



WASHOE COUNTY COMMISSION

1001 E. 9th Street  
Reno, Nevada 89512  
(775) 328-2000

RESOLUTION R24-81

**AMENDING SHORT-TERM RENTAL (STR) APPLICATION FEES WITHIN THE WASHOE COUNTY DEVELOPMENT CODE MASTER FEE SCHEDULE, WITH AN EFFECTIVE DATE OF DECEMBER 1, 2024, AND AMENDING THE WASHOE COUNTY CODE CHAPTER 125 MASTER ADMINISTRATIVE ENFORCEMENT PENALTY AND FEE SCHEDULE, WITH AN EFFECTIVE DATE OF DECEMBER 1, 2024, AS AUTHORIZED BY WASHOE COUNTY CODE CHAPTERS 110 (DEVELOPMENT CODE) AND 125 (ENFORCEMENT; REMEDIES; PENALTIES) RESPECTIVELY. THESE AMENDMENTS WILL CONTINUE TO ALLOW FOR AN ANNUAL ADJUSTMENT TO SHORT TERM RENTAL FEES BASED ON THE WESTERN CONSUMER PRICE INDEX BEGINNING ON JULY 1, 2024.**

**WHEREAS,**

- A. In March 2021, the Washoe County Board of County Commissioners (Board) approved amendments to Washoe County Code Chapters 50, 110 and 125 to establish standards and a permitting process for short-term rentals; and
- B. In March 2021, the Board also adopted new fees, fines and penalties associated with short-term rentals; and
- C. In August 2023, the Board amended the short-term rental application fees and approved an annual adjustment to those fees based on the Western Consumer Price Index beginning on July 1, 2024; and
- D. The Board desires to now establish reduced initial STR permit and renewal fees for properties listed as a primary residence (i.e., low cap status) by the Washoe County Assessor’s Office, and desires to establish increased administrative penalties for the administration and enforcement of STR standards and permits.

**NOW THEREFORE BE IT RESOLVED:**

That the Board does hereby adopt the updated Development Code Master Fee Schedule as set forth in Attachment A-1 and the updated Master Administrative Enforcement Penalty and Fee Schedule as set forth in Attachment A-2, to become effective December 1, 2024.

ADOPTED on September 17, 2024.

WASHOE COUNTY BOARD OF COUNTY COMMISSIONERS

By: \_\_\_\_\_  
Alexis Hill, Chair

ATTEST:

\_\_\_\_\_  
Janis Galassini, County Clerk

ATTACHMENT A-1  
PROPOSED  
STR FEES

DEVELOPMENT CODE (Washoe County Code Chapter 110)  
Short-Term Rental (STR) Applications

	APPLICATIONS	COMMUNITY SERVICES DEPT. FEES			FIRE FEES	TECH FEES	TOTAL (See Note 14)
		Base Fee (See Note 14)	Planning	Building	Fire District	RTF	
	<b>SHORT-TERM RENTAL (Article 319)</b>						
Truckee Meadows Fire Protection District (TMFPD)	Initial Permit (See Note 12)	\$781	-	\$180	\$170	\$45.25	\$1,176.24
	Initial Permit (with licensed property manager as local)	\$703	-	\$180	\$170	\$42.12	\$1,095.12
	Renewal with Inspection	\$734	-	\$90	\$80	\$36.17	\$940.17
	Renewal with Inspection (with licensed property manager as local responsible)	\$661	-	\$90	\$80	\$33.25	\$864.25
	Renewal with Self-Certification	\$734	-	\$45	\$0	\$31.17	\$810.16
	Renewal with Self-Certification (with licensed property manager as local responsible)	\$661	-	\$45	\$0	\$28.25	\$734.24
North Lake Tahoe Fire Protection District (NLTFPD)	Initial Permit (See Note 12)	\$828	-	\$180	\$174	\$47.29	\$1,229.28
	Initial Permit (with licensed property manager as local)	\$750	-	\$180	\$174	\$44.16	\$1,148.16
	Renewal with Inspection	\$781	-	\$90	\$87	\$38.33	\$996.33
	Renewal with Inspection (with licensed property manager as local responsible)	\$708	-	\$90	\$87	\$35.41	\$920.41
	Renewal with Self-Certification	\$781	-	\$45	\$0	\$33.05	\$859.04
	Renewal with Self-Certification (with licensed property manager as local responsible)	\$708	-	\$45	\$0	\$30.13	\$783.12
	Change of local responsible party/property	-	\$45	-	-	\$1.80	\$46.80
	Change of maximum occupancy (no)	-	\$90	-	-	\$3.60	\$93.60
	Change of maximum occupancy (with	-	\$90	\$90	-	\$7.20	\$187.20
	<b>APPEAL BY APPLICANT OF STR TIER 1 DIRECTOR DECISION</b> (See Note 13)	-	\$803	-	-	\$32.12	\$835.12
<b>APPEAL OF STR ADMINISTRATIVE HEARING ORDER/DECISION</b> to Board of County Commissioners	-	\$250	-	-	-	\$250.00	
<b>INVESTIGATIVE OR ADDITIONAL INSPECTION FEE</b> (per hour for relevant agencies)	-	-	-	-	-	\$90/hr. +RTF	

- NOTE 10: These fees are for a Tier 1 short-term rental (STR) permit only. Tier 2 STRs required an Administrative Review Permit and Tier 3 STRs require a Special Use Permit, as identified in Article 302. Fees for those permits can be found within the Master Fee Schedule.
- NOTE 11: Building and Fire District fees are based on a standardized rate. Final Fire District fees subject to adoption by each district's governing board and may vary.
- NOTE 12: The Fire fee is charged for STR properties located in Extreme and/or High IWUI Fire Risk Ratings (per adopted Fire Code/Amendments and GIS mapping) only. This fee does not include repeated fire inspections. The need for Fire Inspections are determined by the applicable Fire District.
- NOTE 13: This appeal fee is for Tier 1 permits only. Appeals related to planning applications required by Tier 2 and Tier 3 STRs will pay the appeal fees applicable to all planning applications.

**NOTE 14: Fees shall be reduced by \$100 for initial permits and \$50 for renewal permits for properties listed as low cap status per the Washoe County Assessor's Office.**

In accordance with Nevada Revised Statutes, application fees must be deposited the day of receipt. This does not guarantee the application is complete or that a permit will be issued.



## Washoe County Code Chapter 125 Master Administrative Enforcement Penalty and Fee Schedule

*Effective September 16, 2024*

<b>Administrative Penalty (see notes 1 &amp; 2)</b>		<b>Penalty</b>
First administrative penalty		\$100.00
Second administrative penalty		\$200.00
Third or subsequent administrative penalty		\$400.00
<b>Civil Abatement Penalty (see note 3)</b>		<b>Penalty</b>
First 30 days		\$100.00 per day
Subsequent days (31 <sup>st</sup> day through 45 <sup>th</sup> day)		\$500.00 per day
Maximum cumulative penalty		\$10,000.00
<b>Chronic Nuisance Civil Penalty (see note 4)</b>		<b>Penalty (no more than)</b>
Residential property		\$500.00 per day
Nonresidential property		\$750.00 per day
<b>Collections Fee</b>		\$50.00
<b>Administrative Action Fee</b>		<b>Fee</b>
Second or subsequent re-inspection of a property found to remain in violation of Washoe County Code		\$25.00
Recording a Notice of Lien		\$19.00
Releasing a Notice of Lien		\$19.00
Personal or posted service or any notice or lien by a Washoe County enforcement official		\$25.00
Mailed service of any notice or lien sent through certified mail, postage prepaid, with return receipt requested		\$5.00
Request for an Administrative Hearing		\$50.00
<b>Short Term Rental (STR) Administrative Penalties</b>		<b>Penalty</b>
First administrative penalty (see note 2)		<del>\$400.00</del> <b>\$750.00</b>
Second administrative penalty (see note 2)		<del>\$700.00</del> <b>\$1,500</b>
Third administrative penalty		<del>\$1,000.00</del> <b>\$3,000</b> and potential revocation of STR permit
Operating an STR without the required permit (see note 5)		<del>\$1,158.40</del>
1 <sup>st</sup> Violation		<b>\$1,500</b>
2 <sup>nd</sup> Violation		<b>\$3,000</b>
3 <sup>rd</sup> Violation		<b>\$5,000</b>

- There is no administrative penalty associated with a warning issued pursuant to WCC Section 125.160.
- Pursuant to WCC Section 125.160(5), Washoe County will accept one-half of the administrative penalty amount as payment in full if received within 30 days, or in the case of a STR penalty within 14 days, of service of the administrative penalty notice.
- Civil abatement penalty levied only in a non-judicial nuisance abatement case [authorized pursuant to NRS 244.3605(2)(d)].
- Chronic nuisance civil penalty levied pursuant to a Court order in a chronic nuisance abatement case [authorized pursuant to NRS 244.3603(3)(a)].
- A Stop Activity Order and penalty issued for operating a STR without the required permit may only be appealed to an Administrative Hearing and/or judicial review due to citations for such violations being issued under WCC Chapter 50 as a public nuisance. ~~This fine amount is based on the cost of an STR permit plus a \$400 penalty.~~

Notes:

(i.e. ~~\$758.40+400=\$1,144~~).

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