



Short Term Rentals

Land Use and Environment Committee (LUEC)

PRELIMINARY Draft

Summary of Short-Term Rental Regulations

Community Planning & Development Department

Leonard Bauer, FAICP, Director

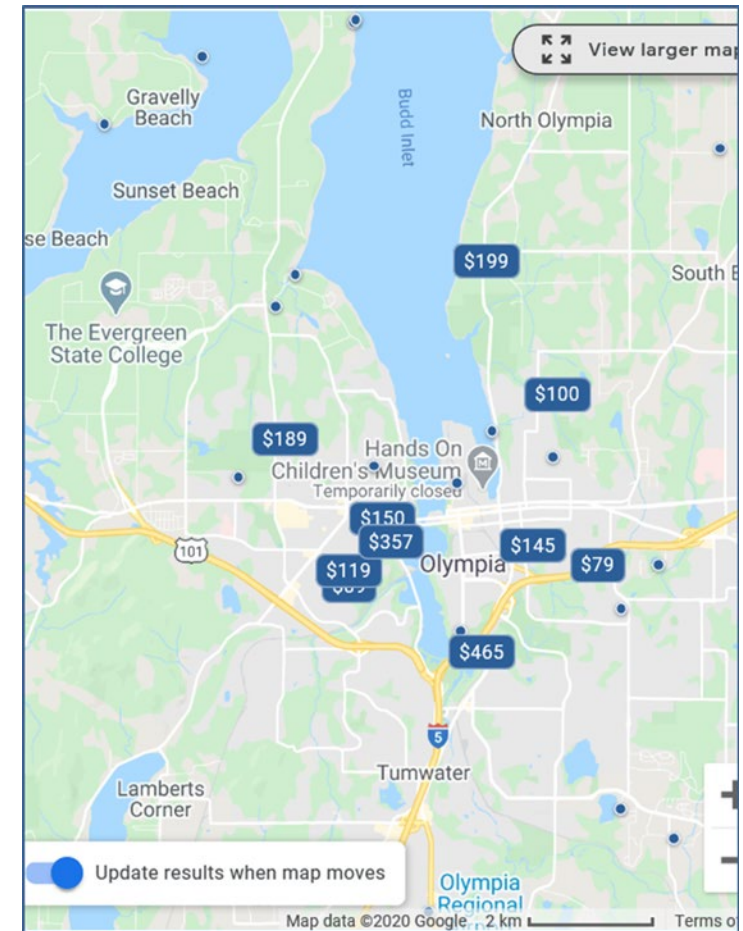
Catherine McCoy, Associate Planner

July 16, 2020



Guiding Principles

- **Housing:** Establish protections for the supply and affordability of housing
- **Health and Safety:** Minimize public safety risks and noise, trash, and parking problems associated with short term rentals
- **Neighborhood Integrity:** Minimize impacts and tensions between short term rentals and neighbors
- **Fees and Taxes:** Ensure equitable permit and tax compliance
- **Enforcement:** Enact enforceable policies that adhere to building, safety, accessibility requirements
- **Economic Development:** Ensure equitable approach with existing local firms/providers and their employees; enable revenue opportunities for existing residents



Outreach and Engagement

LUEC

- May 17, 2018
- July 18, 2019
- July 16, 2020

LTAC

- July 31, 2019

OPC

- August 5, 2019
- February 24, 2020

CNA

- July 10, 2017
- December 9, 2019
- July 7, 2020

Engage Olympia

- Survey
- Document Library
- Comment on Draft Principles, Approaches, Regulations

Focus Groups

- Hosts/Operators
- Experience Olympia and Beyond
- WA Hospitality Association

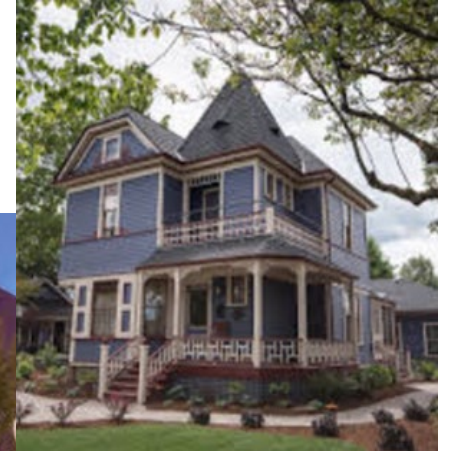
Definitions

Short term rental – lodging use offered for a fee for less than 30 days.

1. **Homestay** – rooms rented within a dwelling unit that are occupied by a permanent resident or property owner.
2. **Vacation rental** – an entire dwelling is rented for overnight stays and the resident or property owner does not live on-site.

NOT

B&B



Hotel/Motel



Boarding/Lodging House



Permitting

		Short Term Rental	
		Homestay	Vacation Rental
	City permit for each unit; biennial renewal	No	Yes
	Proof of City and State business license*	Yes	Yes
	Proof of primary liability insurance*	Yes	Yes
	Remit all applicable local and state taxes*	Yes	Yes

*Secure licenses,
obtain liability
insurance,
remit taxes*

** Currently required pursuant to Title 64 RCW and/or City of Olympia Municipal Code*

Performance Standards

	Short Term Rental	
	Homestay	Vacation Rental
Primary resident must reside in the dwelling unit	Yes	No
Maximum of 3 dwelling units per property owner	N/A	Yes
Maximum of 2 dwelling units per property	N/A	Yes
Allowed in legally established ADUs; grace period option for existing non-permitted ADUs to obtain permits	No	Yes
Limit of 2 adults per bedroom; maximum of 10 occupants regardless of number of bedrooms	Yes	Yes
Permitted where residential and commercial uses are permitted; prohibited in industrial zones	Yes	Yes
Permitted in single family, duplex, triplex, fourplex, townhouse, multifamily units; subject to all other limitations	Yes	Yes
An additional off-street parking space when renting more than 2 bedrooms; additional space when renting 2 units on a property	Yes	Yes

Good Neighbor Guidelines

		Short Term Rental	
		Homestay	Vacation Rental
	Local contact 24/7 within 15 minutes of dwelling unit(s)	Yes	Yes
	Posted guidelines for guests (internal)	Yes	Yes
	Posted emergency contacts, floor plan, evacuation plan (internal)	Yes	Yes
	Posted copy of license and permit numbers	Yes	Yes

Provided to guests; posted in a conspicuous place in the dwelling unit or room(s).

Enforcement

		Short Term Rental	
		Homestay	Vacation Rental
	Compliance with health and safety requirements – building code, fire code, sanitation, etc.	Yes	Yes
	Violations subject to civil penalties and suspension and/or revocation of license or permit	Yes	Yes

Establish a baseline level of health and safety, and accountability.

Thank You

Engage Olympia Short Term Rental Website

<https://engage.olympiawa.gov/short-term-rentals>

Comments and feedback welcome!

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Questions...?