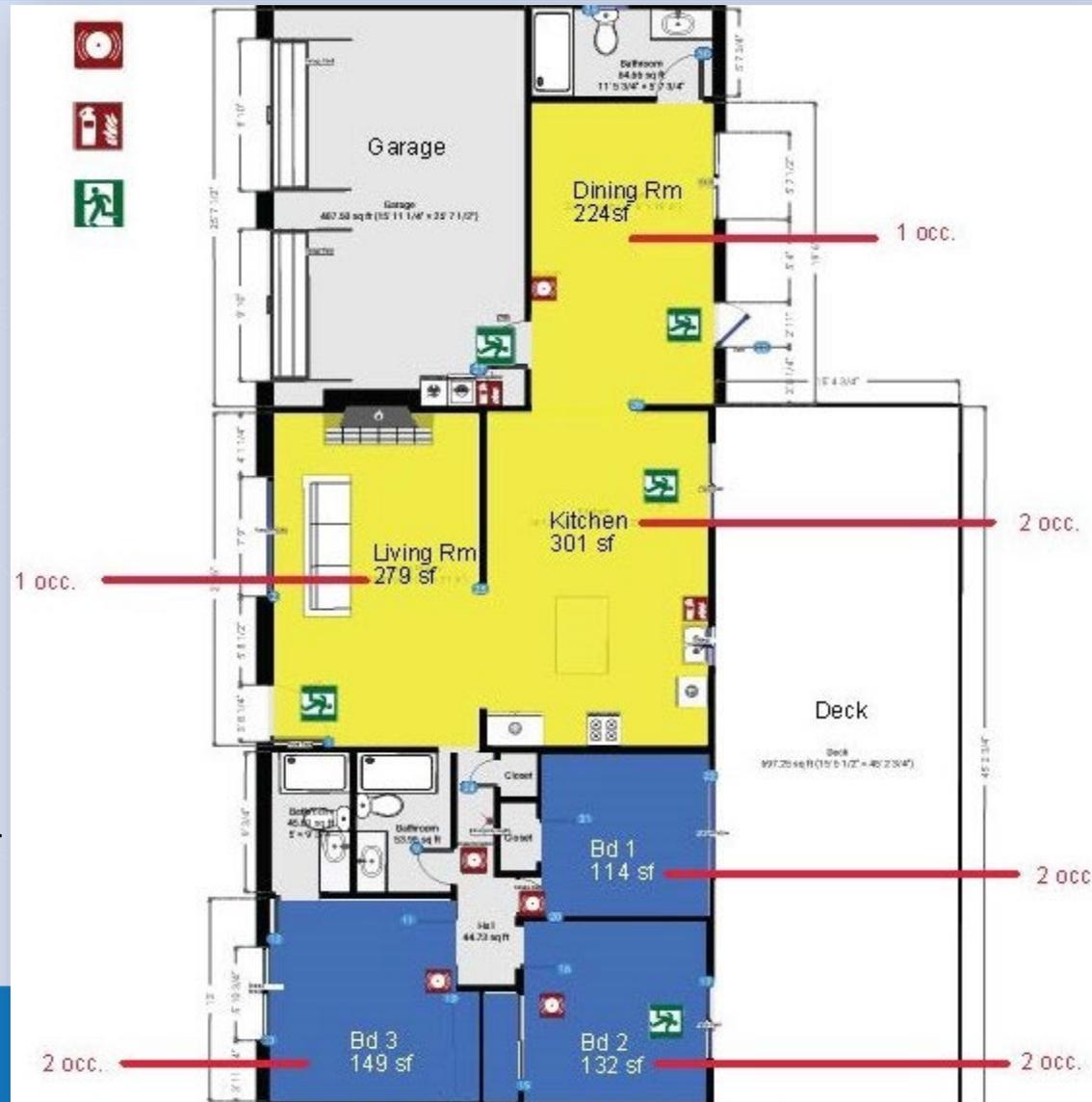
2 Occupants per legal bedroom,
+PLUS 1 Occupant per 200 SF of 804
sf habitable space

Example:

3 bedrooms = 6 people

PLUS, 1 per 200sf of remaining 804
sf habitable space ($200/804sf$)= 4

Maximum of 10 Occupants





Proposed Fees

1. **Fire Districts have indicated the \$90 fee does not fully recoup the costs for their inspections and administration**
 - Proposing an additional 1-hr fee +\$90 = 2 hours, for a total of \$180
2. **Subsequent Building Inspection Fee (Beyond first two)**
 - Proposing Additional 1-hr fee of \$90/hr
3. **Subsequent Administrative Changes Hourly Fee (such as change in ownership, owner requested permit modifications, etc.)**
 - Proposing Additional Hourly Fee of \$90/hr

APPLICATIONS	COMMUNITY SERVICES DEPT. FEES			FIRE FEES	Tech Fees	
	Base Fee	Planning	Building	Fire District	RTF	TOTAL
SHORT-TERM RENTAL (Article 319) (See Notes 10 & 11)						
Initial Permit (See Note 12)	\$384	\$90	\$180	\$90	\$14.40	\$758.40
Initial Permit (with licensed property manager as local responsible party)	\$346	\$81	\$180	\$90	\$14.04	\$711.04
Renewal with Inspection	\$384	\$45	\$90	\$90	\$9.00	\$618.00
Renewal with Inspection (with licensed property manager as local responsible party)	\$346	\$40.50	\$90	\$81	\$8.46	\$565.96
Renewal with Self-Certification (See Note 13)	\$384	\$45	\$45	\$45	\$5.40	\$524.40
Renewal with Self-Certification (with licensed property manager as local responsible party)	\$346	\$40.50	\$45	\$40.50	\$5.04	\$477.04
APPEAL OF STR ADMINISTRATIVE HEARING ORDER/DECISION to Board of County Commissioners (See Note 14)	-	\$250	-	-		\$250
INVESTIGATIVE FEE (per hour for relevant agencies)	-	-	-	-		\$90/hr.



Summary of Staff Recommended Fee Changes

1. Require an additional \$90 fee for any inspection beyond first 2 STR building inspection
2. Permit Fees for North Lake Tahoe Fire Protection District to be increased by \$90 to be \$180
3. Establish Administrative Hourly Fee of \$90/hr
4. Possibly increase Planning portion of fee once we can reconcile a full year (currently 1 hour \$90 vs actual 8 hours +)



Summary of Staff Code Amendment Recommendations

1. Notarized affidavit be expanded to include the minimum insurance requirements verses a certificate of insurance
2. Clarify requirements in condo/multi-family for parking where parking is unassigned, no overflow
3. Revise method for maximum occupancy calculations
4. Type of trash container required "Bear Box"
5. Replace Tier 3 STR Permits (Administrative Permit-BOA) with a Special Use Permit (PC)



Tentative Timeline

January
2022

- Direction from BCC

March 1st
2022

- Planning Commission- DCA

March 22
2022

- BCC: 1st Reading

April 12
2022

- BCC: 2nd Reading

May
2022

- Adoption- prior to annual renewals



Possible Motion

Should the Board agree with staff's recommendation, a possible motion would be:

“Move to confirm staff’s recommendations or provide the following additional policy direction associated with the regulation of short-term rentals within unincorporated Washoe County: [provide specific direction which may include staff’s recommendations involving occupancy calculations, parking requirements, trash/garbage collection rules, insurance requirements, permitting requirements, enforcement process, fees, fines, and penalties and/or provide additional policy direction...]”



Ways to Connect

- **By Telephone:**
775-328-6100
- **By Email:**
str@washoecounty.gov
- **Washoe County STR Webpage for Updates**
<http://www.washoecounty.gov/STR>
- **Permitting Platform & STR Permit Information**
<http://www.onenv.us/>



Subject Matter Experts on Standby

- **Planning & Building:** Courtney Weiche, Trevor Lloyd & Chad Giesinger, Mojra Hauenstein
- **North Lake Tahoe Fire PD:** Chief Sommers & Fire Marshal Jennifer Donohue
- **Truckee Meadows Fire PD:** Deputy Chief, Dale Way
- **Sheriff:** Mary-Sarah Kinner, A. Solferino C. Miceli
- **RSCVA:** Robert Douglas, Senior Tax Auditor
- **IVGID:** Indra Winqest, General Manager
- **WC Legal:** Nate Edwards, DA



RSCVA Data

	May 21-Nov '21	13%	1%
WA Homeowners	\$ 127,322.00	\$ 16,551.86	\$ 1,273
WB Homeowners	\$ 1,924,629.25	\$ 250,201.80	\$ 19,246
Vacation Rental	\$ 15,394,835.07	\$ 2,001,328.56	\$ 153,948
Total	\$ 17,446,786.32	\$ 2,268,082.22	\$174,467.86

The **WA Homeowners** category above represents STRs in **unincorporated Washoe County**, while the **WB Homeowners** category represents the **STRs located in Incline Village and Crystal Bay**. The **Vacation Rentals** category includes only **STRs licensed by property management** companies and these STRs are all located **in Incline Village and Crystal Bay**