



# Short-Term Rental (STR) Code Amendments

November 15, 2023

# Short Term Rentals



## Background

- 2021: STR program established after 2+ year public process
  - STR codes address quality of life impacts, occupancy, minimum safety, etc.
  - Noise and parking standards more restrictive in Tahoe Basin
- 2022: Further refinements to standards
- 2023: BCC asked staff to prepare draft language for possible amendment to STR code regulations, gather public feedback and bring back discussion topic at Their December 19 meeting for further direction.
- Purpose of the proposed changes to help streamline and clarify the permitting and enforcement processes

# Amendment #1



## Section 110.319.15(6)

Only one STR will be permitted per parcel, with the exception that a second STR may be allowed if established within a legally permitted attached or detached accessory dwelling. The STR must be a legally permitted, permanent, habitable dwelling unit (for example, no RVs, boats, detached garages, etc. to be used as an STR).

*Above is existing language, and Washoe County is exploring the possibility of restricting the use of accessory dwellings for STR purposes in the Tahoe Area Plan.*

# Amendment #2



## Section 110.319.15

**In the event that a property owner wishes to stop operating an STR and/or wishes to no longer be subject to the STR regulations, then the STR permit for that property must be relinquished.**

# Amendment #3



## Section 110.319.20(15)

Outdoor wood-burning solid-fuel fireplaces or solid-fuel burning fire pits are prohibited within the boundaries of the Tahoe Area Plan. ~~Within the rest of unincorporated Washoe County, these require a permit from the Truckee Meadows Fire Protection District.~~

# Amendment #4



## Section 110.319.15

Fees associated with STR permits shall be paid in the amounts identified in the master fee schedule and permit application. Non-payment of fees is cause for cancellation of an in-process STR application or revocation or non-renewal of an existing STR permit.

**An STR permit holder may request or be assigned an updated STR permit renewal date upon invoicing or payment of a pro-rated permit fee.**

# Amendment #5



## Section 110.319.30(a)

**Sale of Property. If a property is sold and the new property owner wishes to continue the STR use on the property, a new application must be submitted to Washoe County and a new STR permit must be obtained by the purchasing property owner.**

# Amendment #6



## Section 110.319.30(a)

**Grace Period for Renewals. A grace period not to exceed 60 days from the date of expiration may be granted for STR renewals at the discretion of the Division Director under extenuating circumstances.**



# Amendment #7



## Section 110.319.30(c)

Noncompliance with Standards. Any violation of required STR standards shall be enforced through a combination of the enforcement mechanisms contained in Washoe County Code Chapters 50.300 (*Nuisance Code*), 110.910 (*Enforcement*), and 125 (*Administrative Enforcement*), as applicable. The Planning and Building Division Director, or her/his designee, shall determine compliance with these standards. A violation is considered confirmed when all required due process has been provided, appeals exhausted, and the violation has been found to exist. **Additionally, any violation of these standards issued by the Incline Village General Improvement District (IVGID), Northern Nevada Public Health (NNPH) or the Washoe County Sheriff's Office (WCSO) shall be considered STR violations.**

# Amendment #8



## Section 110.319.35(a)(3)

The property owner provides a signed ~~and notarized~~ self-certification checklist attesting that the property meets the safety standards identified in this article.

# Amendment #9 & 10



## Section 110.319.40

Revocation of an STR permit shall be subject to the requirements of this section. In the event an STR permit is revoked through any of the below procedures, a new STR permit shall not be issued **for to** the same property **owner of the subject property** for a period of one (1) year immediately following the date of revocation.

**Construction occurs on the property without required building permits.**

# Amendment #11



## Section 125.157.8

Hearing required; appeals. The respondent who has received a stop activity order or remediation order may request an administrative hearing regarding the stop activity order or remediation order by contacting the administrative hearing office within 30 calendar days from the date the stop activity order or remediation order was served, **unless the Stop Activity Order was issued for a violation of the Short-Term Rental (STR) ordinance in which case an appeal must be requested within 14 calendar days from the date notice of the Stop Activity Order was served.** Because of their injunctive nature, if the person who is served with a stop activity order or remediation order asks for a hearing, an administrative hearing officer will expeditiously be appointed and a hearing will be conducted within 30 calendar days of the receipt of the appeal by the administrative hearing office. A stop activity order remains in effect pending the hearing. The deadline for a remediation order is suspended pending the hearing. The hearing will be conducted in accordance with the provisions for hearings, and the issuance, enforcement, and appeal of administrative orders as set out in this chapter. The decision of the administrative hearing officer may be taken directly to judicial review in accordance with this chapter at the option of the appellant. If appeal is made to the board of adjustment for violation of WCC chapters 100 and 110, the decision of the board of adjustment is subject to judicial review in accordance with this chapter. Appeals of a decision of the administrative hearing officer regarding all other chapters of WCC shall proceed directly to petition for judicial review.

# Penalty/Fine Increase



The County Commission will also explore possible penalty increases for STR code violations.

*Any change to penalties/fines would not involve a code amendment.*

# Reduced Fees for Partial Home Rentals



Consideration for possible fee reductions for STR permit holders who live on site and rent out a portion of their homes.

*Any change to the fees would not involve a code amendment.*

# Comments and Feedback?



Washoe County Short Term Rentals Webpage

[www.washoecounty.gov/csd/planning\\_and\\_development/short\\_term\\_rentals](http://www.washoecounty.gov/csd/planning_and_development/short_term_rentals)

Washoe County Neighborhood Meeting HUB Webpage

[www.washoecounty.gov/csd/planning\\_and\\_development/neighborhood-meetings.php](http://www.washoecounty.gov/csd/planning_and_development/neighborhood-meetings.php)

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# Thank you

