

Suggested changes to STR Ordinance section 18.04.060.JJ:

1. The following requirements apply to all short term rentals:

- a. Occupancy limited to two adults per bedroom, except children under 12 years of age may occupy a bedroom with no more than two adults.
- b. In any single short term rental, the total occupancy is limited to a maximum of ten occupants, **not including children under 12 years of age**, or the occupancy provided in OMC 18.04.060.JJ.1.a, whichever is less. In a short term rental – homestay, the property owner or long term rental tenant is included in counting the maximum number of occupants.

3. The following requirements apply to short term rental-vacation rentals only:

- b. A short term rental - vacation rental is not permitted in an accessory dwelling unit ~~that is not legally established before~~ **[effective date of this ordinance]**.
- c. Notwithstanding OMC 18.04.060.JJ.3.b., a short term rental - vacation rental **that was operating before [effective date of this ordinance]** may be permitted in an accessory dwelling unit for which all applicable requirements for that short term rental and accessory dwelling unit are completed no later than six months after **[effective date of this ordinance]**.