



# Short Term Rental (STR) Code Input and Permit Status Update

October 19, 2021  
Webinar





# Introduction and Background

> 2021

- Register with RSCVA

2019 -  
2020

- Public workshops & Outreach

March  
2021

- BCC Adoption

April  
2021

- Ordinance Effective

May  
2021

- Application Submittal



# Tentative Timeline

Fall  
2021

- Public & Agency Outreach

January  
2022

- BCC Presentation & Request for Direction

March  
2022

- Planning Commission Recommendation to BCC

April  
2022

- BCC: 1<sup>st</sup> Reading

May  
2022

- BCC: 2<sup>nd</sup> Reading

June  
2022

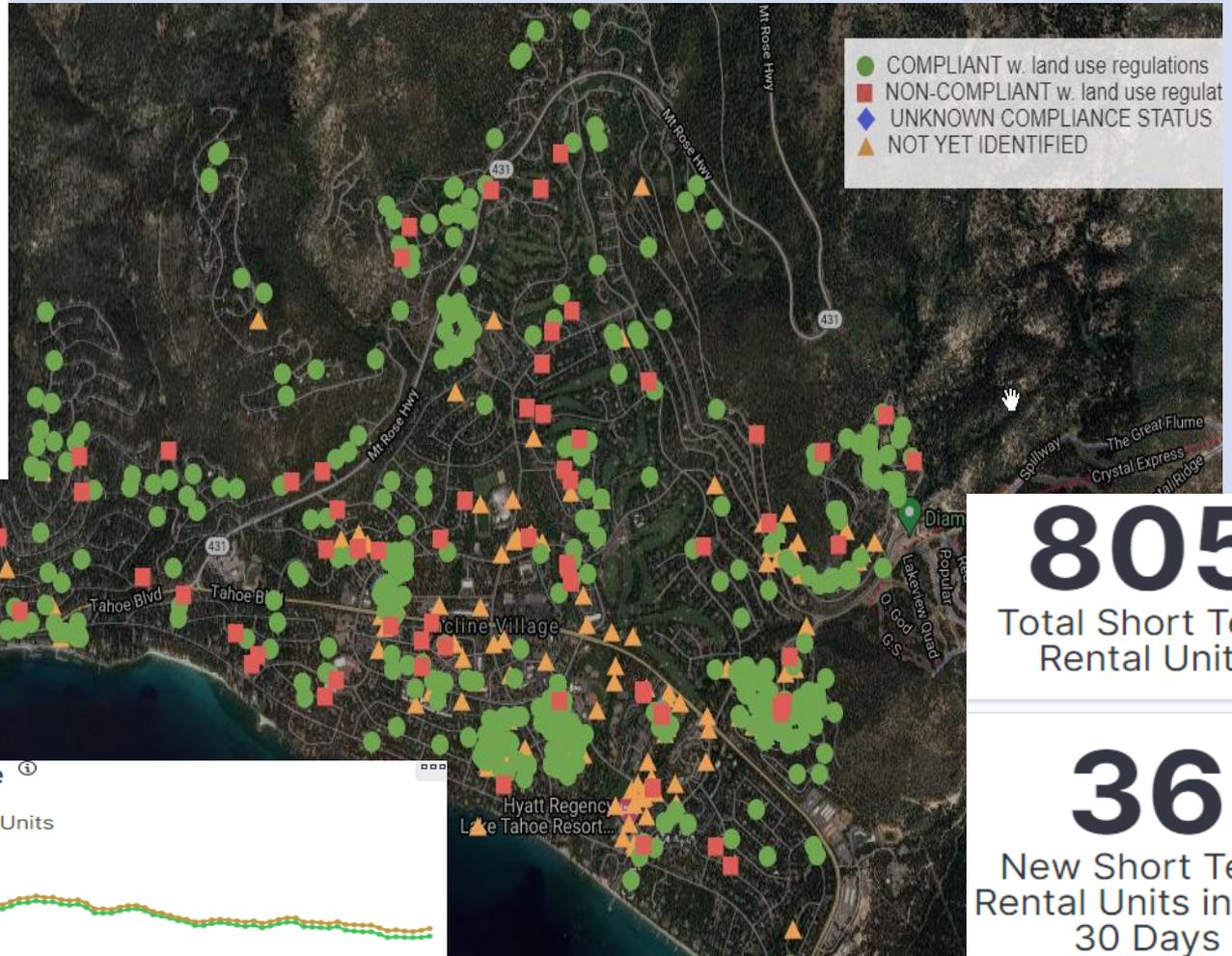
- **Ordinance Effective**



# Overall Crystal Bay/Incline Map

## Bedrooms <sup>①</sup>

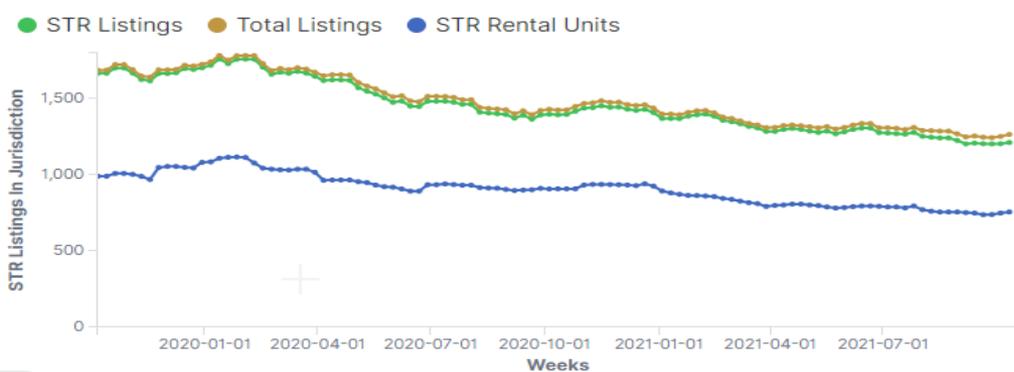
- 1 bedrooms
- 2 bedrooms
- 3 bedrooms
- 4 bedrooms
- 5+ bedrooms
- Unknown



**805**  
Total Short Term  
Rental Units

**36**  
New Short Term  
Rental Units in Last  
30 Days

## Rental Units and Listings Over Time <sup>①</sup>





# Current Permitting Status

- **Since May, 2021:**
- **569 Applications to Date**
  - 361 Issued
  - 6 Tier II Admin Review (>10 Occupants)
    - 2 Issued
- **99% located in Tahoe Basin (issued so far)**



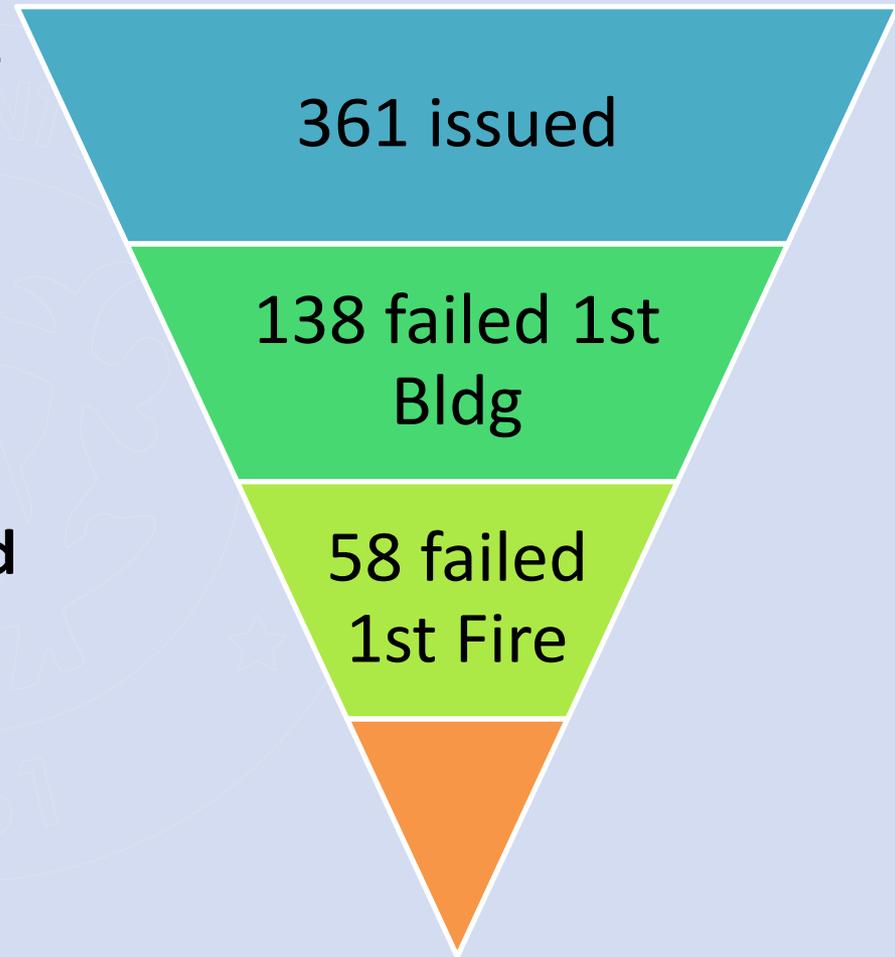
# STR Permit Trends

- Average Occupancy of Issued Permits (n-309) = **5.3**
- Average # of Legal Bedrooms = **2.8**
- # of Property Managed STRs = **187 (58%)**
- Issued Permits: **SFR = 23%** / **Condos = 77%**
- Average SF (Issued Permits) = **1,680**; Min. = 667; Max = 6,017



# STR Permit Trends

- Out of the 361 issued permits:
- STRs 1st time failed inspection were equally distributed among condos and SFD.
- Out of 568 STR Applications: only 2 owners had 3 or more STRs
- 35 Str Permits are LLC, Inc or Holdings as owners.





# Framework for Today's Input

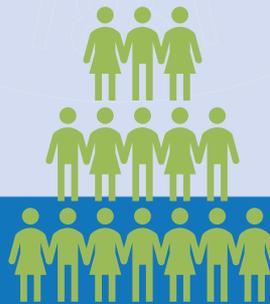


- **What are we asking?**
- **Things we have heard from you:**
  - Frustration with formula for Occupancy
  - Easy access to STR Permit Information
    - i.e. GIS Map
  - Simplify Application & Renewal Process
    - Condense Educational Materials
  - Application Fees
  - Enforcement Procedures



# Occupancy Revised

- 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.





# Occupancy Condo Example

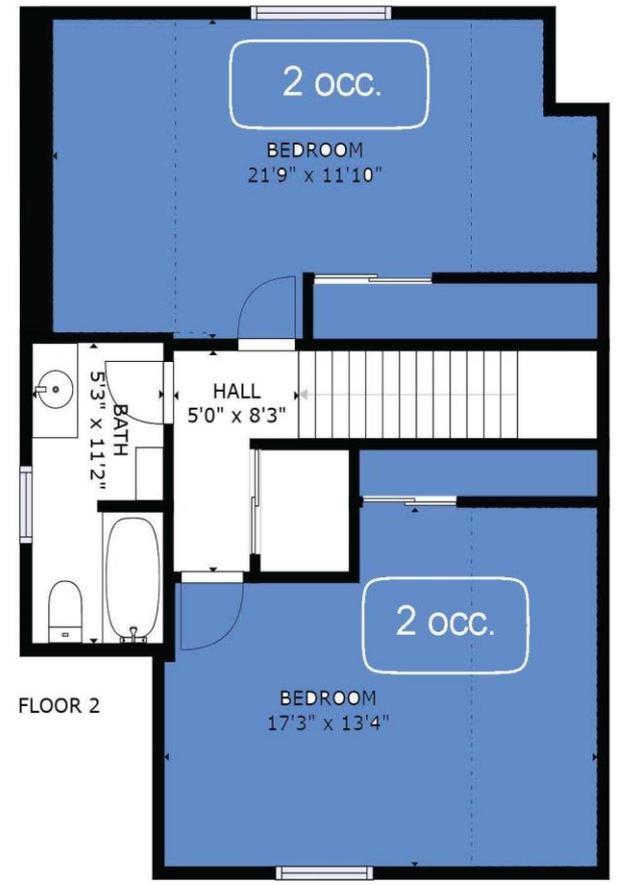
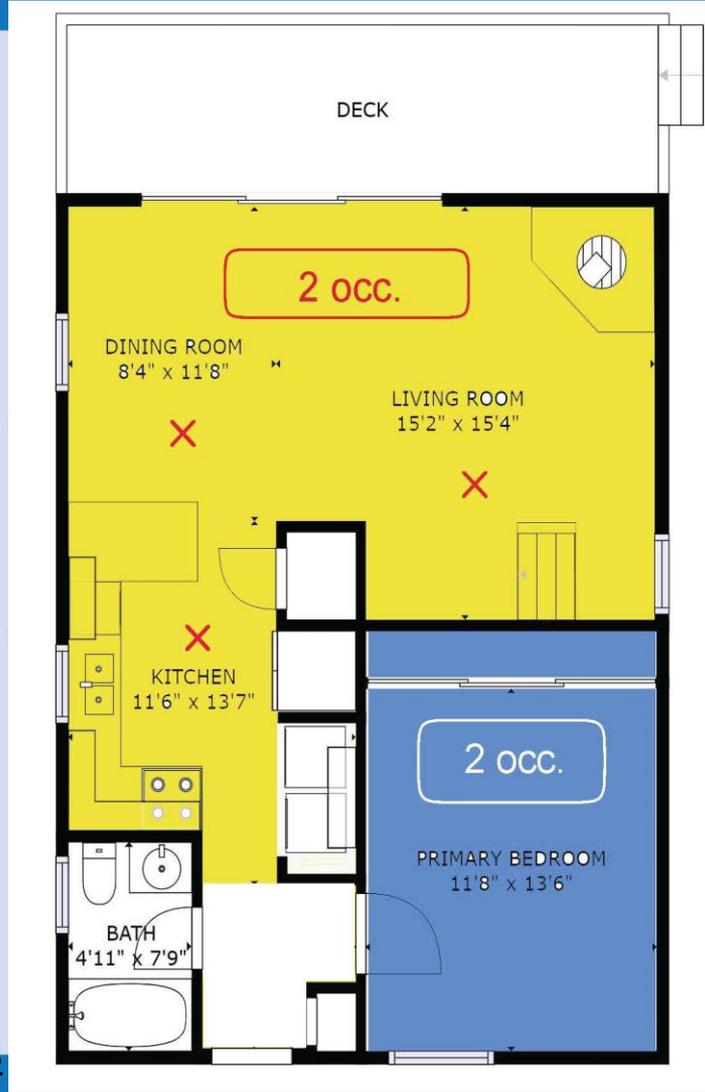
**Condos: disapproved by original Occupancy Calc.**

**Original Calculation:**  
1 occ per 200 sf  
1,200 sf condo, 3 bdrm  
986 sf Habitable Space  
Total Occ. = 5 people

**Proposed Calculation:**  
2 per bdrm x 3 bdrms = 6 occ. +  
1 occ./200 sf = 2  
Total Occ. = 8 people

**8 people vs. 5 people**

**Constraints: Parking Tiers**





# Occupancy SFD Example

## Single Family Dwelling:

### Original Calculation:

1 occ per 200 sf

1,200 sf Habitable Space

3 bdrms.....

Total Occ. = 6 people

### Proposed Calculation:

2 per bdrm x 3 bdrms = 6 occ.

+ 1occ./200 sf = 4

Total Occ. = 10 people

10 people vs. 6 people

### Constraints:

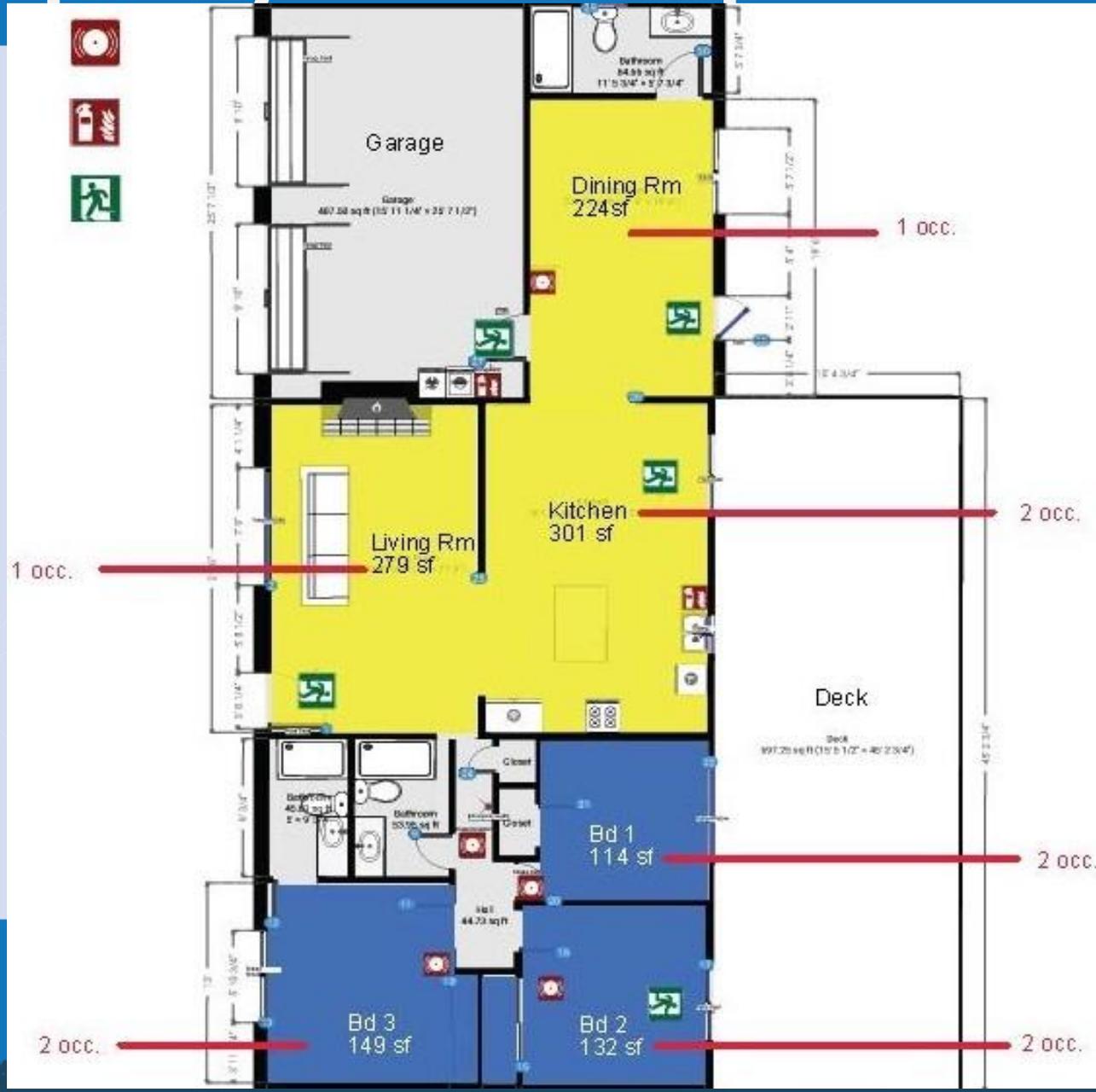
Parking 1 per 4 occ.

Tier 1: 1-10 occup max.

Tier 2: 10-20 occ. requires

add'l AR Petmit

MH





# Fees

- Fire Departments \$90 fee does not cover their time for Fire Inspection and Admin:
- Proposing an additional 1 hour +\$90 = 2 hours = \$180
- And an Hourly Fee of \$90/hr for Changes i.e: change in ownership, modifications to STR Permit requested by Owner, etc. **(that are not part of standard application process/not investigative)**

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

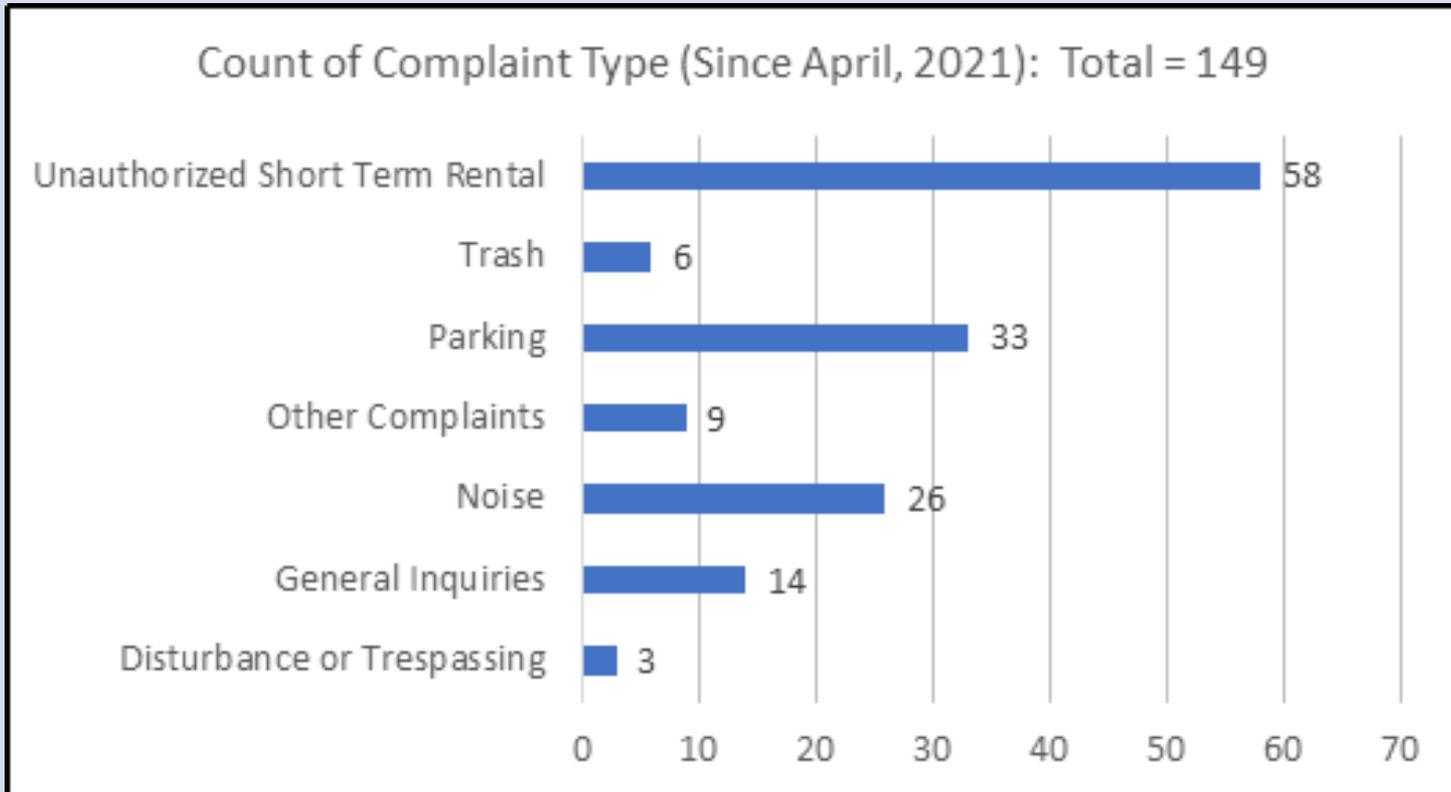


# STR Enforcement

- **Enforcement Approach(s) to Date**
- **Violations subject to Due Process**
- **Citation Evidence (time/date stamped)**
- **Limited Staff Resources (Availability to respond or confirm complaints 24/7 not possible)**
- **HC Hotline Responses**
- **LRP Issues/Experience**
- **General summary of calls/complaints thus far**



# STR Enforcement



- **No fines issued to date – general compliance**



# Public Input Ground Rules

- **We want to hear from YOU!**
  - Limit comments to 2 minutes
- **Be Respectful**
- **Please try not to repeat, instead “I agree with...”**
- **Stick to Input on Code Regulations**
- **Staff will limit responses to comments**
- **Please also email: [str@washoecounty.gov](mailto:str@washoecounty.gov)**



# Stay in Touch!

- **By Telephone:**

**775-328-6100**

- **By Email:**

**[str@washoecounty.gov](mailto:str@washoecounty.gov)**

- **Washoe County STR Webpage for Updates**

**<http://www.washoecounty.gov/STR>**

- **Permitting Platform & STR Permit Information**

**<http://www.onenv.us/>**