

Updated Vacation Rental License Ordinance

- Suggested Cap: 120 units
Explanation: 107 existing units (including NP 66) = 13 available.
Refined definition brings the actual # closer to 83 existing units. Suggest a cap of 85 units.
- Enforcement Section: Administrative vs. Civil
Explanation: Allows for administrative license suspension or revocation.
- License Fees:
Explanation: \$500 for initial license, \$250 annual renewal with a \$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 non-conforming status.

Vacation Rental License – Next Steps

- Community Development staff will notify existing Vacation Rental operators of the new license requirements and invite them to participate at the next City Council meeting.
- Nov. 18th: City Council to review and approve proposed Vacation Rental Ordinance with associated fee resolution.
- Once Ordinance is approved, Community Development staff will provide the new Vacation Rental application to all existing operators.
- A fire-life-safety inspection is required by either a third-party inspector or by the Building Official.
- Any operator who fails to obtain a Vacation Rental license within 3 months of the effective date of this Ordinance will be in violation and subject to code enforcement.