

Board of County Commissioners
August 22, 2023



Short-Term Rental (STR) Code Amendments



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: Requests from Chair Hill and Commissioner Clark to discuss establishing a limit or “cap” on the number of STR permits
- Today’s request:
 - Does the Board wish to formally initiate a code amendment to establish caps?
 - If yes, Board asked to also initiate staff-identified needed changes to streamline/clarify permitting & enforcement processes



Potential Basis for a Cap

- July 2023: 685 STR permits in Washoe County; 94% in Tahoe Basin
 - Numbers fluctuate as STRs enter/exit the market
- Tahoe community concerns about shortage of local affordable/workforce housing and potential impacts from STRs in the area
- Washoe Tahoe Housing Partnership's Housing Roadmap addresses strategies to address shortage, including recommending a cap on STRs
- Tahoe Regional Planning Agency (TRPA) residential allocations awarded to Washoe County impacted by STR standards
- Other potential bases to be explored if amendment initiated



STR Caps Around Lake Tahoe

- Douglas, El Dorado and Placer Counties now have STR caps (methods vary)
- South Lake Tahoe limits STRs to commercial areas and tourist core



Other Proposed Changes

- Staff-identified needs for streamlining and clarifying permitting and enforcement processes



Next Steps if Initiated

- Draft language with District Attorney's Office
 - Will include specific limit on number of STRs and implementation method
 - Considerations: Board direction; known issues needing resolution; stakeholder input; best practices; feasibility of implementation; equitability; legality; unintended consequences, etc.
- Public workshop (standard procedure for code amendment)
- Planning Commission
- Board introduction and first reading
- Board second reading and possible adoption

Recommendation

- Identify whether to initiate amendments to establish cap on overall number of STR permits issued
- If initiated, allow for staff-identified changes to streamline/clarify permitting and enforcement processes
- Provide direction to staff, including preferred level of public/stakeholder outreach for this process

Thank you

www.washoecounty.gov/str

