

Short-term rental ordinance updates

If you rent ...	Short-term rental ordinance requires ...	
	Currently	Proposed
Room	No short-term rental registration or license required	No change
Homesteaded unit (limited to 1 property) or condo	Short-term rental property registration required	<ul style="list-style-type: none"> • Post the following in a conspicuous place within each dwelling unit: <ul style="list-style-type: none"> ○ 24/7 emergency contact information; contact information for the short-term rental host or the responsible party; street address; floor plan indicating fire exits and escape routes; 311 contact; registration ID • List registration ID on platform; otherwise listing needs to be removed. • Limit occupants to 10, regardless of property size.
Non-homesteaded units in building with less than 20 units (single-family, duplex, triplex, etc.)	Rental license required	<ul style="list-style-type: none"> • Short-term rental license required. Standards include the following: <ul style="list-style-type: none"> ○ Provide a 24-hour phone number for complaint resolution. ○ Notify neighbors, including where guests will park, how they will be access residence, and 24-hour phone number. ○ Post the following in a conspicuous place within each dwelling unit: <ul style="list-style-type: none"> ○ 24/7 emergency contact information; contact information for the short-term rental host or the responsible party; street address; floor plan indicating fire exits and escape routes; 311 contact; License ID ○ List license ID on platform; otherwise listing needs to be removed. ○ Complete pre-inspection checklist. ○ Limit occupants to 10, regardless of property size ○ Submit a management plan for the facility addressing typical concerns (noise, trash, parking) and a floor plan indicating fire exits and escape routes. • Allow one short-term rental unit in addition to homesteaded property anywhere in the city.
Non-homesteaded units in building with 20+ units		<ul style="list-style-type: none"> • Short-term rental license required; same standards and requirements as above. • Property must be in commercial/hotel Zoning and contain no more than 10% short term rental units. • Additional building characteristic requirements being considered by Zoning.