

Updated Vacation Rental License Ordinance

- Suggested Cap: 120 units
Explanation: Includes 107 existing units including Northpost 66 plus 13 available.
- Enforcement Section: Administrative vs. Civil
Explanation: Allows for administrative license suspension or revocation prior to hearing.
- License Fees:
Explanation: \$500 for initial license, \$250 annual renewal, and \$300 city inspection fee. Similar to Home Stay Lodging fees.
- Non-conforming Properties:
Explanation: Must demonstrate evidence of use over a 12-month period to preserve nonconforming status.

Vacation Rental License – Next Steps

- Approve proposed Ordinance with associated fee resolution
- Upon adoption, Community Development staff will notify existing Vacation Rental operators of the new license requirements and provide a form to apply before the end of the year.
- Before applying, operators will need to complete an inspection by either a third-party inspector or by the Building Official.
- Any operator who fails to apply for license before the end of the year will be in violation, and a notice will be issued.
- No license for hotels, motels, etc. – need to update definitions in ADC.