



COMMUNITY DEVELOPMENT
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Administration
Building Department
Engineering Department
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MEMORANDUM

TO: Property Owners, Permittees and Property Managers of Vacation Home/Short-term Rentals

FROM: Tom Dallaire, Director
Douglas County Community Development

DATE: April 1, 2020

RE: Vacation Home/Short-term Rental guidance regarding COVID-19

To whom it may concern:

We are all worried about the spread of coronavirus (COVID-19) within in our State, local Community and especially our neighborhoods. Public parks and Tahoe beaches on the Nevada side have been closed and limited to resident access only. The health resources in Douglas County are limited and may not be adequate to handle an outbreak of COVID-19. Now is not the time for visitors or Nevada residents to flock to public spaces. The Governor of Nevada has pleaded with Nevadans to “Stay Home for Nevada.” Consistent with directives issued by the Governor and the guidance issued by the CDC, Douglas County is urging travelers and you, as a short-term rental owner/manager, to take this threat to our community seriously, act responsibly and refrain from renting vacation home properties to non-essential travelers at this time. **Short-term rentals should be limited to people working or visiting for essential healthcare and infrastructure operations only.**

To further facilitate the State’s response to this pandemic, short-term rental owners/managers are advised the following decelerations, and advisories are also applicable to short-term rentals within Douglas County:

1. On March 20th, Nevada Governor Sisolak issued Directive 003 which “ordered the closure of all non-essential businesses and restricted the activities of essential businesses to reduce opportunities for interpersonal contact.” On March 20th, the Department of Public safety defined essential licensed businesses permitted to operate during the COVID-19 pandemic, to include “[h]otels, motels, or short-term rentals, RV Parks, campgrounds, dormitories, and commercial lodging.” **Short-term rental owners/mangers MUST adhere to all applicable requirements of NAC 414.XXX, Businesses During Times of Declared Emergency, attached for reference.**
2. On March 24th, Governor Sisolak issued Directive 007, restricting gatherings of 10 or more people in indoor or outdoor public areas. While this directive does not specifically restrict use of Vacation Home Rentals, the order is applicable to persons utilizing a Vacation Home Rental. In addition to limiting use to people working or visiting for essential health care and infrastructure operations, **occupancy of Vacation Home Rentals is limited to less than 10 people, or family members who normally reside in the same household if greater than 10.**

3. All essential licensed businesses must comply with social distancing guidance issued by the Centers for Disease Control and Prevention document entitled “Implementation of Mitigation Strategies for Communities with Local COVID-19 Transmission,” the Governor's Medical Advisory Team, a Governor's Directive, any other Nevada state regulatory agency or board.

4. On March 31, 2020, Governor Sisolak issued an interstate travel advisory urging visitors from out of state and returning Nevadans to self-quarantine for 14 days and to monitor their health for the duration of their stay in Nevada (whichever is shorter), in an effort to contain the spread of COVID-19. **A copy of the attached travel advisory MUST be posted in each rental property and provided to renters. VHR owners/managers MUST urge visitors to self-quarantine in accordance with this advisory.**

5. On April 1, 2020, Governor Sisolak issued Directive 010, “STAY AT HOME ORDER” extending the March 12, 2020 declaration of emergency to April 30, 2020 and ordering all Nevadans to stay in their residences. **A copy of this directive is attached and MUST be provided to renters.**

Douglas County is asking you to please restrict and/or monitor those who are requesting the use of your properties. Please be considerate of those who live in the neighborhood of your rental and those who are serving the public during this crisis in our country. Please remind visitors if they are traveling in Nevada and are experiencing symptoms (fever, cough, shortness of breath):

1. Continue to stay in your designated quarantine location, avoid contact with others, and contact a healthcare provider for further instructions on treatment or testing.
2. If you are older or have any medical conditions (e.g., immune compromise, diabetes, asthma), consult your regular healthcare provider.
3. If you feel you need medical care, call ahead before you go in and inform them of your travel history.
4. If you need urgent medical care (e.g., have difficulty breathing), call 9-1-1 and let the dispatcher know your travel history).

The immediate containment of the spread of COVID-19 is vital to protect the health and welfare of Douglas County residents and all residents of the State of Nevada. Please abide by Governor Sisolak's guidance so we can all survive this COVID-19 crisis.

For more information regarding the State's response to COVID-19, visit nvhealthresponse.nv.gov.



Tom Dallaire, Director
Douglas County Community Development