

**From:** [GlenrockCabin Owner](#)  
**To:** [CSD - Short Term Rentals](#)  
**Subject:** Comments about the STR Ordinance  
**Date:** Monday, October 11, 2021 7:21:36 PM

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[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Hello,

We'd like to provide our feedback about the STR ordinance for the meeting on October 12, 2021, and for consideration by the Washoe County Board. We think that the established standard for the determining of maximum occupancy seriously affects our ability to rent out our vacation property.

Our PUD in Incline Village is a 1440 sq. ft. 3-bedroom condo with 2.5 baths. When we started our STR business in 2015, we set the house for up to eight guests. Three years later, our HOA implemented STR rules limiting the maximum number of guests to 6 people. It has not negatively affected our business since most of our bookings were for six people (usually two/three-generation families).

Due to the implementation of the Washoe County STR ordinance, our maximum occupancy was reduced to 5 people. From the time we updated our VRBO & AirBnB listings for max 5 people in July, we received zero bookings. After we invested a lot of time going through the licensing process and lots of money paying a steep licensing fee, we are facing a significant income loss.

We also calculated that Washoe County loses the occupancy tax from our STR which is approximately \$3500-5500/year.

After some research, we found variant rules that are used to determine a max occupancy for STRs (2 persons per bedroom, 2 persons per bedroom +1, 1 person per 200 sq.ft. of total property's square footage). The calculation rules adopted by Washoe County are much tighter and seriously damages our STR business and many others.

We urge the Board to reconsider the formula of max occupancy so that condos like ours can accommodate up to six people.

Also, monitoring VRBO and AirBnB inventories, we noticed inconsistencies in max occupancy. Some condos of the same size are allowed to have higher occupancy-mostly those that are run by property management companies. It leads us to wonder how these blatant inconsistencies occur. We'd be happy to provide a few examples to support our observations.

We trust that you will take our feedback into consideration and adjust the STR regulations.

Sincerely,

Olga & Mikhail Chukhlebov

978 Glenrock Ct, Unit 31, Incline Village, NV



**From:** [Alexandra Kozintsev](#)  
**To:** [CSD - Short Term Rentals](#); [Alexandra Kozintsev](#)  
**Subject:** Comments about the STR Ordinance  
**Date:** Monday, October 11, 2021 10:50:22 PM

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Hello,

We'd like to provide our feedback about the STR ordinance for the meeting on October 12, 2021

1. We believe that the New STR Ordinance has not been fairly implemented. It creates unfair competition in the area.

We have researched many properties on Airbnb in the Incline Village with the same kind of square footage and setting as our unit and found out great inconsistency in max occupancy.

For Example, My STR - 861 Southwood Blvd Unit 20 Incline Village - was granted only maximum Occupancy 4 people.

However, my neighbors' unit 21 (same unit as ours) got the maximum Occupancy- 6 people. I contacted the manager and she confirmed that they got permit for 6 people.

How could such inconsistencies occur?

We have 1300 s.f. townhouse. 3 Bedrooms, 2 5 Bathrooms

We did all measurements according to Washoe County instructions of Habitable Space. We excluded all three bathrooms, stairs, and closets etc and ended up with 840 s.f. of Habitable Space. And it seems like our inspector never re-measure and just accepts our measurements without checking. However, it also seems like that our neighbors declared total space and it was accepted too.

2. We would like to ask the board to reconsider the formula of max occupancy. The rules for measurements are too complicated and unfair. We cannot include bathrooms and hallways in habitable space.

We have 1300 s.f. townhouse. 3 Bedrooms, 2 5 Bathrooms

I used to rent it for 6 people comfortably. Now I cannot even accommodate a family with THREE children in a THREE Bedroom townhouse.

Thank you for your response,  
Alexandra and Igor Kozintsev

408-621-4102

WSTR000100-APP-2021

861 Southwood Blvd Unit 20 Incline Village

**From:** [hneff9@earthlink.net](mailto:hneff9@earthlink.net)  
**To:** [CSD - Short Term Rentals](#)  
**Subject:** Comments for October 12 Zoom Meeting  
**Date:** Friday, October 8, 2021 1:52:25 PM

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My comments are as follows:

- The current calculation for occupancy is too confusing. I am in an HOA with many similar floorplans. My square footage allows for 5 people in a 3 bedroom/3 bath condo. Another condo in our complex with the **less square footage than my unit** was given a permit for 6 people. Another unit with 50 square feet more than mine was given a permit for 8 people. This does not make sense.
- I suggest that maximum Occupancy should be based on two (2) people per bedroom with a **minimum bedroom size** and specification that all bedrooms must **be to code (windows and closet)**.
- Infants under six (6) months should not count as a person. This is causing much confusion with guests and makes us look totally inhospitable.
- If you are worried about occupancy, make the requirement for Tier One to be 8 people or fewer.
- Process to look-up an address to see the status of a valid permit needs to be more transparent – such as a link on your website. Right now, I cannot see where I can do this.

Thank you for your consideration,

*Helen Neff*

**From:** [Nancy J. Newman](#)  
**To:** [CSD - Short Term Rentals](#)  
**Cc:** [Mark Walstrom \(mwal2011@gmail.com\)](mailto:mwal2011@gmail.com)  
**Subject:** Comments on STR Program  
**Date:** Thursday, October 7, 2021 2:17:12 PM

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[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Good afternoon. My husband and I own a condominium in Incline Village, and are providing these comments on the new regulations in the hope for some modest, common-sense reforms. In particular, the new regulation for maximum occupancy, allowing just one person for every 200 square feet of habitable space is an unreasonable – and frankly absurd – limit on the number of guests. Our condo has three bedrooms and a loft, plus two bathrooms. We can easily sleep 8 people, but under your new formula, only 5 are allowed. This is burdensome, unfairly reducing the use and availability of our condo for guests, and reducing our income. It is also discriminatory against larger families who would have to rent a larger, more expensive unit. And it defies common sense, as our unit can easily and comfortably sleep 8.

**Please revise and reconsider your current formula for occupancy limit.** Surely, two persons per sleeping area is a fair and reasonable formula, ensuring safe accommodation without over-crowding. We will urge you to make this modest revision to your regulations. Many thanks.

Nancy J. Newman and Mark Walstrom  
Owners, Tahoe Racquet Club #54

**From:** [hneff9@earthlink.net](mailto:hneff9@earthlink.net)  
**To:** [CSD - Short Term Rentals](#)  
**Subject:** Comments regarding today's Zoom  
**Date:** Tuesday, October 12, 2021 1:23:02 PM

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I did not want to take time from the call to comment "live" but just want to add my compliments on the permit process: **it went smoothly for me.** Thank you!

Regarding future possible changes to permits (occupancy, contact person, etc.) - Rather than re-mailing an updated permit, perhaps there is a way that we could reprint the revised permit when logged onto our account? Like we can do with our auto insurance company for proof of insurance cards?

Finally, could you please forward the following to Steve Oriol regarding compliance?

- My STR is listed on both Airbnb and VRBO.
- Both sites claim to be "followers of the law" and want to be good citizens and neighbors.
- Both sites had no problem contacting me when Washoe County was in the process of coming up with the STR Ordinance. Thus, they were able to create an email list of all their listings in Washoe County.
- I am not sure if there are any privacy rules ... but I would think that both sites would be able to provide an email list to you for compliance purposes. If not, they should be able to take down listings that do not have a permit number associated with them ... unless the listing clearly states that the property is only available for rentals of 28 days or more.
- By the way, Airbnb does not count a person as an occupant unless they are over 6 months old. Six months or younger is an "infant" and not included in the occupancy count. I was not successful in getting them to address this and make changes. Perhaps you can do that. VRBO only lists adults or children (no differentiation for infants).

Thank you,

*Helen Neff*

**From:** [Barbara Sundahl](#)  
**To:** [CSD - Short Term Rentals](#)  
**Cc:** [Meredith](#)  
**Subject:** Concerns from owners of 999 Lakeshore # 18 , Incline Village,Nevada regarding STR occupancy restrictions  
**Date:** Tuesday, October 12, 2021 11:12:29 AM

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To whom it may concern: My sister and I own the above mentioned property. It is a 1440 sq. ft. condo that has three 3 bedrooms, 2 bathrooms and has always slept six(6) people. It has been in our family since 1968. My sister and I inherited it after our parents died in 2000. We have vacation rented it , short term, these past 21 years in order to pay the property tax, HOA dues, maintenance, etc. and , in so doing, keep the property in our family. We have ALWAYS used a reputable property management company and have had NO problems or complaints . ( Our 999 Lakeshore HOA is very strict and we abide by their rules.) We have no problem with Washoe County's STR fee or safety rules but we have a BIG problem with their formula for calculating square footage livable space. Their very restrictive calculation has reduced our "livable " square footage from 1440 to 800+ and reduced our occupancy from 6 people to 4 people. We have 3 bedrooms which sleep 2 people each. It is ridiculous to only allow 4 people to rent our condo when there is more than enough livable space for 6 people. This reduction in occupancy ruling is going to result in a decrease in our revenue and will force us , ultimately, to raise our prices. If no one rents because the occupancy is too restrictive and the price is too high we may be forced to sell our property instead of passing it on to our heirs. We faithfully pay property tax and we feel that we are being denied the full use of our property. If this ridiculous occupancy rule stands a case could be made for paying LESS property tax as we can only use 2 of our 3 bedrooms. It's something to think about. Please rescind or recalculate this very restrictive, punitive square footage livable space rule. Why are we being punished for the transgressions of a few bad actors??? Sincerely, Barbara Sundahl and Jeanette Petek ( owners of 999 Lakeshore # 18, Incline Village , NV.)

Sent from my iPhone

**From:** [Brooke Sampson](#)  
**To:** [CSD - Short Term Rentals](#)  
**Subject:** Contact information for STR Landlords or Emergency Contact  
**Date:** Friday, October 8, 2021 5:02:02 PM

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Is there any contact information for STR Landlords or an Emergency Contact available to the public via Washoe County?

Thank you,  
Brooke Sampson

**From:** [Paul Andronico](#)  
**To:** [CSD - Short Term Rentals](#)  
**Cc:** [Robin Andronico](#); [Hill, Alexis](#); [Hauenstein, Mojra](#)  
**Subject:** Feedback in lieu of October 12, 2021 zoom meeting  
**Date:** Thursday, October 7, 2021 11:05:29 AM

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We are unable to attend the above zoom meeting but wanted to provide feedback as requested.

The only minor but important change we request to the existing permit program is to increase the capacity of units.

We have a 3-bedroom, 2.5 bath condo and our occupancy is currently limited to 4 people by our short term permit.

This limitation is not consistent with the occupancy limit for owners and long term renters, and should be increased.

Thank you for your consideration.

Best,

Paul Andronico  
321 Ski Way #117  
Incline Village, NV 89451  
Permit No. WSTR000020-APP-2021

**From:** [John Hash](#)  
**To:** [CSD - Short Term Rentals](#)  
**Subject:** HOA CC&Rs  
**Date:** Friday, October 15, 2021 10:45:40 AM

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My question is how does the permit issuing office verify if an HOA CC&Rs allow STR?

John Hash  
Incline Village

**From:** [Tricia Huene](#)  
**To:** [CSD - Short Term Rentals](#)  
**Subject:** Incline Village STR Ordinance permit process  
**Date:** Wednesday, October 13, 2021 3:44:51 PM

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In a nutshell, your permitting process has caused us to NOT place our home as an STR.  
Too many hoops to jump through!  
I feel your purpose for the permitting process was to increase revenue to the county rather than monitor STR's.

**From:** [John Clymer](#)  
**To:** [CSD - Short Term Rentals](#)  
**Subject:** John Clymer STR comments  
**Date:** Tuesday, October 12, 2021 10:33:09 AM

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I found the process and inspection to be reasonable. My only concern is the arbitrary formula to determine occupancy limits. In my case, I have 2 bedrooms, each with a queen sized bed plus a rollout bed. Prior to the regulations, my occupancy was 5. Now it is arbitrarily limited to 3. This makes no sense and seems to be punitive to STR owners.

Thanks for allowing me to give my input.

John Clymer  
617-872-3505

810 Alder Ave, unit 59, Incline Village

**From:** [the way I see it](#)  
**To:** [CSD - Short Term Rentals](#)  
**Subject:** Long term rental  
**Date:** Wednesday, October 13, 2021 7:25:49 PM

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It is not clear whether a person can still list their property on long-term rental, which is over 28 days. I advertised a while back at Airbnb to rent a room only for the long term and unfortunately received a written warning letter from your office to end my listings on Airbnb, and I did. The issue of why we cannot rent a room for the long term should be clearly explained to the public. Thanks..

**From:** [John Clymer](#)  
**To:** [CSD - Short Term Rentals](#)  
**Subject:** more feedback  
**Date:** Tuesday, October 12, 2021 12:43:35 PM

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Steve mentioned parking for condos as a consideration for occupancy. I believe occupancy and parking can be separate considerations and should be decoupled. Before the regulations, my guests were typically families that arrived in one car. I have no problem advertising one parking spot but a higher occupancy and to let people know they will only have one parking space.

Sincerely,

John Clymer

**From:** [Marvin Tanner](#)  
**To:** [CSD - Short Term Rentals](#)  
**Subject:** Notes from a Property Manager  
**Date:** Wednesday, October 13, 2021 3:27:16 PM

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First off, I am a property manager of properties that we own, long term rentals.

What I did not see in the documents that each property must be inspected by a license property inspector yearly.

Here are the things that need to be inspected yearly:

Hot water heater (factory settings and age-more than 5 years old replaced)  
Propane Devices (tank, connections, and appliances)  
    Ranges and Stoves must have electric only pilot light  
Documentation inspection- Household manual for using appliances and contact numbers

Test for freeze conditions – sprinkler systems, water connection etc.

Inspection would be by a Professional Property Inspector, licensed by the Department of Real Estate and Contractors Board.

Most rental properties I see are owned by absentee owners with little maintenance. Most insurance firms will not cover properties with deferred maintenance.

Example, if a propane water heater leaks and floods the unit, and it is over five years old, insurance can be denied: it is a maintenance deficiency.

If the water lead breaks in the attic, and it is determined that the heaters were turned off (or power is off), it is a maintenance issue and will not be covered.

In twenty years, I have been through fire sprinkler breaks, electrical shortages, dishwasher malfunctions (detergent build up), sewer backups (nails through the dry board into the sewer line) sometimes knowing about the damage (maintenance called me), or sometimes not (damage cracked floor under furniture).

I think yearly Property Inspections is the answer for all rental properties.

Lets keep everyone safe.

Marvin Tanner  
Managing Member  
California Nevada Property Rentals  
[info@cnpr.co](mailto:info@cnpr.co)  
[www.cnpr.co](http://www.cnpr.co)  
(775) 358-6527



Virus-free. [www.avg.com](http://www.avg.com)

**From:** [Lawrence Rickman](#)  
**To:** [CSD - Short Term Rentals](#)  
**Subject:** Oct 12th meeting  
**Date:** Thursday, October 7, 2021 9:39:46 AM

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A few things for the meeting. Comments/questions:

- Occupancy process was/is just plain silly. How did that measurement process get approved? Wasted a ton of everyone's time and ultimately ended up impacting occupancy in units and in many cases well below the building departments approved occupancy. I understand this is being reviewed and perhaps revised? Remove the measurement and use the square footage and bedroom count as the metric. This will make this process significantly easier to accomplish.
- Why would you ask owners to "draw" the property? You had to know that wasn't going to turn out well and end up being a major waste of time.
- Why would posting a map showing exit points, smoke detectors, and fire extinguishers be necessary? Seems that the fire department got someone's attention and asked for a wish list of items that got approved. Do you think that A) a guest is going to ever look at this map? B) going to run to it when there is a fire to find the fire extinguishers? C) Useful only in wasting time. Douglas county requires a sticker be placed where the extinguishers are located...the stickers are 3" and make it so that it is easy to see where they are located. Adopt this?
- Escape ladders mounted to walls? Seriously? The building code for every property in unincorporated Washoe should reflect this requirement or it should be eliminated. No other jurisdiction requires such a ridiculous item. This again is a fire department wish list item. How many fires have we had in the unincorporated areas of Washoe county? How many of those fires were in STR's? How many of those fires did someone get injured or die due to being in a bedroom above 16' in the air? So we are legislating something that has never been a problem and made a ridiculous "safety" requirement that just wasted a bunch of money and time for the owners.
- FT owners should be fined for calling in complaints that are found to be false. Have already had one happen in one of our units. Neighbor called into the sherrifs office and stated there was a party across the street. Police showed up to find a mom and her toddler in PJ's...the complaint stated there were too many lights on????

**From:** [Hill, Alexis](#)  
**To:** [Dirk Brandis](#)  
**Cc:** [CSD - Short Term Rentals](#)  
**Subject:** RE: STR occupancy calculation  
**Date:** Tuesday, October 5, 2021 9:29:55 AM

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Hi Dirk –

Thanks for the email! We are looking at reevaluating occupancies. We'll be receiving a presentation by staff on this in Jan. We'll keep you posted. Thanks!

Alexis Hill  
She/her/hers  
Washoe County Commissioner, District 1

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**From:** Dirk Brandis <dbrandis@yahoo.com>  
**Sent:** Monday, October 4, 2021 8:25 PM  
**To:** Hill, Alexis <AHill@washoecounty.gov>  
**Cc:** CSD - Short Term Rentals <STR@washoecounty.gov>  
**Subject:** STR occupancy calculation

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Hi Alexis,

I understand that the county will be re-examining the STR regulations some time in the coming month(s), and possibly making adjustments. I'd like to voice my displeasure with how the occupancy limits are calculated. We own a 3 bedroom, 2.5 bath condo in the Mountain Shadows complex that we manage ourselves, and our STR permit limits us to only 5 people. I feel the 200 sq ft per occupant requirement is too strict for these older units. While we have beds for 7, I feel at least a 6 person limit is more than reasonable for a 3 bedroom condo.

While I agree that STR regulations are needed, I'd like to understand why the Hyatt down the street is allowed to rent 400 sq ft rooms with an occupancy of 4? And that 400 sq ft \*includes\* the bathroom. If the STR regulations are supposed to help form parity with the hotel industry, then shouldn't the regulations be fair? Clearly they are not.

I urge you and your colleagues at the County to please re-consider the occupancy formulas for STRs such that condos and other higher density units are not so adversely and unfairly affected.

thank you,

-Dirk Brandis

**From:** [Steven Lum](#)  
**To:** [CSD - Short Term Rentals](#)  
**Subject:** Short term rental conditions/regulations  
**Date:** Thursday, October 7, 2021 4:39:26 PM

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[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Dear Sir/Madam:

I own a townhouse in Incline Village, Nevada. I currently live in Hawaii and come up several times each year to Lake Tahoe. I have conformed and followed the new regulations that have been put into place. I take issue with the rule that currently only allows a maximum of five persons in my unit. I have three bedrooms to sleep two individuals per room and also have a long pullout sofa in the living room that converts into a bed to sleep two. For years I have arranged for up to eight individuals to stay in the unit and have had no prior complaints, safety or health issues.

I wish to ask the comission to reconsider the occupancy limit and allow me to accommodate more than five individuals at one time.

Thank you for your time,

Steven Lum Cell#: 808-773-3840

**From:** [Dan Meyer](#)  
**To:** [CSD - Short Term Rentals](#)  
**Subject:** STR feedback  
**Date:** Friday, October 8, 2021 8:54:57 AM

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I don't think that I can make the meeting, so I wanted to give some feedback since I am going through the process now.

1. The process is very heavy. Trying to work my way through the process as an owner is quite difficult. Services are being offered to do this for you for \$500. If the FMV of the service for completing this process is \$500, then do you feel like this is the right amount of effort?
2. Some aspects of the requirements do not make sense. interconnected alarms in particular are unnecessary for small units. Many requirements seem like a 'one-size-fits-all' solution, but do not add to value or safety.
3. Why is the permit fee so high? Do we really need this much revenue on top of the existing residency taxes? It seems like the revenue from the existing taxes should be more than enough.
4. The square footage living space/guest measurement does not work. Many 3 bedroom residences are only rated for 4 or fewer guests based on these rules.

I have never had an STR before, so to me the barrier to entry here for an existing property owner seems to be too high. Further, as much as I think that my property is my own business, I do think that the free-for-all STRs was not working and am happy that some rules and restrictions have been put in place. Even still, this feels like rules designed by a committee. I think that our community can be friendlier to property owners that choose to rent as well as residents.

Dan Meyer  
McCloud 54  
408-239-3511

**From:** [Dirk Brandis](#)  
**To:** [Hill, Alexis](#)  
**Cc:** [CSD - Short Term Rentals](#)  
**Subject:** STR occupancy calculation  
**Date:** Monday, October 4, 2021 8:25:31 PM

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Hi Alexis,

I understand that the county will be re-examining the STR regulations some time in the coming month(s), and possibly making adjustments. I'd like to voice my displeasure with how the occupancy limits are calculated. We own a 3 bedroom, 2.5 bath condo in the Mountain Shadows complex that we manage ourselves, and our STR permit limits us to only 5 people. I feel the 200 sq ft per occupant requirement is too strict for these older units. While we have beds for 7, I feel at least a 6 person limit is more than reasonable for a 3 bedroom condo.

While I agree that STR regulations are needed, I'd like to understand why the Hyatt down the street is allowed to rent 400 sq ft rooms with an occupancy of 4? And that 400 sq ft \*includes\* the bathroom. If the STR regulations are supposed to help form parity with the hotel industry, then shouldn't the regulations be fair? Clearly they are not.

I urge you and your colleagues at the County to please re-consider the occupancy formulas for STRs such that condos and other higher density units are not so adversely and unfairly affected.

thank you,

-Dirk Brandis

**From:** [Michelle Babbage](#)  
**To:** [CSD - Short Term Rentals](#)  
**Cc:** [Babbage Michelle](#); [Babbage David](#)  
**Subject:** STR process feedback  
**Date:** Tuesday, October 12, 2021 1:20:22 PM

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Hi Moira, Trevor and others:

I am currently on the zoom call with you all. In addition to the complaints of habitable sf calculation, complexity of process, inspection inconsistencies, etc., I would also like to add the exorbitant cost of the permit. We, as STR owners, already incurred costs to be able to comply with the permit requirements, and then to have an annual fee of almost \$800 seems way too high.

By simply imposing permit requirements, I'm fairly certain that this has become a sizable income line item for the county since those previously not complying are now forced to do so. I'm optimistically hoping that occupancy calculations will be greatly simplified which means a drastic reduction of inspector hours to determine occupancy, translating into lower implementation costs for the county.

Thank you in advance for your consideration.

Regards

Michelle Babbage  
STR owner in Incline Village

Sent from my iPhone

**From:** [Lou Bouc](#)  
**To:** [CSD - Short Term Rentals](#)  
**Subject:** STR process  
**Date:** Wednesday, October 13, 2021 9:52:54 AM

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My main comment is the square footage calculation. It doesn't include things like a large walk in closet off the master where people dress, not the entry foyer at my living room where shoes are removed before walking on the carpet. I have heard other comments that the 200 sq ft per person may be a bit excessive. The inspectors were polite and professional, but one thought is to have building come before fire, because building actually signs off anything 10 or under. Thanks so much...

Sent from [Mail](#) for Windows

**From:** [hoppy\\_shoppe35](#)  
**To:** [CSD - Short Term Rentals](#)  
**Subject:** STR Program  
**Date:** Tuesday, October 12, 2021 2:26:47 PM

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Dear Board of County Commissioners:

We disagree with occupancy limits imposed on rental property based on square footage rather than number of bedrooms and bathrooms.

Our three bedroom/two bathroom condo has been rented as a STR through a property manager since 2000 for six persons. In our three bedroom property we have two bedrooms with one queen bed each and one bedroom with two twin beds. Six person occupancy is reasonable for our STR.

The new code is unfairly punishing smaller properties and should be amended to consider the number of bedrooms in setting occupancy limits. We have not been able to rent our property since the occupancy limit was mandated to only four occupants.

Thank you for your attention to this matter.

**From:** [Hicksons](#)  
**To:** [CSD - Short Term Rentals](#)  
**Subject:** STR ratio of "Habitable Space : persons"  
**Date:** Tuesday, October 12, 2021 6:36:00 PM

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Hello, I was on the zoom meeting today but couldn't find my "hand" to raise.

I appreciated the well run meeting, and only want to add my concern regarding the way the number of people allowed for a STR is calculated as well.

My condominium is at Crystal Shores West, and has three bedrooms, according to the assessor. We were given an occupancy for STR purposes of 4. This makes no sense as far as usable space, and number of beds. We have two bedrooms with a king and queen; and another with a twin; and a trundle (for children). It is easy to accommodate seven in this unit (two bathrooms, plenty of living/dining/kitchen space for all).

Additionally, at that complex (CSW), everyone is concerned about the quality of life, and we therefore have rules for STR's generated several years ago. They cover parking, noise, and occupancy limits. Interestingly, the limit placed on these units by the owners of CSW is 8!

I think it may be useful as a part of the application process to have HOAs send in any STR rules they have generated, so staff can take them into consideration when issuing the permits.

Meanwhile, I hope that we can be successful in having the County amend the formula for calculating the number of renters permitted, to base it in part on the number of bedrooms and beds in each.

I also agree with the comment that it was quite difficult to figure out that we actually needed smoke alarms that "talk to each other," and also that we needed lighting that goes on only when the power is off. That does need to be clarified.

Thank you for the close attention, and the time you have allowed, for us to meet and share concerns. This was a good meeting. Caroline Hickson, permit #WSTR-0157

**From:** [Sean Kosinski](#)  
**To:** [CSD - Short Term Rentals](#)  
**Subject:** STR Regulation Feedback  
**Date:** Tuesday, October 12, 2021 10:08:36 AM

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[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Hi,

I own a property in Incline Village that I use on occasion as a short term rental. Overall, I found the STR permit process relatively straightforward with a few hiccups along the way. The main issue I have with the current regulations involves the occupancy limits, which I feel are overly restrictive and unrealistic. My home has 4 bedrooms and is approximately 1900 square feet. We were limited to 5 occupants based on "habitable" space, but this is just not reasonable. In contrast, the Hyatt allows 4 guests per room. The Hyatt rooms are 400 square feet, which equates to 1 occupant per 100 square feet. On a side note - I find it interesting and not coincidental that rates at the Hyatt were at historic highs this summer following the enactment of STR ordinance by Washoe County.

**I recommend the STR occupancy be modified to allow 2 people per bedroom or 1 person per 100 square feet.**

Thank you for considering this change to the STR ordinance.  
Please don't hesitate to contact me if you have questions.

Regards,  
Sean Kosinski  
720-273-1370

**From:** [Mary Farrell](#)  
**To:** [CSD - Short Term Rentals](#)  
**Cc:** [craig@craiglawsonhomes.com](mailto:craig@craiglawsonhomes.com)  
**Subject:** Washoe County Short-Term Rental Code FEEDBACK re Occupancy Standard  
**Date:** Wednesday, October 13, 2021 2:34:21 PM

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Greetings – my husband and I own a 3 bedroom, 2 bath 1620 sq. foot condo in Incline. We have rented it on VRBO and we are good neighbors. ZERO complaints from neighbors about our guests. We passed the STR permitting process and our occupancy came back at – 5. WHAT?? It is 3 bedroom condo with 2 queen beds and 1 king bed. Whatever formula is being used to determine occupancy needs to be changed as 6 people can clearly be comfortably housed in a 3 bedroom condo.

I would appreciate the commission's attention to this very important issue. Thanks!

Mary Farrell, Esq.

**FARRELL LAW GROUP, INC.**

400 Capitol Mall, Suite 2530

Sacramento, California 95814

916.449.3933 (Office)

**From:** [Randall Boyer](#)  
**To:** [CSD - Short Term Rentals](#)  
**Subject:** Washoe County STR Code and Permit Process Input  
**Date:** Tuesday, October 12, 2021 11:57:26 AM

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We are STR permit holders for a 3-bedroom condo in Incline Village. As long-time owners and personal users of our condo, and a HOA board member for several years, we appreciate and support regulations that reduce abuse, damage, and general community disturbance of the peace. We also appreciate a formalized and supported avenue for reporting and enforcing code violations.

However, we would like to see the minimum number of square feet per person reduced from 200 to a somewhat lesser amount---particularly for children (or, the regulations amended to not include children under a certain age in the number of permitted guests). In general, it is not families with children who cause the major partying, noise, damage and trash nuisances that we have all experienced in Incline Village. Under current regulations, we can only accommodate 4 people in our 3-bedroom condo, which excludes, for example, a couple with 3 children. Incline Village is a wonderful vacation spot for families, and we like to welcome families to our condo. The current regulations are too limiting, and don't solve the nuisance problem that is generally not caused by smallish families.

Thank you.

Randall and Bruce Boyer  
WSTR21-0118

**From:** [Renee Miesse](#)  
**To:** [CSD - Short Term Rentals](#)  
**Subject:** Zoom meeting  
**Date:** Friday, October 8, 2021 8:02:33 AM

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I am not available

For

The zoom meeting. Could you tell me what the “minor changes” that are going to be proposed?

Thanks

Renee Miesse

Sent from my iPhone