

## **Memorandum**

**DATE:** December 17, 2020  
**TO:** Planning Commissioners  
**FROM:** Nora Gierloff Planning Manager, Elliot Weiss CAI  
**RE:** HAP Follow Up to PC Questions from 11/5/20 Meeting

### **Follow Up Topics**

**1) Can we find any data about gentrification/redevelopment raising property taxes and therefore leading to displacement?**

Staff was unable to find data to specifically address Commissioner Rwamashongye's fine-grained question about what happens to surrounding residents when there is a teardown and McMansion built on a given block. However, there is some regional data about displacement trends.

The Congress for the New Urbanism (CNU) released a report in 2017 on suburban poverty, focusing on the Puget Sound region in Washington, within the national context of growing poverty beyond city limits in many regions of the country.

<https://www.cnu.org/news/hard-look-suburban-poverty>

There is observational data about renters and would be homebuyers being pushed out of Seattle and inner ring suburbs as higher income people seek alternatives to the Seattle housing market. In Tukwila and SeaTac there is a flow of lower income people moving further south as rents increase due to higher demand. This is part of the phenomenon often described as the suburbanization of poverty, <https://www.seattletimes.com/opinion/poverty-is-now-largely-a-suburban-challenge/>

There are also the parallel impacts of immigration and the resettlement of refugees. This has increased competition for moderate income housing in inner ring suburbs. Full article at <https://www.psindexer.com/shifting-ethnic-diversity/>.

**2) Commissioner Malik asked for the Gentrification and Displacement summary map**

I will email out links to these maps.

**3) Strategies to attract and retain recent college graduates and therefore the businesses that want to hire them.**

Shoreline is seeing rapid apartment development in transit corridors, though the rents for this newer housing stock may be out of reach of some recent graduates. There have also been microapartments such as the [Interurban Lofts](#) developed at a lower price point that could be attractive to those with low space needs and tight budgets. While Shoreline doesn't have the walkability and amenities of a Ballard or Capitol Hill neighborhood the combination of light rail and rapid ride busses will create a very transit accessible environment. Future redevelopment such as at Shoreline Place will add to the variety of restaurants and shops available in the area.

#### **4) Disparity in the AMI figures**

The HUD median family income (Area Median Income) for this region is \$113,300, across all household sizes which is what we used in the Needs Assessment. According to the US Census American Community Survey, the median household income in Shoreline was \$80,489 in 2018 (latest year available).

It's true that the local household median income will often differ from the HUD-defined AMI, and this is one of the challenges with housing policy, particularly as it pertains to affordability. We have used HUD AMI for this purpose because many statutorily-enabled incentives rely on the HUD definition to determine eligibility. MFTE, for example, requires that a certain percentage of units in a building be affordable, and the enabling legislation at the State level benchmarks affordability based on AMI. With MFTE, cities can set higher standards for affordability if they wish, and if the median household income is substantially lower than the area AMI, then that may be appropriate to ensure that the program produces units that are locally, rather than regionally, affordable. However, because the Housing Toolkit advances many programs like MFTE as options, we use AMI to clearly indicate the price at which the housing units produced through these programs would need to be available.

#### **5) Should we try to prevent short plats in areas where redevelopment will likely require land assembly?**

Since the station area upzone there have only been two new single-family houses built in the 185<sup>th</sup> station area, both in the Phase 3 rezone district. What we are seeing is that short plats and subdivisions are most often related to townhouse development, which is one of the types of redevelopment and intensification that is supported by our planning. Therefore, land division may not be a problem as the economics favor increased density where allowed by zoning.

Shoreline is trying to remove barriers to land assembly such as removing plat restrictions that limit development to single family houses. We are also considering a plat vacation ordinance to streamline assembly of entire blocks.

If we did want to take action to prevent short plats an option would be to raise the minimum lot size in MUR-70 to something like two or three times the typical lot in the area. We would have to explore whether creating non-conformity in this way could cause problems for current owners.

### 6) Market trends in short term rentals

Short term rental platforms regard rental listing and booking information as proprietary and therefore it can be difficult to get accurate data about the number and location of short term rentals across different platforms and labor intensive to regulate. We have pulled some market data from AirDNA, see Attachment 1. Some key takeaways:

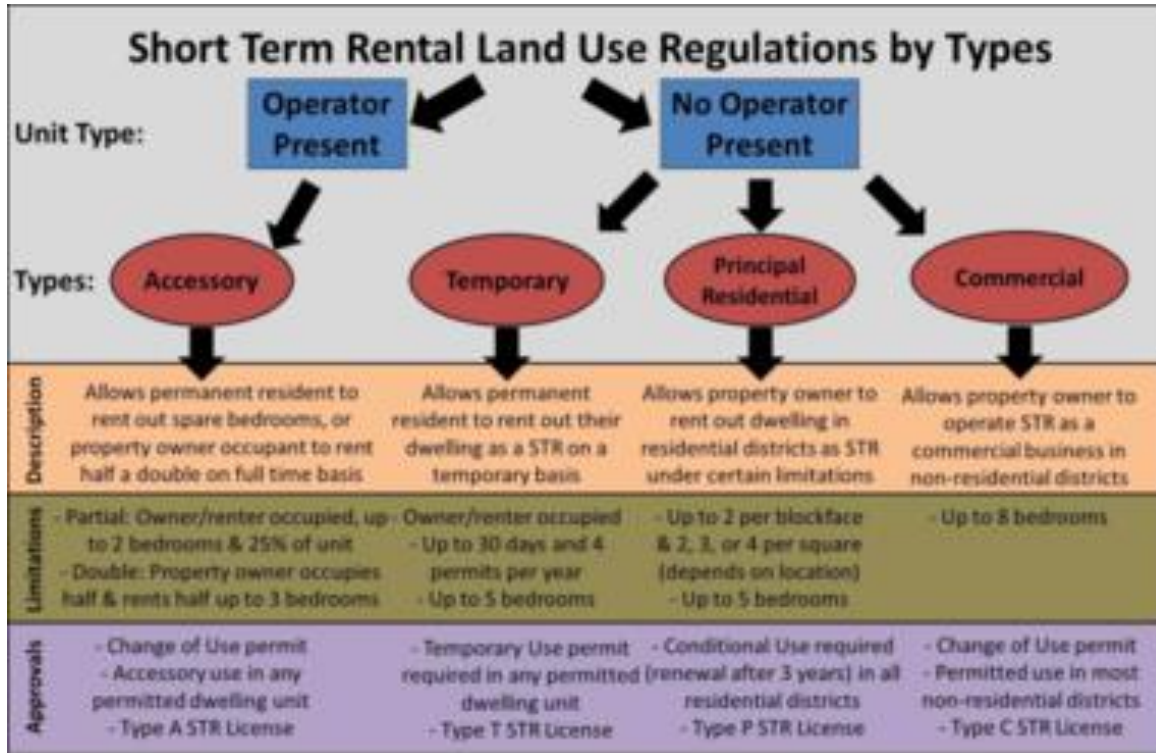
Only about half of Shoreline's (as defined by 98133 – granted this largely excludes Shoreline east of I-5) short-term rentals are whole homes, as opposed to individual rooms, etc.

- Almost half (20/42) are 1 bedroom or studio rentals, so ill-suited to families, and
- The number of active rentals seems to have peaked in 2018 and is now significantly lower than that peak.

The data included in the attachment is available without a subscription, but AirDNA has additional proprietary data, at a cost, that could illuminate short-term rental trends in Shoreline, if that would be useful. Also, the City of Portland produced a study in 2016 on the affordability impacts of AirBNB. The study generally found minimal impacts to the affordable housing stock due to AirBNB, largely because most housing units weren't being rented, and most of those that were weren't "housing units" in the traditional sense. That study is here for your reference: <http://media.oregonlive.com/front-porch/other/PDXAirbnbAffordability.pdf>

See Appendix A for a summary of different approaches to short term rental regulations in other jurisdictions that Associate Planner, Cate Lee researched when working in Florida.

There is also an in-depth case study about New Orleans' efforts to regulate vacation rentals at [https://planning-org-uploaded-media.s3.amazonaws.com/publication/download\\_pdf/PASMEMO-2019-01-02.pdf](https://planning-org-uploaded-media.s3.amazonaws.com/publication/download_pdf/PASMEMO-2019-01-02.pdf). That article includes a diagram that shows the different types of ownership and occupancy arrangements for short term rentals. Even with their leverage as a major tourist destination New Orleans has had challenges obtaining the information they need to enforce their regulations.



Shoreline currently has definitions of bed and breakfast and boarding house that while intended for an older business model would cover short term rentals. B&Bs require owner occupancy while a boarding house does not. Both are intended for single room or suite rentals, not entire dwelling units. Shoreline has no regulations about the length of rental of an entire house, apartment or ADU and this type of rental would have the greater impact on housing supply.

Bed and Breakfast Definition: Overnight accommodations and a morning meal in a dwelling unit provided to transients for compensation.

**20.40.250 Bed and breakfasts.**

Bed and breakfasts are permitted only as an accessory to the permanent residence of the operator, provided:

- A. Serving meals to paying guests shall be limited to breakfast; and
- B. The number of persons accommodated per night shall not exceed 10.
- C. One parking space per guest room, plus two per facility.
- D. Signs for bed and breakfast uses in the R zones are limited to one identification sign use, not exceeding four square feet and not exceeding 42 inches in height.
- E. Bed and breakfasts require a bed and breakfast permit. (Ord. 515 § 1, 2008; Ord. 352 § 1, 2004; Ord. 238 Ch. IV § 3(B), 2000).

## 7a. Housing Action Plan Follow Up

### 20.40.260 Boarding houses.

- A. Rooming and boarding houses and similar facilities, such as fraternity houses, sorority houses, off-campus dormitories, and residential clubs, shall provide temporary or longer-term accommodations which, for the period of occupancy, may serve as a principal residence.
- B. These establishments may provide complementary services, such as housekeeping, meals, and laundry services.
- C. In an R-4 or R-6 zone a maximum of two rooms may be rented to a maximum of two persons other than those occupying a single-family dwelling.
- D. Must be in compliance with health and building code requirements.
- E. The owner of the rooms to be rented shall provide off-street parking for such rooms at the rate of one parking stall for each room.
- F. Boarding houses require a boarding house permit. (Ord. 352 § 1, 2004; Ord. 238 Ch. IV § 3(B), 2000).

Table 20.40.120 Residential Uses

NAICS #	SPECIFIC LAND USE	R4-R6	R8-R12	R18-R48	TC-4	NB	CB	MB	TC-1, 2 & 3
<b>RESIDENTIAL GENERAL</b>									
	Accessory Dwelling Unit	P-i	P-i	P-i	P-i	P-i	P-i	P-i	P-i
<b>GROUP RESIDENCES</b>									
	Boarding House	C-i	C-i	P-i	P-i	P-i	P-i	P-i	P-i
<b>TEMPORARY LODGING</b>									
721191	Bed and Breakfasts	P-i	P-i	P-i	P-i	P-i	P-i	P-i	P-i

### 7) Research Shoreline’s ability to surplus land for housing.

Shoreline is currently planning to contribute property at 198<sup>th</sup> Street and Aurora Avenue for the development of permanent supportive housing for people exiting homelessness.

<https://www.shorelinewa.gov/government/projects-initiatives/198th-affordable-housing-project>

## 7a. Housing Action Plan Follow Up

Should the City identify surplus property in the future the Council may be interested in pursuing additional partnerships with non-profit developers. The City will also work with Sound Transit to identify surplus property that could be used for transit oriented development at the completion of light rail construction.

### 8) Are we getting enough benefit for the incentives we are offering?

Shoreline's requirement for mandatory affordability in the upzoned station areas is aggressive in comparison to neighboring cities and rental housing development has been slow to take off in those areas. Because we don't have a program for ownership affordable housing the townhouse developments in the MUR-45' station areas are getting the benefit of the upzone without the public benefit (affordability is optional in MUR-35' even if we did have an ownership program). We have identified development of an ownership affordability program as an option in the housing toolkit.

The MFTE is well used in zones that are seeing housing development, though it has not spurred development in all areas. We have identified this in the toolkit as an area to explore.

Some elements of the Deep Green Incentive Program may merit a review. For example, should the lowest Tier of DGIP qualify a project for expedited permit review at no additional charge or should that be reserved for higher tiers? This may be an unsustainable incentive if station area development intensifies.

During the Council's review of the 185<sup>th</sup> Station Area Report they raised the idea of examining whether requirements such as affordable housing, impact fees, development standards, or permit processes were restraining redevelopment in the MUR-70' zone. If they choose to recommend changes those policy questions will be heard by the Planning Commission.

### 9) Workforce Housing Committee

Commissioner Mork mentioned the work of Challenge Seattle in addressing workforce housing <https://www.challengeseattle.com/housing-affordability>

Other groups working in this area are the Regional Affordable Housing Task Force (RAHTF) and its [Five Year Action Plan](#) and the ongoing Affordable Housing Committee (AHC) of the Growth Management Planning Council <https://www.kingcounty.gov/depts/community-human-services/housing/affordable-housing-committee.aspx>.

### Next Steps

I appreciate the Commission's thoughtful questions and hope that the information in this memo is helpful. This item will be on the agenda under Old Business should you wish to discuss this further. The next steps will be to return to the PC early next year for a hearing on the

## **7a. Housing Action Plan Follow Up**

Housing Action Plan. After any final refinements the PC will make their recommendation to the City Council.

### **Attachments**

Attachment 1 – AirDNA Short Term Rental Data

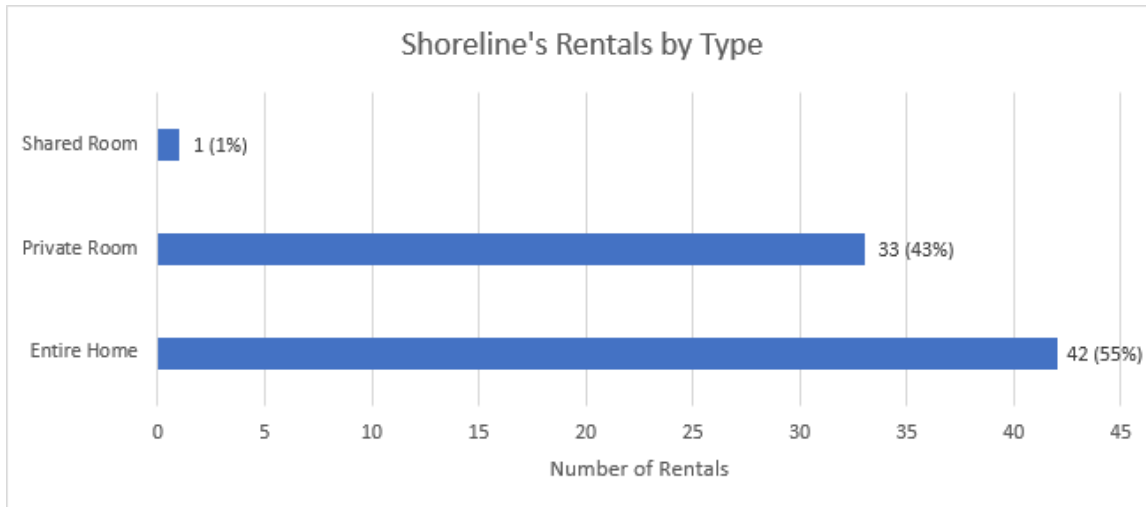
Appendix A – Short Term Rental Regulations in Other Jurisdictions

# Att. 1 - Air DNA Short Term Rental Data

## AirDNA Short Term Rental Data for Zip Code 98133

**Active Rentals** 76

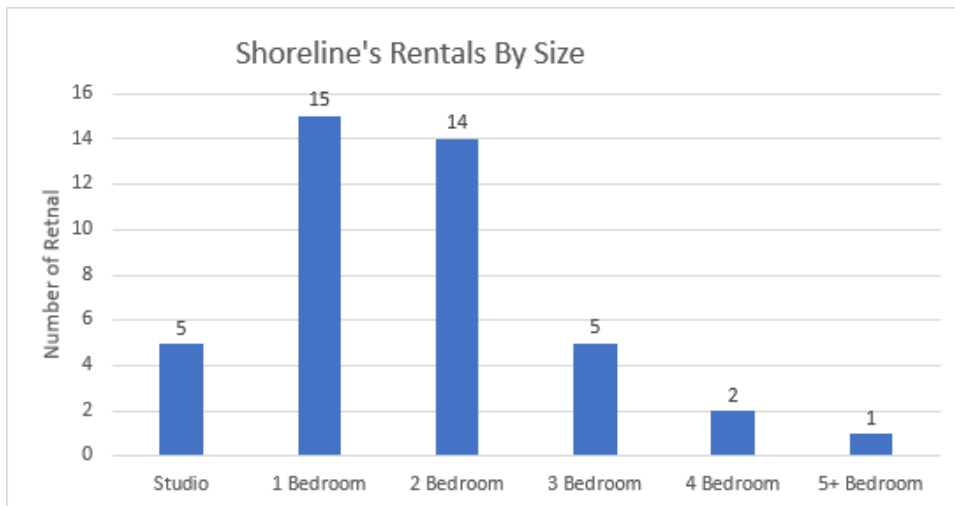
Entire Home	Private Room	Shared Room	Total
42	33	1	76
55.3%	43.4%	1.3%	100%



**Average Guests** 4.3

**Average Bedrooms** 1.7

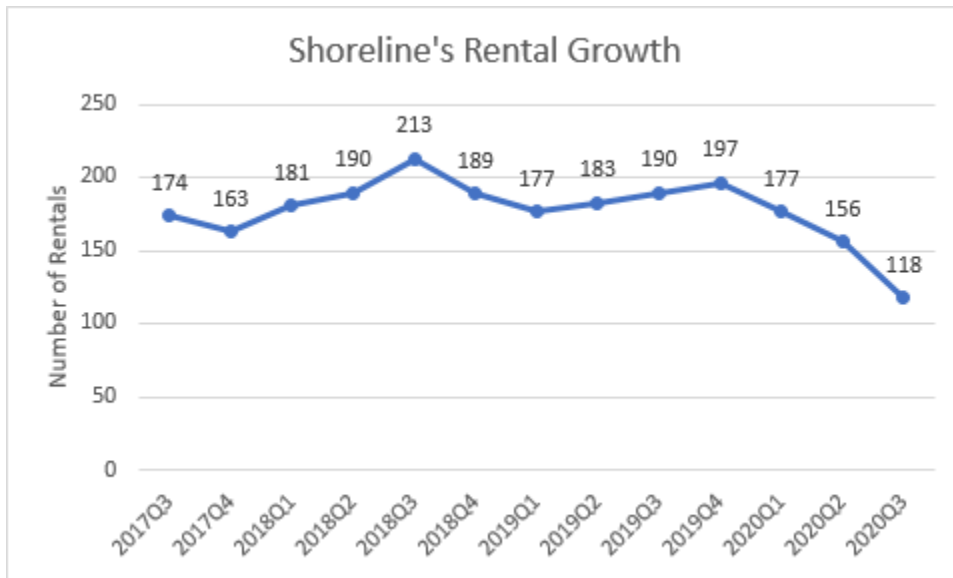
Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5+ Bedroom
5	15	14	5	2	1





## Att. 1 - Air DNA Short Term Rental Data

Quarter	Active Rentals	Growth
2017Q3	174	0
2017Q4	163	-6%
2018Q1	181	11%
2018Q2	190	5%
2018Q3	213	12%
2018Q4	189	-11%
2019Q1	177	-6%
2019Q2	183	3%
2019Q3	190	4%
2019Q4	197	4%
2020Q1	177	-10%
2020Q2	156	-12%
2020Q3	118	-24%



## SUMMARY OF SHORT TERM RENTAL (STR) RESEARCH<sup>1</sup>

**Definition:** “Short-term rental” (STR) is a dwelling unit (or part of) that is rented for periods of less than 30 consecutive days.

**Nomenclature:** According to the jurisdictions researched, short-term rentals are referred to by various terms including vacation rental, transient living accommodations in residential dwellings, short-term vacation rental, vacation home rental, vacation home, transient use of residential property, resort dwelling unit, seasonal rental dwelling and vacation/conference rental.

**What Makes STRs Different than Similar Uses:** In general, short-term rentals differ from other lodging uses by providing complete, independent living facilities, including permanent provisions for living, sleeping, eating, cooking and sanitation. Although bed and breakfasts often are similar in appearance and location to many short-term rentals, they are distinguishable by the presence of the owner/operator onsite. Boarding houses differ from short-term rentals by having multiple rooms or units for rent and common kitchen and dining facilities that are shared by the occupants. Boarding houses also tend to be less transient than short-term rentals. Similarly, hotels and motels are distinguishable from short-term rentals by having separate entrances and an on-site management office. In brief, short-term rentals take on the appearance of a residential use, but are a transient accommodation use.

**STR Positives and Negatives:** The debate over whether a community should allow short-term rentals include a number of issues. Table 1 below summarizes these pros and cons.

**Table 1: Pros and Cons of Allowing Short-Term Rentals (STRs)**

	<b>Pro</b>	<b>Con</b>
1	Visitors from other areas can experience the neighborhoods in the community	Potential noise, parties, trespassing, traffic and other nonresidential activities
2	Increases the amount of visitor accommodations available	Deterioration of neighborhood cohesiveness in terms of keeping housing filled with occupants that have more permanent ties to the community
3	Income source helps buoy real estate market and keep owners in their homes	Unfair competition with traditional transient occupancy uses such as hotels, motels, and bed and breakfast establishments (how is it unfair if they have to get permits, pay taxes, and comply with codes in the same manner as B&Bs?)
4	Revenue to the City in the form of Business Licenses	Limits ability to maintain commercial uses in commercial areas
5	Property owner can make the same amount of money in a week or two as a STR as they would in an entire month as a long-term lease rental	Impacts to rental housing and impacts to real estate market
6	Due to increased income source property owner can afford to make renovations and/or upgrades to property they would otherwise be unable to afford	Some STRs are not owner-occupied or not owned by someone that lives elsewhere in our community so may not be cared for to the same degree as permanent residences
7	Property may only be rented out 2 weeks a month or only during the busy vacation season, resulting in decreased impacts to public infrastructure (e.g., roads, sewer, water) remainder of month/off-season	If STRs proliferate there will be fewer families and owner occupied dwellings in the City
8	Creates more demand for accommodation related services such as property management companies, cleaning services, landscaping services, and rental cars	The service industry is not particularly high-wage
9	STRs tend to be locally owned (scale is too small for corporations to be interested, at least at this stage in the industry’s development), so higher percentage of money being spent in the community stays in the community	Since it is a new industry (as it relates to booking online) there are renter safety and owner liability issues

<sup>1</sup> Based on research which can found on the I drive: <I:\Dev\ Svc\Planning Programs\LDR-ZO & LDR cases\LDR-2014-XX Bed & Breakfast\Research>

**STR Regulations:** Short-term rental regulations take on a variety of forms which are outlined in Table 2 below.

**Table 2: STR Regulations Format**

	<b>Possible Regulations</b>	<b>Examples</b>
1	Geographic based restrictions	Allowed in certain zones only
2	Quantitative and operational restrictions	Linear separation requirements and numerical caps
3	Max Occupancy Limits	Based on number of bedrooms and/or available parking
4	Rental Time Periods	Maximum times per year
5	Parking Requirements	Require additional off-street parking
6	Postings	Require property posting of operational restrictions and owner information
7	Mandatory Designated Representatives	Provide 24-hour contact info
8	Trash and Recycling	City Ordinance or specific standards (only if identified impacts are different)
9	Property Maintenance Standards	City Ordinance or specific standards (only if identified impacts are different)
10	Licensing/Approval Process	Business License, Use Permits
11	Inspections	Annual or some other time period
12	Tax Revenue	Transient Occupancy Tax, Business License Fees, Inspection Permit Fees
13	Notification	Notification of home owners within 200 feet



**Local and Comparable Florida Cities and STRs:** In addition to looking at cities throughout the U.S., it is also helpful to look at local jurisdictions (e.g., those within the Tampa Bay Area) and comparable Florida cities (e.g., those comparable in population). Table 4 below outlines those jurisdictions and indicates whether STRs are addressed by the respective Code.

**Table 4: Local Jurisdictions/Comparable Florida Cities Research**

	<b>Transient Lodging Uses</b>	<b>STR Use/Similar Use Allowed</b>	<b>STR Use Details</b>
<a href="#">Bradenton</a>	<ul style="list-style-type: none"> <li>• Bed and Breakfast Establishment</li> <li>• Motel</li> <li>• Hotel</li> </ul>	N/A	N/A
<a href="#">Clearwater</a>	<ul style="list-style-type: none"> <li>• Dwellings, Resort Attached</li> <li>• Interval Ownership/Timesharing Unit</li> <li>• Overnight Accommodations</li> </ul>	Dwellings, Resort Attached	<ul style="list-style-type: none"> <li>• Dwellings, Resort Attached is only allowed in the Tourist (T) zoning district (Resort Facilities High future land use designation)</li> <li>• Overnight accommodations are allowed in the Low Density Residential (LDR) zoning district as a “Flexible Development” use (public hearing level approval)</li> </ul>
<a href="#">Dunedin</a>	<ul style="list-style-type: none"> <li>• Condo-Hotel</li> <li>• Hotel</li> <li>• Motel</li> </ul>	N/A	N/A
<a href="#">Gulfport</a>	<ul style="list-style-type: none"> <li>• Bed and Breakfast</li> <li>• Hotel</li> <li>• Motel</li> <li>• Temporary/tourist lodging Use</li> <li>• Transient Accommodations</li> </ul>	N/A: The various use terms all fall under the umbrella of the “Transient Accommodations” use which is not allowed in residential zoning districts	N/A
<a href="#">Indian Rocks Beach</a>	<ul style="list-style-type: none"> <li>• Bed and Breakfast Establishments</li> <li>• Hotel, motel or motorlodge</li> </ul>	N/A	N/A
<a href="#">Jacksonville</a>	<ul style="list-style-type: none"> <li>• Hotel, Motel</li> </ul>	N/A	N/A
<a href="#">Largo</a>	<ul style="list-style-type: none"> <li>• Bed and Breakfast</li> <li>• Hotels</li> <li>• Transient Accommodation Use</li> </ul>	N/A	N/A
<a href="#">Manatee County</a>	<ul style="list-style-type: none"> <li>• Bed and Breakfast</li> <li>• Hotel</li> </ul>	N/A	N/A
<a href="#">North Redington Beach</a>	<ul style="list-style-type: none"> <li>• Hotels/motels</li> <li>• Tourist dwelling unit</li> </ul>	N/A	N/A
<a href="#">Orlando</a>	<ul style="list-style-type: none"> <li>• Bed and Breakfast Facility</li> <li>• Motel</li> <li>• Dwelling Unit, Commercial</li> </ul>	Dwelling Unit, Commercial	Dwelling Unit, Commercial requires a minimum stay of 7 days, only allowed in mixed-use and commercial zoning districts, no residential districts

	<b>Transient Lodging Uses</b>	<b>STR Use/Similar Use Allowed</b>	<b>STR Use Details</b>
<a href="#">Pinellas County</a>	<ul style="list-style-type: none"> <li>• Bed and Breakfast Facility</li> <li>• Hotel</li> <li>• Motel</li> </ul>	N/A	N/A
<a href="#">Redington Shores</a>	<ul style="list-style-type: none"> <li>• Transient Accommodation Use</li> <li>• Lodging House</li> <li>• Condo-Hotel</li> <li>• Hotels and Motels</li> </ul>	N/A	N/A
<a href="#">Sarasota</a>	<ul style="list-style-type: none"> <li>• Bed and Breakfast Inn</li> <li>• Hotel, Motel</li> </ul>	N/A	N/A
<a href="#">Seminole</a>	<ul style="list-style-type: none"> <li>• Apartment, transient</li> <li>• Guest (tourist) home</li> <li>• Hotel</li> <li>• Motel</li> </ul>	Guest (tourist) home	Have contacted Seminole planning staff for clarification
<a href="#">St. Pete Beach</a>	<ul style="list-style-type: none"> <li>• Transient Accommodation Use</li> <li>• Bed and Breakfast</li> <li>• Hotels and Motels</li> <li>• Resort Condominium</li> </ul>	N/A	N/A
<a href="#">Tampa</a>	<ul style="list-style-type: none"> <li>• Bed and Breakfast</li> <li>• Hotel or Motel</li> </ul>	N/A	N/A
<a href="#">Tarpon Springs</a>	<ul style="list-style-type: none"> <li>• Hotel</li> <li>• Lodging Facility, Bed and Breakfast</li> <li>• Motel</li> <li>• Tourist Home</li> </ul>	Tourist Home	The Tourist Home use is allowed in four zoning districts, including two residential districts (Residential Multifamily, Resort Residential)
<a href="#">Temple Terrace</a>	<ul style="list-style-type: none"> <li>• Hotel/motel</li> </ul>	N/A	N/A

**STR Ordinances Developed as a Response to Online Booking Sites:** Finally, it is particularly helpful to look at cities that have developed STR ordinances in the last few years as a result of the growth of online booking sites such as AirBNB, VRBO and FlipKey (to name a few). This is because STRs are nothing new—communities that have traditionally relied on tourism have had STR ordinances in effect for decades. What has changed is a growth of STR in communities that are not traditionally reliant on tourism/resort communities. These ordinances tend to be different because they acknowledge the activity is taking place in residentially zoned areas, as opposed to tourist or resort zoned areas. Table 5 below outlines the key provisions of these cities’ STR ordinances.

**Table 5: Cities that Allow STRs, Detailed, Developed as a Response to Online Booking Sites**

City	Definition(s)	Licensing, Taxes, Fees	Unique Features of Ordinance
<p><a href="#">Ashland, OR</a></p> <ul style="list-style-type: none"> <li>• Adopted 10/3/13</li> <li>• Allowed as conditional use in two multifamily zoning districts<sup>2</sup></li> </ul>	<p>Traveler’s Accommodations: Transient lodging in a residential zone having rooms or dwellings rented or kept for rent to travelers or transients for a charge or fee paid or to be paid for rental or use of such facilities for a period less than thirty (30) consecutive days, as is rental of a dwelling, building or any portion thereof on two or more occasions within a 30-day period.</p>	<ul style="list-style-type: none"> <li>• Annual inspection by the Jackson County Health Department</li> <li>• Must have business license and pay all transient occupancy tax</li> </ul>	<ul style="list-style-type: none"> <li>• Owner must live on-site</li> <li>• Property must be located within 200 feet of a boulevard, avenue, neighborhood collector as identified on the official Street Dedication Map in the City’s Comprehensive Plan. Distances to the property from a boulevard, avenue, or neighborhood collector shall be measured via a public street or public alley to a lot line.</li> <li>• Number of units allowed is calculated by dividing the total square footage of the lot by 1,800 sq. ft., not to exceed a maximum of nine units for lots with frontage on a boulevard; for all other frontages maximum of seven.</li> <li>• Each unit must be at least 400 sq. ft.</li> <li>• The primary residence on-site must be at least 20 years old</li> <li>• Each accommodation unit shall have one off-street parking space</li> </ul>

<sup>2</sup> Currently pursuing an ordinance that would allow it in single family zoning districts.

City	Definition(s)	Licensing, Taxes, Fees	Unique Features of Ordinance
<p><a href="#">Austin, TX</a></p> <ul style="list-style-type: none"> <li>• Adopted 9/26/2013</li> <li>• Permitted in 22 zoning districts:               <ul style="list-style-type: none"> <li>○ 7 single family</li> <li>○ 8 multifamily</li> <li>○ 5 mixed use</li> <li>○ CBD</li> <li>○ PUD</li> </ul> </li> </ul>	<p>Short-term rental: The rental of a residential dwelling unit or accessory building on a temporary basis for periods of less than 30 consecutive days.</p>	<ul style="list-style-type: none"> <li>• Required</li> <li>• \$235 annual fee</li> <li>• \$50 one-time noticing fee</li> <li>• Annual</li> <li>• Application must include           <ul style="list-style-type: none"> <li>○ Proof of property insurance</li> <li>○ Proof of payment of hotel occupancy taxes</li> </ul> </li> <li>• Planning staff provides approved applicants with following (to be provided to each renter and displayed in a common area of each rental dwelling unit):           <ul style="list-style-type: none"> <li>○ Occupancy limits</li> <li>○ Noise restrictions and limitations</li> <li>○ Parking restrictions</li> <li>○ Trash collection schedule</li> <li>○ Info on relevant burn bans</li> <li>○ Info on relevant water restrictions</li> <li>○ Info on applicable ADA requirements</li> </ul> </li> <li>• The info from the above packet is mailed to properties within 100 feet of the STR at the owner or operators expense</li> </ul>	<ul style="list-style-type: none"> <li>• Three types of short-term rentals           <ol style="list-style-type: none"> <li>1. Owner-Occupied, can be single fam, multifam or commercial</li> <li>2. Not owner-occupied, single fam or commercial</li> <li>3. Not owner-occupied, multifam</li> </ol> </li> <li>• For Type 2, no more than 3% of the single-family, detached residential units within the census tract of the property can be STR</li> <li>• For Type 3 (multifamily), only 3% of the total number of dwelling units on the property and within each building can be used as STR in a residential zoning district; and only 25% in commercial zoning district</li> <li>• Allows property owners to advertise for STR in advance of getting a license, in order to determine viability of use</li> </ul>



City	Definition(s)	Licensing, Taxes, Fees	Unique Features of Ordinance
<p><a href="#">Madison, WI</a></p> <ul style="list-style-type: none"> <li>• Adopted 9/3/2013</li> <li>• Allowed in 31 zoning districts as a conditional use:               <ul style="list-style-type: none"> <li>○ All 15 residential</li> <li>○ All six mixed-use and commercial</li> <li>○ All five downtown and urban</li> <li>○ Four employment</li> <li>○ Two special</li> </ul> </li> </ul>	<p>Tourist Rooming House: A building or portion thereof, other than a Hotel, Motel, Bed and Breakfast Establishment or Hostel, in which sleeping accommodations are offered for pay to tourists or transients. The definition does not include private boarding, lodging or rooming houses not accommodating tourists or transients.</p> <p>Tourist or Transient: A person who travels to a location away from his or her permanent address for a short period of time, not to exceed one month, for vacation, pleasure, recreation, culture, business or employment.</p>	<p>Must have current license from Public Health of Madison and Dane County as required by DHS 195</p>	<ul style="list-style-type: none"> <li>• No Tourist Rooming House within a residential district shall be located within five hundred (500) feet</li> <li>• from any other Tourist Rooming House or a Bed and Breakfast Establishment</li> <li>• Owner shall register with Treasurer's office and shall pay room tax as required under Sec. 4.21, MGO</li> <li>• Only the owner of the property may operate a Tourist Rooming House</li> </ul>
<p><a href="#">Palm Desert, CA</a></p> <ul style="list-style-type: none"> <li>• Adopted 3/22/2012</li> <li>• Allowed in five zoning districts:               <ul style="list-style-type: none"> <li>• One residential (conditional)</li> <li>• Four commercial (1 conditional, 3 permitted)</li> </ul> </li> </ul>	<p>Short-term rental unit: A privately owned residential dwelling, such as, but not limited to, a single-family detached or multi-family attached unit, apartment house, condominium, cooperative apartment, duplex, or any portion of such dwellings, rented for occupancy for dwelling, lodging, or sleeping purposes for any period less than twenty seven (27) consecutive days or less.</p>	<ul style="list-style-type: none"> <li>• Short-term rental permit is required</li> <li>• Renewed annually</li> <li>• Transient Occupancy Taxes (TOTs) must be filed monthly</li> </ul>	<ul style="list-style-type: none"> <li>• Requires a minimum number of days (3) and nights (2) for short-term rentals; less than that term is prohibited</li> <li>• Sets a maximum number of guests (2 persons per bedroom)</li> <li>• Sets maximum number of additional daytime (7am to 10pm) guests</li> <li>• Must maintain residential character on outside appearance</li> <li>• On-site parking is required</li> <li>• Must obey Code sections dealing with noise</li> <li>• Operator must provide each short-term rental occupant with certain information:               <ul style="list-style-type: none"> <li>○ 24 hour availability of operator</li> <li>○ Maximum number of occupants and daytime visitors</li> <li>○ Trash pick-up day info</li> <li>○ Code sections on noise control and unruly parties</li> </ul> </li> <li>• Operator has to be available 24 hours a day while unit is rented</li> </ul>