



Vacation Home Rentals Douglas County Recommendations

October 15, 2020

Background

- ▶ Vacation Home Rentals (VHRs), aka Short-Term Rentals (STRs) have been permitted in Tahoe Township since 2005
- ▶ Long history in Lake Tahoe economy
- ▶ Rise of online advertising platforms (Airbnb, etc) has led to a surge in activity in neighborhoods
 - noise & parking most cited concerns
- ▶ Wide range of views on VHRs - from total ban to no regulations

Background - cont'd

- ▶ 2017 - BOCC identified need to amend code for VHRs
- ▶ 2018 - Staff research, public outreach, workshops, online survey, proposed ordinance draft
- ▶ Ordinance 2018-1520 enacted in September
 - citation authority for Code Enforcement
 - prohibition on VHRs outside of the Tahoe Township
- ▶ Vendor (Host Compliance) brought on to help manage VHR program

Background - cont'd

- ▶ 2019 - BOCC direction to create a VHR Taskforce to make recommendations to the County Manager to consider in making recommendations to the BOCC
 - composed of 15 diverse stakeholders
 - Coordinated by Assistant County Manager and supported by staff members of Community Development, Sheriff's Office, Tahoe Douglas Fire and East Fork Fire
- ▶ 2019-2020 - numerous Taskforce meetings, extensive discussions led to a set of recommendations with broad support among Taskforce members
- ▶ Technical Advisory Group formed to consider Taskforce recommendations and provide further input to County Manager
- ▶ October 2020 - Recommendations of both groups considered and included in the County Manager's report to the BOCC

Recommendations #1 & #2 - Caps

- ▶ CM recommends establishing a cap on VHRs in the Tahoe Township of 725
 - Should be enacted by ordinance as soon as possible
- ▶ Delay removal of ban on VHRs outside of Tahoe Township until implementation of other recommendations
 - VHRs should eventually be allowed county-wide with a strong regulatory program in place
 - 200 cap recommended by Taskforce
 - Unpermitted activity needs to be brought within a regulatory framework

Recommendations #3 - Tiered Permit System

- ▶ Tier 1 - True Host Permit
 - owner/manager on premises - up to 2 visitors
- ▶ Tier 2 - Standard Permit
 - up to 10 visitors
- ▶ Tier 3 - Large Occupancy
 - over 10 visitors

Recommendations #4 & #5 - Parking, Noise, Health & Safety

- ▶ Life/safety inspections
- ▶ Insurance requirements
- ▶ Designated 24/7 responsible party w/ 30 minute response time
- ▶ Neighborhood noticing requirements for Tier 3 permits
- ▶ Designated parking and limited - 1 space per 4 visitors
- ▶ Quiet hours enforcement
- ▶ Noise monitors for violations and Tier 3 permits

Recommendations #6 - Trash

- ▶ Trash must be managed pursuant to appropriate authority
- ▶ Trash violations will count as VHR permit violations
- ▶ Mandatory bear boxes in Tahoe Township
 - Bear encounters are dangerous for human and bear
 - Visitors tend to be less knowledgeable than residents
 - Taskforce recommended encouraging, but not requiring bear boxes

Recommendations #7 - Advisory Board

- ▶ Create a VHR Appeals and Advisory Board by ordinance ASAP
 - Important to maintain public voice
 - 5 - 7 members maximum
- ▶ Hear appeals from VHR operators
- ▶ Provide input on future VHR regulations
- ▶ Composed of diverse Stakeholders
- ▶ Representatives from both Lake and Valley
- ▶ Staffed with ex officio members

Recommendations #8 - Education

- ▶ VHR Compliance Education Certification Program for owners and responsible parties
- ▶ Model on Eldorado County
- ▶ Public Information program
 - Good Neighbor Flyer
 - Frequently asked questions
 - Provide info to renters

Recommendations #9 & #10 - Fees & Staffing

- ▶ Program should “pay for itself”
- ▶ Permit fees should fund the program
 - No use of TOT or TLLT funds for administration
- ▶ Current enforcement effort widely recognized and inadequate
- ▶ 1.5 FTEs currently allocated to enforcement
- ▶ Propose 3 new FTEs - admin assistant, code enforcement officer, deputy sheriff

Request for Direction

- ▶ Bring back ordinance to establish permit cap of 725 in Tahoe Township
- ▶ Bring back ordinance to establish the VHR Appeals and Advisory Board
- ▶ Bring back proposed staffing budget
- ▶ Work with Advisory Board on further regulations for the Board to consider after the new year