



**A JOINT WORKSHOP OF THE CITY COUNCIL
AND THE PLANNING COMMISSION
OCTOBER 24, 2022, 12:00 NOON
LIBRARY COMMUNITY ROOM
702 E. FRONT AVENUE**

MEETING AGENDA

1. Call to Order
2. Presentation/Discussion: Short-Term Rental Code

Presented by: Hilary Anderson, Community Planning Director, Sean Holm, Senior Planner, Renata McLeod, Municipal Services Director, Randy Adams, City Attorney

3. 5- Minute Recess
4. Public Comments
5. City Council & Planning Commission Discussion
6. Summary
7. **Adjournment**

NOTE: The City will make reasonable accommodations for anyone attending this meeting who require special assistance for hearing, physical or other impairments. Please contact the City Clerk at (208) 769-2231 at least 72 hours in advance of the meeting date and time.



Short-Term Rental Code Considerations

**City Council/Planning Commission
Workshop
October 24, 2022**



Purpose

From the 2017 Staff Report:

The purpose of this Article is to establish regulations for the use of Residential Dwellings as Short-Term Rentals to safeguard the public health, safety and general welfare, to protect the integrity of the City's neighborhoods, to establish a system to track the Short-Term Rental inventory in the City, to ensure compliance with local performance standards, to provide a means of contact for the Responsible Party of a Short-Term Rental, to establish a Good Neighbor Policy for Occupants of Short-Term Rentals and their guests, and to allow private property owners the right to fully and efficiently utilize their property without undue regulation or interference.



Clarification

- ***The City does not qualify for local option tax and does not collect or receive occupancy taxes.***
- ***Permit Fees are, and will continue to be based on the City's cost to process the applications.***



Idaho Code

67-6539. LIMITATIONS ON REGULATION OF SHORT-TERM RENTALS AND VACATION RENTALS. (1) Neither a county nor a city may enact or enforce any ordinance that has the express or practical effect of prohibiting short-term rentals or vacation rentals in the county or city. A county or city may implement such reasonable regulations as it deems necessary to safeguard the public health, safety and general welfare in order to protect the integrity of residential neighborhoods in which short-term rentals or vacation rentals operate. A short-term rental or vacation rental shall be classified as a residential land use for zoning purposes subject to all zoning requirements applicable thereto.

(2) Neither a county nor a city can regulate the operation of a short-term rental marketplace.



Legal Recap



Committee hearing on § 67-6539 by the Government Affairs Director for the Idaho Association of Realtors:

- **No code created should have a higher standard for something if there's an ordinance in place. Everyone should have a level playing field.**
- **Concept is that everybody abides by the same rules.**
 - *Example: if a noise ordinance says that you can't be loud after 10 o'clock, then a city cannot enact an 8 o'clock constraint on a STR.*
- **Whether it is a commercial or residential zone, cities must treat the STR as residential because that equally applies those laws to all units.**



Purpose Statement



To determine how to best regulate STRs and to protect neighborhood integrity and illuminate what appears to be concentration in select neighborhoods, within the bounds of Idaho Code.

Examples of issues: Parking, Noise, Traffic, Trash, Need for Local Housing.

Find a balance between STRs and neighborhood integrity.



2022 City Stats

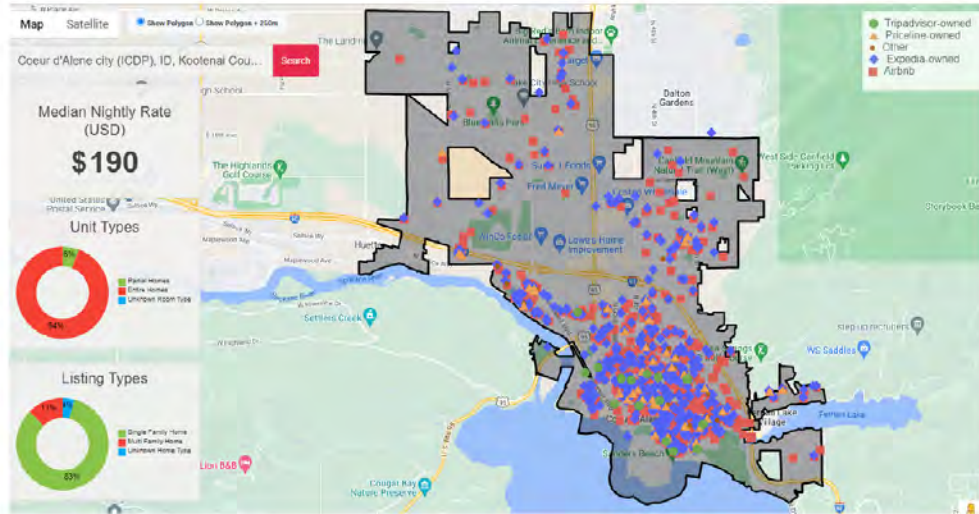
- 22,000 Residential Units
- 453 Permits Have Been Issued for 2022
- 3.9% of Housing Stock is Being Used as STRs (based on 864 unique STR unit estimate)
- 5.5% of Housing Stock in Neighborhoods South of I-90 Have STR Permits

Concentration:

- Some Blocks Have 40-50% of Homes as STRs (only verified by legal units as unpermitted units are unknown)



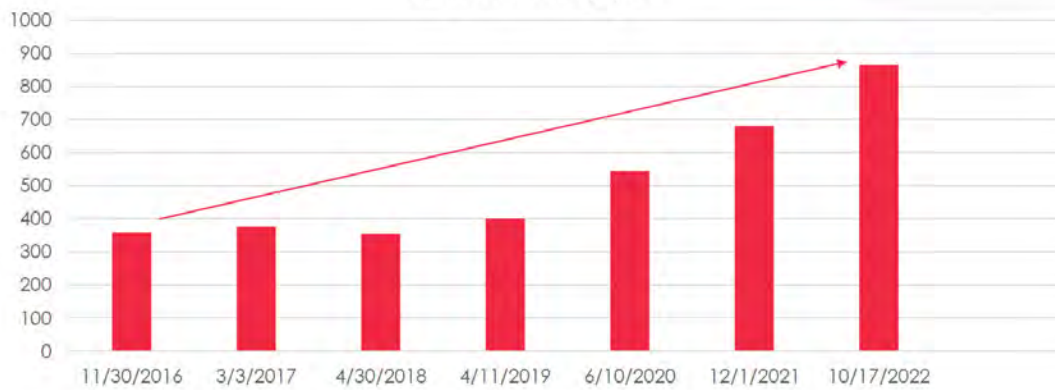
In Coeur d'Alene we have identified 1,098 listings, representing 864 unique rental units as of October 2022



granicus.com

Counting only unique rental units, Coeur d'Alene has seen 140% growth since 2016

STR counts by year



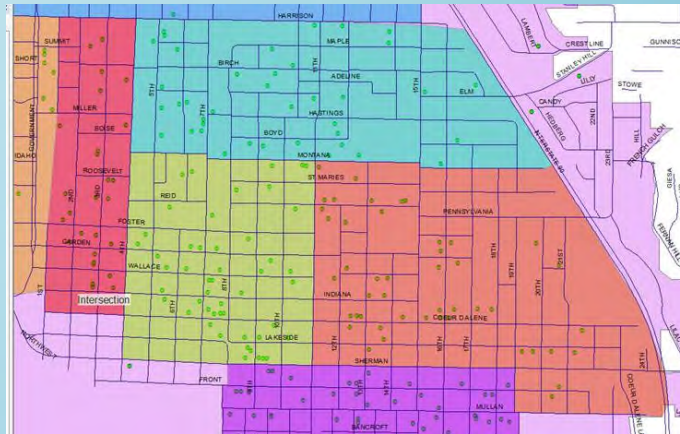
granicus.com

Source: Granicus Host Compliance Proprietary Data

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Concentration Examples

Concentration is a concern as it affects neighborhood integrity and sense of community. A buffer/proximity restriction is an option to preserve neighborhoods and the residential nature of a neighborhood.



Concentration Examples

Fort Grounds			
Total Homes	144	Total Percentage	11%
STR Permits	16		
Max per block	3	Max % per Block	21%
		Max # per Block	3
Garden District			
Total Homes	636	Total Percentage	8%
STR Permits	51		
Max per block	5	Max % per Block	40-50%
		Max # per Block	5
Sanders Beach/East Mullan			
Total Homes	884	Total Percentage	8%
STR Permits	71		
Max per block		Max % per Block	45%
		Max # per Block	5
Forest Heights - Govt Way & Alphabet Streets			
Total Homes	359	Total Percentage	5%
STR Permits	17		
		Max % per Block	27%
		Max # per Block	6



Current Code

What works well:

- Good Neighbor Policy
- Notification to Neighbors
- Site Plan/Floor Plan Requirement
- Responsible Party Requirement
- Violations Clearly Noted

What needs improvement:

- No Consideration of Concentration of STRs
- Compliance with Advertisements (Listing of Permit Numbers)
- Enforcement of STR Regulations
- 24/7 Hotline Does Not Exist, Complaints Not Being Recorded (Responsible Party is 1st Contact)
- Inspection Process

Local Housing Research

- 2007 BBC Consulting, Analysis of Impediments to Fair Housing (AI) and Market Study = Focus on Low Income Needs
- 2011 Update to AI = Noted 43% of the city households rent their homes, not own them. Noting "...rental housing is important to attract and retain the City's workforce, students, and person who simply prefer to rent over owning." 57% owners
- 2015 Update to the AI = 41% renters 59% Owners
- 2021 Housing Needs Assessment = 54% of homebuyers are non-residents (retirees, second homes, investment properties)
- 2022 Rental Housing Survey = 5,536 rental units in Kootenai County with a 1% vacancy rate. Renters are paying 51% of income for rent.

Financial

- **Based on 864 units; 453 units are currently unpermitted = \$117,135 in fees not paid this year.**
- **Next year, fees would be higher to include any additional costs associated with a third-party compliance agency and inspections.**



Staff Recommendations

- **Consider a buffer zone/proximity restriction (possibly 300 feet) with a lottery system**
- **Cap on total permits**
- **Permits run for one to three years (3 is the recommended max.)**
- **The sale of the property would result in the expiration of the permit**
- **Liability Insurance of \$1 Million**
- **2 night stay minimum; remove 14 day exemption**
- **Consider on-site inspection for fire safety, building code, and/or occupancy (#of bedroom verification), etc.**
- **One permit per owner/business/group of owners**
- **Hire compliance agency for code monitoring (violation documentation)**
- **Violation civil penalty increases; possible misdemeanor**

Staff Recommendation

Increase Violations for STR Owners

- **Violations for Noise/Parking**
 - \$1,000 first offense; \$2,000 second; \$3,000 third
- **Violations for Operating Without a Permit**
 - \$3,000 first violation; second or more \$5,000
- **Violations for Owners/Property Managers**
 - Must post permit number on all advertisements or be subject to fines.
- **Consider Misdemeanor Citations**



Host Compliance Agencies

- Recently Estimated 864 Unique Listings (Could be up to 1100)
- 453 Currently Permitted by the City, with the Rest Operating Illegally

Compliance services include:

- Ongoing property and owner identification
- Notification letters mailed out
- Documentation of violations based on our code
- Violation letters issued
- 24/7 hotline, with live person response based on our workflow (i.e., what goes to the responsible party versus Police versus Code Enforcement)
- Issuance of permits/collection of funds



Options

- Set Limit on Number of Units per Block/Area (need to determine method)
- Set Limit Based on Percentage of all Housing Stock (example 1%) (Need to Determine Method)
- Set Occupancy Standards, Add to Violation List (Based on # of Bedrooms)



Occupancy

Current Code Definition: The maximum number of overnight guests shall not exceed the definition of "family" as provided in subsection 17.02.055B of this title, which states:

One or more persons who are related by blood, marriage, or adoption; or No more than four (4) persons who are unrelated by blood, marriage or adoption living together as a single housekeeping unit; or No more than a total combination of five (5) persons related and unrelated living together as a single housekeeping unit; or A group: a. Placed in a foster home or childcare facility by an authorized agency; b. Eight (8) persons or less devoting full time to a religious or ethical discipline, unrelated by blood, marriage, or adoption, any of which are living together as an independent housekeeping unit together with incidental domestic servants and temporary nonpaying guests; or c. Eight (8) persons or less who are unrelated by blood, marriage, or adoption who are mentally or physically handicapped, or elderly with no more than two (2) residential staff members.



Occupancy

Potential Simplification: The Permittee shall limit overnight occupancy of the Vacation Rental property as follows:

- Studio/1 bedroom: 2 overnight occupants (plus 2 children age 14 and under)
- 2 bedrooms: 4 overnight occupants (plus 2 children age 14 and under)
- 3 bedrooms: 6 overnight occupants (plus 2 children age 14 and under)
- 4 bedrooms: 8 overnight occupants (plus 2 children age 14 and under)
- 5 bedrooms: 10 overnight occupants (plus 2 children age 14 and under)
- 6 bedroom: 12 overnight occupants (plus 2 children age 14 and under)



Requested Feedback

- How to Issue Permits (e.g., first come/first serve, lottery, point system)
- Cap on Permits (buffer, percentage)
- Occupancy Standard
- Length of Permits (1 year, 2 years, 3 years)
- Minimum Stay
- Proof of Liability Insurance
- Violations
- On-site Inspection
- Limit one STR Permit to Owner/Owner Group/Business
- STR Compliance Company Level of Services
- Removing 14-day Exemption



Next Steps

- **Stakeholder Outreach**
- **Continue Accepting Public Comments**
- **Meet with the Board of Realtors**
- **Hire a Third Party to Identify all Advertised STRs for Mapping and Analytics**
- **Determine Code Amendments and Present to the Planning Commission, Then Present Final Draft to the City Council**



Short-Term Rental (STR) Ordinance Considerations for the October 24, 2022 Joint Workshop Discussion with City Council and the Planning Commission

PRIMARY GOALS:

- Protect/Reinstate Neighborhood Integrity in Heavily Impacted Neighborhoods
- Preserve Sense of Community for Residents
- Mitigate Parking Issues, Noise, Traffic, and Trash Issues Associated with STRs
- Mitigate Illegal STRs
- Propose a Code Amendment that is in Compliance with the State Statutes
- Find Balance Between Short-Term Rental Owner Interests and Neighborhood Interests

SECONDARY GOALS:

- Allow for More Opportunity for Long-Term Rentals and Home Ownership by Opening Up More Housing Units for Locals.
- Inform the Community that Coeur d'Alene Does Not Receive Occupancy Tax from STRs or Full Share of Sales Tax from the State; Additionally, Permit Fees Can Not Generate Revenue.

REASONS THE CURRENT STR CODE NEEDS TO BE MODIFIED:

- Based on Data from STR Compliance Companies, it is Estimated that there are Between 864 and 1,100 STRs Operating within City Limits. As of October 19, there are 453 Permitted STRs.
- There are Approximately 22,000 Residential Units in Coeur d'Alene.
- Approximately 4% of the Total Housing Stock is Being Used as STRs Based on the Estimates from the STR Compliance Companies (Based on 453 Permitted and 411 Unpermitted STRs).
- Approximately 5.5% of Housing Stock South of I-90 is Operating as a Permitted STR. Actual STR Numbers are Higher Due to Unpermitted Units.
- Many Coeur d'Alene Neighborhoods are Saturated with Some Blocks Having 40-50% of the Homes as Permitted Short-Term Rentals and as Many as 6 STRs within 300 Feet. (The Number is Higher if we were to Include Unpermitted STRs.)

- Having More than One (1) or Two (2) STRs within 300 Feet in Residential Neighborhoods Causes a Deterioration of Neighborhood Integrity and Loss of Sense of Community.
- Grandfathering of Existing STR Permit Holders will Not Achieve the Goals. Many Neighborhoods have More than Three (3) STRs in One (1) 300-Foot Block. Staff Does Not Recommend a Grandfather Provision as this will Defeat the Goal of Limiting the Number of STRs in an Area and Neighborhoods will Continue to Experience Loss of Character and Integrity.

It is worth noting that within the Sustainable Economies Law Center Guidebook for Equitable Policy they note the following, which runs true with the comments received by the City so far:

STRs can have a positive impact on cities, in that they can:

- *Contribute to local wealth by giving residents the opportunity to earn money from hosting tourists. Fewer tourism dollars go to large corporate hotel chains, and more dollars stay within the community;*
- *Make efficient use of space by allowing residents to host guests in a room or unit when it might otherwise be unused;*
- *Prevent economic hardship and displacement by allowing some residents to use STR revenue to make ends meet and stay in their homes;*
- *Provide both tourists and hosts with valuable social and cultural exchange; and*
- *Spread tourist dollars beyond typical hotel and tourism districts by attracting travelers to less frequented neighborhoods and businesses.*

At the same time, STRs can have a negative impact on cities, in that they can:

- *Take long-term rental units off the market, creating a scarcity of housing options, and pushing up prices;*
- *Incentivize property owners to keep rooms and units vacant or even evict long-term tenants in order to make higher profit per night from short-term renters;*
- *Unfairly compete with established hotels, inns, and bed and breakfasts when STRs are not subject to the same level of taxation or regulation;*
- *Reduce transient occupancy tax, or "hotel tax" revenues for the city when STR hosts evade the tax or avoid remitting the tax on the grounds that they are not operating a hotel;*

- *Violate residential zoning codes that are intended to limit noise, traffic, parking shortages, and activities incompatible with the character of a neighborhood;*
- *Adversely impact community cohesion because vacation rentals house a revolving circuit of transient occupants who are not connected to or invested in the community; and*
- *Reinforce class, gender, and racial inequities, because online platforms make it easy for users to act on biases when selecting hosts or guests, and because the opportunity to rent living space to short-term guests, like most other economic opportunity, disproportionately privileges the privileged.*

The Short-Term Rental Ordinance should be about finding and maintaining balance, while protecting private property rights and quiet enjoyment of properties, and preserving neighborhood integrity and community character. It is true that STR guests do contribute to the local economy, but locals also contribute to the economy in a variety of ways. Homeowners and long-term renters also shop locally, dine out, enjoy amenities, activities, and regional ski resorts, and many locals living in their own homes and those renting as long-term tenants provide the services that are required for the tourism industry. Many local homeowners put their life savings into buying their homes and have chosen neighborhoods to live in based upon community characteristics and location. They bought with an expectation that the neighborhood would remain intact and that their investment would be preserved. Homeowners, long-term rental owners and STR owners all pay property taxes and make investments in their properties.

PROPOSED CODE AMENDMENTS FOR CONSIDERATION:

NOTE: *The Owner-Occupied Only STR Code Amendment is No Longer Being Considered.*

- The New Proposal for the STR Code Amendment would Create a Buffer/Proximity Restriction for Issuing STR Permits to Preserve Neighborhood Integrity and Sense of Community.
- Staff has Evaluated the Number of STR Permits in Neighborhoods Throughout the City and has Determined the Concentration of STRs in Many Neighborhoods is Too High. Many Blocks have More than Three (3) and Some have Six (6) Permitted STRs within 300 Feet, with the Percentage of STRs on Those Blocks Ranging from 21-50% of the Homes Per Block. This is Considered Oversaturation Compared to Other Communities and Results in a Deterioration of Community Character and Loss of Neighborhood Integrity.
- Staff Proposes a 300-Foot Buffer Between Short-Term Rentals with a Lottery System which Could Utilize a Point System to Determine Who Gets the Permit within the 300-Foot Buffer Area. (NOTE: The 300-Foot Spacing is Based Upon a Standard Residential Block in the City. A Typical City Block is 300 Feet Long and has Between 10 and 14

Residential Units, and Some Have Fewer Units Within Their Block.) This Would Also Apply to Properties that are Commercially Zoned if they are Adjacent to Residential Zones.

- Staff Proposes a One (1) to Three (3) Year Permit, But Would Like Input from City Council on the Duration of Permits. Three (3) Should Be the Maximum Duration of the Permit Based on Fairness to Those Seeking a STR Permit. The Sale of the Property Would Result in the Expiration of the Permit.
- The Lottery System for Selecting Properties That Will Receive a Permit Could be Based on a Point System with the Following Possible Categories:
 - Property Owner is the Responsible Party
 - Availability of Off-Street Parking
 - Agreement for an On-Site Manager or “Host” (Who Does Not Need to Be an Owner)
 - Duration of Permit Holders (Points Given to Those that Have Been in Compliance Prior to STR Code Amendment Discussions Starting in July 2022)
 - Good Behavior (No Violations)
- Staff is Still Proposing to Use an STR Monitoring/Compliance Company (*Permit Fees Would Cover The Service*).
- Staff is Still Proposing an Inspection for at Least the First Year By a City Employee or Contractor with Possible Self-Inspections and Photographic Support from Owners/Managers for Subsequent Years (Renewals) (*Permit Fees Would Cover The Inspections*).
- Staff is Proposing a Requirement to Provide Proof of Liability Insurance for \$1 Million.
- Staff is Proposing a 2-Night Minimum Stay to Reduce Turnover, Traffic and Other Impacts on the Neighborhoods.
- Staff is Proposing an Addition to the Application Form to Indicate if the Property is Part of an HOA and if the HOA Restricts Short-Term Rentals.
- Staff Requests Input on Enforcement---That is, Should There Be Civil Penalties Only or Also a Misdemeanor at Some Level of Violation, Revocation of Permits, Banning a Person From Obtaining a Permit for a Period of Time, Prioritization of Enforcement at Least in the Beginning.

REQUESTED FEEDBACK FROM THE PLANNING COMMISSION & CITY COUNCIL:

- How to Issue Permits:
 - Buffering Distance: Example One (1) STR per 300 feet. (Communities with Buffering Range from 150 to 500 feet.)
 - Lottery System – Should it be Completely Randomized, or Should it Incorporate a Point System?
 - If a Point System, Provide Guidance on the Categories and How Points will be Awarded and if Certain Categories Would Have a Different Weighting. Consider if a Different Point System Should be Used for Renewals to Allow More Opportunities for Permit Holders if One of the Categories is Duration of Permit Holder?
- Cap on Total Permits to Establish the Permit Fee for Distributing the STR Compliance Cost Across All Permit Holders.
- Should there be an Occupancy Standard Based on Number of Bedrooms?
- Length of Permits (1 year, 2 years, 3 years).
- 2-Night Minimum Stay.
- Proof of Liability Insurance (\$1 million).
- Consequences of Violations:
 - Ok with Proposed Fees for Violations?
 - Two or Three Strikes?
 - Final Violation as a Civil or Misdemeanor Citation?
 - Fees for Violations?
- On-Site Inspections by Staff for Fire Safety, Building Code and/or Occupancy, and Other Permit Requirements.
- Limit One (1) STR Permit Per Person/Owner Group/Business.
- STR Compliance Company Services – What Level of Service Would City Council Support?

- STR Count/Real Time Analysis of How Many STRs Exist (Permitted and Unpermitted).
 - Compliance – Violations, Letters, Follow Up (Working with City Staff on Our Desired Workflow).
 - 24/7 Hotline – Collect Complaint/Violation Information for City Staff.
 - Registration/Permit Issuance.
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Please note that the Fifth Circuit Court of Appeals has stated that cities had the following legitimate local purposes: (1) preventing nuisances; (2) promoting affordable housing; and (3) protecting the residential character of neighborhoods. However, the court decided that there were other, nondiscriminatory ways to achieve those purposes. Among the ways mentioned by the court were: (1) step up enforcement efforts; (2) increase the penalties for violation of quality of life regulations; (3) strip repeat offenders of their licenses; (4) increase taxes on STRs to “discourage younger---and rowdier---guests;” (5) require an operator to stay on the property during the night when guests are present; (6) increase the cost of a license; (7) cap the number of licenses available for a given neighborhood; and (8) reduce regulations and provide incentives for affordable housing.

CITY	FEE	VIOLATIONS	NOTES	Compliance/Agency
Coeur d'Alene, ID	\$285 first year \$96 renewal	\$100.00 civil penalty per violation per day	Site plan, floor plan with emergency route, self certification inspection,	1 year Permit, enforcement by complaint only
San Diego, CA Population: 1.415 Million	<p>Tier 1: App fee \$25/lic \$100 Tier 2: App fee \$25/lic \$225 Tier 3: App fee \$70/lic \$1000 Tier 4: App fee \$70/lic \$1000</p> <p>**A host may only hold one license and may not operate more than one dwelling unit for STRO at a time; Tier 1: parttime/ rented 20 days or less per year Tier 2: Home Sharing renting room(s) more than 20 days per year; owner resides on site (can be absent 90 days per year. Includes duplex and ADU's when host resides on site. Tier 3: Whole Home excluding mission beach not to exceed 1% of total housing units outside of mission beach Tier 4: Whole home in Mission Beach; not to exceed 30% of the mission beach area. Tier 3/4 owner does not reside onsite. 2 night min stay req.</p>	<p>1st: 1,000 to renter and property owner 2nd: \$2,500 to owner \$1,000 to renter 3rd: \$5,000 and revocation \$1,000 to renter</p>	<p>A hosting platform shall not process or complete any booking service transaction for any dwelling unit offered for short-term residential occupancy unless it has a valid license number listed on the City's registry at the time the hosting platform receives a fee for the booking service. The Short-Term Residential Occupancy (STRO) ordinance limits whole-home, short-term vacation rentals to 1% of the city's overall housing stock, except for in Mission Beach where 30% of homes can be rented. Tier 3 & 4 will be entered into a lottery Tier 3 and Tier 4 license issuance will be done via computer-generated randomization and will be conducted by a third party or department independent of the Office of the City Treasurer. The lottery will be conducted as follows: Tier 4 license issuance will be based on simple randomization; all license recipients will be selected a random Tier 3 license issuance will be performed via a stratified lottery. Stratification of the applicant pool will be completed based on the Community Planning Area (CPA) in which the STRO property is located. The license recipients will still be selected at random within each CPA. The percentage of licenses issued in each CPA will be proportionate to the percentage of applications received for STRO properties in each CPA.</p>	<p>License good for 2 years Uses Accela for compliance</p>
Telluride, CO Population: 2059	<p>\$330 plus \$44 per sleeping area/lofts and converted sleeping areas first used for reasonable costs incurred in connection with the administration: of the remaining balance, eighty percent (80%) is used for marketing and twenty percent (20%) is deposited into the Open Space Fund.</p>	<p>Most violations constitute a misdemeanor and upon conviction are punishable by a fine of up to one thousand dollars (\$1,000), or imprisonment for a period of up to ninety (90) 2 year permits 1st offense \$250, second \$500; third \$1000 within 12 months (mandatory 2 year suspension) days, or both such fine and imprisonment for each offense</p>	<p>Currently has a wait list; lottery system https://telluride.municipal.codes/</p>	<p>Uses Munirevs</p>

<p>Bend, OR Population: 97,032</p>	<p>08/22/22 mtg. - owner survey Mtg. 09/12/22 - Amendments buffer of 500' allow for long-term rental for 12 months without loss of license. \$280/permit Requires land use permit: For Fiscal Year 2022 (July 1, 2022 - June 30, 2023), the application fee for a Type I Short Term Rental permit is \$735 and for a Type II Short Term Rental permit is \$2,045.</p>	<p>https://bend.municipal.codes/BDC/3.6.500 https://bend.municipal.codes/BC/7.16 1st Violation warning; 2nd within 12 mnths maybe warning or suspension for 90 days; 3rd = revocation civil infraction \$200-\$750</p>	<p>concentration limits of 250 feet considering moving to 500 feet. To create more long-term rental options. Parking on space per bedroom off street Vacation Home/Room Type 1 run with the land and not subject to the buffer area (Grandfathered in in 2015)</p>	<p>They used 3rd party to gather info, they are doing audit of info internally. Harmari (approached by Gov Os/Granicus and Avenue Insights)</p>
<p>La Quinta CA Population: 41,650</p>	<p>Homeshare: less than 5 bdrms \$250/5+ bdrms \$500 Primary Residence: less than 5 bdrms \$750/5+ more bdrms \$1250 General Permit - less than 5 bdrms \$1000/5+bdrms \$1250 General Permit (subject to mitigation fee*): less than 5 bdrms \$250/5+ bdrms \$500 <i>*A residential dwelling within residential project submit to a "mitigation fee."</i></p>	<p>1. General STVR Violations (Occupancy/Noise/Parking). a. First violation: (\$1,000.00); b. Second violation: (\$2,000.00); c. Third violation: (\$3,000.00). 2. Operating a STVR Without a Permit. a. First violation: (\$3,000.00); b. Second or more violations: (\$5,000.00); c. In addition to the fine set forth above, the first violation of operating a STVR without a valid permit shall be cause for an owner (or person and/or entity that owns or controls a business to be prohibited for all time from being eligible to be issued a permit and/or business license for use of a property as a short-term vacation rental unit.</p>	<p><u>No longer issuing NEW STVR permits unless the property is located within an exempt area.</u> Created Committee to review in moratorium (met for a year, not all recommendations accepted) occupancy based on number of bedrooms. 24/7 complaint reporting hotline. Property advertisements must list STR permit # and approved # of bedrooms at top of ad, failure to do so can result in violation fine</p>	<p>GovOS/Munires</p>
<p>County of San Luis Obispo's Population: 282,517</p>		<p>https://library.municode.com/ca/san_luis_obispo_county/codes/county_code?nodeId=TIT23COZOLAUS_CH23.08SPUS_23.08.165REVARE Any person convicted of an infraction under this title shall be punished by a fine not exceeding \$100 for the first violation; by a fine not exceeding \$200 for a second violation of the same ordinance within one year; and by a fine not exceeding \$500 for each additional violation of the same ordinance committed by that person within one year. The prosecutor files a complaint charging the offense as an infraction unless the defendant, at the time he is arraigned, after being informed of his rights, elects to have the case proceed as a misdemeanor, or;</p>	<p>Within all residential land use categories, no residential vacation rental shall be located within (1) 200 linear feet of a parcel on the same side of the street as the vacation rental; (2) 200 linear feet of the parcel on the opposite side of the street from the vacation rental; and (3) 150 foot radius around the vacation rental. Different for different areas. County of San Luis Obispo's (SLO) STR Guide: https://www.prcity.com/DocumentCenter/View/15290/February-24-2015---San-Luis-County-Short-Term-Rental-Guide-PDF (See pages 7-8 of the PDF for how they have proximity restrictions by neighborhood.) Example below shows proximity restrictions for one residential area.</p>	

Palm Springs, CA Population: 48,390			2,500 citywide cap; 10% neighborhood cap;	
Palm Desert, CA Population 53,087	Planning dept. 760-346-0611 x. 483	\$5,000 fine for operating without a permit: 1st: 1,000 2nd: within 12 mnths \$3,000 3rd: within 12 mnths \$5,000 and revocation for 2 years	24 hour hot line manned by code enforcement; Allowed in certain zones; required to meet and greet guests and obtain copy of valid government-issued ID	Hostcompliance.com
Santa Cruz County, CA Population: 65,011		1st/2nd - civil fine/infraction 3rd violation within same year = misdemeanor	Rentals divided by # of Bedrooms; 3 or fewer; 4 or more (approval req. public hearing = 5 year permit) No new permits for property containing ADU's Designated areas have # of permit restrictions; # of guests = 2 per bedroom plus 2 guests (kids under 8 don't count); parking 1 on side for up to 2 bedroom; 2 on site for 3 or more bedrooms, guests can park on street. not exclusive or assigned parking. One permit per parcel	
Bellingham, WA Population: 90,821	Type I: \$370.00 Type II: \$550.00 Type III-A: \$847.00 Renewal: \$250 (before January 1 of every even-numbered year)	Civil Infraction: \$500 1st offense; \$1,000 for second; each day can be separate violation. Third offence misdemeanor. Violation include illegal dwelling unit; unpermitted use	Limit one permit per operator; rented no more than 95 days per year; within SFD zone not allowed in ADU; in commercial and urban village zoning, no limit of # STR per operator and maybe located in nonprimary residence. Not allowed in Lake Whatcom watershed or shoreline; not allowed in subsidized housing. 1 off street parking space in residential zone;	Granicus
Sandpoint, ID Population: 8,692	Non-owner: \$210 \$157/annual renewal Owner occupied: \$157 105/annual renewal Violation penalty \$100/day	Violation: first two violations in 12 months will be warning. Penalties: 3rd violation within a 12 month period, the sanction shall be a revocation of the permit. Appeal: Permit holder may appeal to city council by filing a letter of appeal to city clerk within 20 days after date of the mailing of suspend or revoke of permit.	\$50.00 technology fee; and local option sales tax Maximum 35 permits within residential zone (for non-owner occupied). Owner occupied in residential zone not restricted, nor is commercial zone Min of 2 night stay; max # of non-owner occupied units is 35 with exceptions. Inspection by building official or designee; renewals can do self-inspection checklist; owner can hire private inspector at own expense. Local rep within 20 miles; forfeiture of license if operate less than 12 nights in 12 months.	inhouse enforcement

Bonner County, ID Population: 47,110	Permit good for 2 years; Initial permit: \$200 plus a \$25 technology fee. If you are permitting additional units at the same time, the cost is \$120 plus a \$25 technology fee per each additional unit. Each permit last 2 years. Renewal: no violations \$100 + \$25 technology fee. If there are violations, the permit sis \$200 plus \$25 technology fee.	Infraction: After two (2) violations in a twelve (12) month period, punishable only by a penalty. Penalties: Any person who violated the provisions of this section shall be subject of \$300. Revocation: Planning Dept. can revoke any vacation rental permit. If 5 or more violations in a 12 month period, permit shall be revoked for one year from date of 5th violation. Applicant may appeal.	Compliance officer designated to your area will contact you to set up inspection after permit is preliminary approved. Max occupancy shall be 3 persons per bedroom; plus add 3 for a total of 20 based on parking; conditional use for more than 20 people. Parking: one per four people occupancy; all ad must include permit #	
McCall, ID Population: 3,485	\$225 permit;	violation civil penalty up to \$1,000 per day	Conditional use Permit for occupancy of 11 or more; also charges local option tax; parking not more than 1 space per bedroom. Occupancy no more than 4 per bedroom; quiet hours 10 p.m. until 8 a.m.	
Ketchum, ID Population: 2,843	\$527 permit 10/17/22 TC They have not had any conditional use permit apps. Granicus is \$29,89.50 per year, they do not use the 24/7 option and send out their own letters	If no permit can be \$100/day fine and a one year wait to be licensed. First 2 violations = warning; 3rd within 12 months = revocation	20 or more guests require conditional use permit; They have not received complaints of too many in the neighborhood	Granicus
Boise, ID Population: 228,057	\$81.50 fee: Requires local rep. (within 20 miles) who accepts legal notices	\$100 infraction or misdemeanor	\$1,000,000 liability insurance required	looking at compliance agency options; has had regs for about 6 months
Gooding, ID Population: 3,735			No allowed to rent to sex offenders; 2 off street parking spaces per STR; responsible party within 45 miles;	
Kellogg, ID Population: 2,221		Any person who violates any provision of this chapter shall be guilty of a misdemeanor, punishable by up to six (6) months in jail and/or one thousand dollar (\$1,000.00) fine, or both. Furthermore, each month in which a person fails to report, or intentionally fails to accurately compute, or intentionally fails to accurately disclose the total amount of sales or rentals or the amount of tax to be paid as imposed under this chapter, shall be considered a separate offense. B. The burden of proving that rental of hotel-motel room is not a room occupancy charge under this chapter is upon the permittee.	Occupancy at 2 people per bedroom; daytime guests not to exceed 4 per bedroom max of 20. All parking off-street, on space per bedroom up to max of 3. Permit # to be included in advertisements	Staff monitors host sites, small enough they recognize properties
Stanley, ID Population 116			parking on lot; quiet hours after 10 p.m.; rental agreement submitted to City Clerk	

Valley County, ID Population: 11,746			No grandfathering; one unit per parcel, if more than one requires a conditional use permit. Parking onsite; events not allowed without conditional use permit. Occupancy no more than 4 per bedroom, max of 12; 12 or more conditional use permit req.	
Idaho Falls, ID Population: 64,417		Short term rentals are allowed in all zones where residential uses are also allowed. The City of Idaho Falls doesn't issue permits for str. They are supposed to register through the Auditorium District (their website is below). https://www.idahofallsauditoriumdistrict.com/	(Z) Short Term Rental. (1) Allowed in all zones where residential uses are also allowed. No short-term rental shall be located within an accessory structure where the accessory structure has not been specifically TITLE 11 COMPREHENSIVE ZONING 28 designed for human habitation or located within a recreational vehicle or travel trailer, except when located in an approved travel trailer court. (2) A short term rental property shall not be occupied by more than one (1) guest party at a time.	
Folly Beach, South Carolina Population: 2,664			June 28, 2022 voted against a cap on STR was equal to 1/3 of the housing units.	
Sedona, AZ Population: 10,341		Failure to comply with this chapter may subject the owner of the short-term rental, vacation rental, or transient lodging establishment to civil penalties up to \$ 2,500 per violation under Sedona City Code § 1. 15.010.	Requires emergency contact, uses the 24/7 hotline	GovOS

<p>Henderson County, NV Population: 309,955</p>		<p>The city may assess \$5,000 or more in fines. Operating without a permit is \$500.00/day</p>	<p>Registered local contact required, available 24 hours a day. A short-term vacation rental shall not be located within 1.000 feet of another registered short-term vacation rental. The distance shall be measured as a radius from the property line of the registered short-term vacation rental to the nearest property line of the proposed short-term vacation rental. Each short-term vacation rental shall install a front street-facing security camera that shall be installed and remain functioning as long as the property is registered as a short-term rental. Security footage shall be maintained for a minimum of two months and be made available to the City of Henderson if requested. This requirement does not apply to multi-unit dwelling structures which have monitored common entrances Insurance of no less than \$500,000 to the building.</p>	<p>GovOS</p>
<p>Orange Beach, AL Population 6,130</p>			<p>(b) The Licensee shall limit overnight occupancy of the Vacation Rental property to the numbers specified in the following table: <ul style="list-style-type: none"> •Studio/1 bedroom: 2 overnight occupants (plus 2 children age 14 and under) •2 bedrooms: 4 overnight occupants (plus 2 children age 14 and under) •3 bedrooms: 6 overnight occupants (plus 2 children age 14 and under) •4 bedrooms: 8 overnight occupants (plus 2 children age 14 and under) •5 bedrooms: 10 overnight occupants (plus 2 children age 14 and under) •6 bedroom: 12 overnight occupants (plus 2 children age 14 and under) </p>	
<p>Payette, ID Population 7655</p>	<p>Currently drafting codes</p>		<p>No regulations but soon</p>	
<p>Meridian, ID Population: 107,787</p>	<p>As of 10/12/22 they are not working on any codes</p>		<p>No regulations</p>	

Sun Valley, ID Population: 1,581			No regulations	
Hailey, id Population: 8,575	Uses Granicus for monitoring but doesn't regulate		No regulations	Granicus
Moscow, ID Population: 25,652			No regulations	