

# Short Term Rental Matrix

## Planning Commission and Staff Considerations and Recommendations

February 27, 2018, revised March 6, 2018

	Staff Alternative 1		Staff Alternative 2		Planning Commission Version To Staff Alternative 2		Staff Alternative 3		Planning Commission Version To Staff Alternative 3	
	Home Sharing	Short Term Rental	Home Sharing	Short Term Rental	Home Sharing	Short Term Rental	Home Sharing	Short Term Rental	Home Sharing	Short Term Rental
<b>Distinguish between Home Sharing and Short Term Rental</b>	Yes		Yes		Yes		No		Yes	
<b>CUP Required for Home Sharing</b>	No		No		No		No		No	
<b>CUP Required for Short Term Rental</b>	Yes		Yes		Yes		No		No	
<b>Overlay District</b>	Yes		No		No		No		No	
<b>Grandfathering</b>	No		Yes. January 1, 2017		Yes. January 1, 2018		No		No	
<b>Registration Requirement</b>	Commissioner of Revenue		Commissioner of Revenue		Comm of Rev	Comm of Rev	Commissioner of Revenue		Comm of Rev	Comm of Rev
<b>Pay TOT</b>	Yes		Yes		Yes	Yes	Yes		Yes	Yes
<b>Parking Requirement</b>	On-site. Minimum 2 spaces		On-site. Minimum 2 spaces		No	1 space per bedroom. Plan approved by Zoning Admin.	On-site. Minimum 2 spaces		No	1 space per bedroom. Plan approved by Zoning Admin.
<b>Post City Code</b>	Full text codes		Full text codes		No	Summary of Codes	Full text codes		No	Summary of Codes
<b>Trash</b>	Automated Bins		Automated Bins		No	Automated Bins	Automated Bins		No	Automated Bins
<b># of Rental Contracts per 7 days</b>	One		One		No	Two	One		No	Two
<b>Insurance Requirement</b>	\$1 million		\$1 million		No	\$500,000	\$1 million		No	\$500,000
<b>Occupancy</b>	No max	2 per bedroom plus 4	No max	2 per bedroom plus 4	No	3 per bedroom plus 2	2 per bedroom plus 4		No	3 per bedroom plus 2
<b>Permitted Signage</b>	No	1' x 1'	No	1' x 1'	No	1' x 1' . House name signs exempt	1' x 1'		No	1' x 1' . House name signs exempt
<b>Contact Person Requirement</b>	Owner must occupy during rental	On site in 30 min.	Owner must occupy during rental	On site in 30 min.	No	On site in 60 min.	On site in 30 min.		No	Information required
<b>Special Events</b>	No	Over 50, no more than 100. 3 per year	No	Over 50, no more than 100. 3 per year	No	Over 50, no more than 100. 3 per year	Over 50, no more than 100. 3 per year		No	Over 50, no more than 100. 3 per year
<b>Exit Signs</b>	Clearly marked		Clearly marked		No	No	Clearly marked		No	No
<b>Inspections</b>	Any reasonable time after notice		Any reasonable time after notice		No	After 24 hour notice	Any reasonable time after notice		No	After 24 hour notice
<b>PLANNING COMMISSION RECOMMENDATIONS</b>	Motion to Deny Passed, 11-0		No Vote Called (Planning Commissioner Ripley instead put forth a motion to approve what this table calls "Planning Commission Version to Staff Alternative 2")		Motion to Approve Failed, 2-9		No Vote Called (Planning Commissioner Weiner instead put forth a motion to approve what this table calls "Planning Commission Version To Staff Alternative 3")		Motion to Approve Passed, 10-1	