

## Vacation Home Rental Policy Direction from the March 4 Douglas County Board of Commissioners Meeting

The following represents the policy direction approved by the BOCC at the 3/4/21 meeting. Resolutions and ordinances to implement these directions will be brought back to future BOCC meetings. Ordinances require two readings and 35 days after approval to become effective. Resolution 2021R-023, placing a temporary suspension on the issuance of new permits, will continue until these new measures are put in place.

		Approved
<b>1 Location Restrictions</b>		
a.	Maintain current ban on VHRs in East Fork Township	X
b.	Establish Cap of 600 permits in Tahoe Township	X
d.	Have staff propose % density and radius analysis to be presented to the BOCC in 4 weeks	X
<b>2 Permits</b>		
a.	Create a 3 tier permitting system w/ max occupancy	X
	Tier 1 - True Host on site - 4 or less	
	Tier 2 - Standard - 10 or less	
	Tier 3 - Large Occupancy - 11 or more - Tier 3 permits will require a special use permit examined by a body deemed appropriate, the Advisory Board, and if there is an appeal, it will go back to the BOCC	
b.	Require Tier 3 permits to be managed by a NV licensed property manager	X
c.	Adopt a fee schedule by resolution at a future meeting - fees should cover costs of program	X
d.	Limit # of permits per parcel to allowable uses	X
e.	Permits are privileged licenses subject to revocation by staff for non-payment or noncompliance with appellate review	X
f.	Permittee must be the property owner	X
g.	Must designate a 24/7 responsible party - owner or licensed manager	X
h.	Responsible parties must be notified immediately of a complaint and must on call and available to respond within 30 minutes	X
i.	Responsible party must document steps taken to resolve a complaint within 1 hour of notification	X
j.	Require attestation of accuracy on application	X
k.	A violation of County code by renters will count as a violation against the permit	X
l.	Each applicant must disclose their property is part of an HOA that does not prohibit VHRs and bylaws, CC&Rs, or deed restrictions do not prohibit commercial activity	X
m.	Permittee noticing requirement to HOAs if applicable	X
<b>3 Parking</b>		
a.	Require all advertising of VHRs to include max # of allowed vehicles	X
b.	Require designated/approved on-site parking spaces	X
c.	Require renters to park in designated/approved sites only	X
d.	Visitor offsite parking restricts to be determined at time of inspection	X
e.	Occupancy should be limited to 2 per bedroom or 4 per parking spaces, which ever is less	X
f.	Require VHR parking permits on dashboard of each vehicle	X
g.	Permittee to obtain license plate #s from guests & visitors	X
<b>4 Noise</b>		
a.	Require quiet hours in all advertising	X
b.	Noise monitors required after two substantiated complaints/violations	X
c.	Complainants allowed to use noise monitor, video or other device as evidence of noise	X
d.	Quiet hours should be 9:00pm-8:00am	X
e.	Minimum age to rent should be 25 years	X

		Approved
<b>5 Health and Safety</b>		
a.	All life/safety inspections must be passed prior to issuance or renewal of VHR permit	X
b.	Required to provide certificate of insurance for property with \$500k minimum liability covering owners, renters, and visitors. May be increased at discretion of staff	X
c.	Occupancy limits are subject to life safety inspection	X
d.	Subject to unscheduled inspections on suspicions of life safety issues	X
e.	Owners/managers must grant access to property to re-inspect	X
f.	Permits may be suspended when there is an open building permit	X
g.	Permits may be suspended by County or Fire District at any time for life safety reasons	X
<b>6 Trash</b>		
a.	Require trash service per Health District, Waste Management, HOA or GID rules	X
b.	Trash storage must be sufficient for maximum # of occupants	X
c.	Require bear boxes or reasonable alternative in Tahoe Township	X
<b>7 Compliance, Enforcement, Fines &amp; Penalties</b>		
a.	Create VHR Appeals & Advisory Board	X
b.	Task VHR Appeals & Advisory Board with reviewing fines and recommending changes	X
c.	Create a VHR Compliance Education Certification Program for owners and managers	X
d.	Create public information material "Good Neighbor Flyer" to educate renters	X
e.	3 separate incidents with substantiated violations in 1 year grounds for revocation process	X
f.	Majority of Appeals & Advisory Board should be residents without VHR permits	X
g.	Fine for violation should be \$1k upon occurrence and \$1,000 more every day it persists. Current maximum civil penalty should be eliminated, use up to fair market value of the home instead	X
h.	Fine for operating without a permit should be \$20k and permanent ban from future permit	X
i.	Fine and criminal penalty for falsifying application should be \$20k and permanent ban from future permit	X
j.	Provide a dedicated 24-7 complaint phone number	X