

Washoe County Board of County Commissioners



# Short-Term Rental (STR) Fees/Fines Adjustments

September 17, 2024

# Purpose of Amendments



In December 2023, following substantial public engagement the Board directed staff to initiate a code amendment and to adjust the fee schedule to consider reducing certain fees and increasing penalties.

# Amendment to STR Fee Schedule



- 1) \$100 reduction for initial STR permit fees for properties identified as “low cap status” according to assessor’s records.
- 2) \$50 reduction for STR renewal fees for properties identified as “low cap status” according to assessor’s records

*The purpose of these amendments are to incentivize the use of primary residences for STR permit holders to reduce the potential for violations; may also include partial home rentals in which the property owner may be residing in the home during which the STR is being rented.*

# Amendment to Admin Enforcement Fee Schedule



<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>

*The purpose of these penalty increases is to deter STR violations and incentivize adherence to the STR regulations, especially for those repeat offenders. The penalty increases were requested by the County Commission at a previous meeting.*

# Possible Motion



Move to adopt the resolution included as Attachment A to this staff report to amend the Washoe County Development Code Master Fee Schedule for Short-Term Rental (STR) Applications and the Washoe County Code Chapter 125 Master Administrative Enforcement Penalty and Fee Schedule as indicated in the attachments to the resolution, with an effective date of December 1, 2024; and further authorize the Chair to sign the resolution on behalf of the Board of County Commissioners.

# Thank you

