

APPENDIX B: Summary of Initial Research on STR Management Framework Examples in Other Jurisdictions

Zoning Regulations

Town/County, State	Population	Number of Housing Units	STR Ordinance Date(s)	Summary of STR Ordinance Mandates/Management	Reason for Ordinance
Mammoth Lakes, CA	8,235	9,795	2015	Transient rentals are limited to certain zones - Commercial, Residential Multi-Family 2, Resort, and Specific Plan zones. Measure Z froze zoning in place, prohibiting changes to the transient use (STR) zoning code without voter approval.	To promote and protect the health, safety, welfare and quality of life of Town residents. To preserve the character of rural residential districts, residential single-family districts, RMF-1 character by not allowing uses that would be unable to coexist in such an area.
Bellingham, WA	96,014		2018	STRs limited to certain zones: residential, commercial, urban village. Within residential zoning districts: - STRs limited to one per operator. - The dwelling (including if an ADU is the STR) must be owner's primary residence for 270 days of the year. Whole unit may not be rented for more than 95 days of the year. - No STRs in ADUs in Single Family Zones. Within Commercial and Urban Village Zoning Districts: - No limit on # of STRs per operator; STRs can be in both primary and non-primary residences. - For STRs in non-primary residences there is no limit to the number of days they can be rented in one year. - STRs in primary residences - there is no limit for days it must serve as primary residence or number of days it may be rented NO STRs in subsidized housing programs	To balance the economic opportunities created by STRs and need to maintain housing supply in city
South Lake Tahoe, CA	22,487		2018	Measure T: No VHR permits within Residential Zones. Phase out over 3 years - will be fully implemented by Dec 31, 2021 Qualified VHRs (QVHR) allow for permits in residential zones whose owner is a full time resident to rent up to 30 nights per year	To curb increasing numbers of VHRs in residential neighborhoods To address nuisance issues

Zoning and STR Cap Regulations Combined

Town/County, State	Population	Number of Housing Units	STR Ordinance Date(s)	Summary of STR Ordinance Mandates/Management	Reason for Ordinance
Crested Butte, CO	1,787	1,077	2018	Two STR licenses are available: Unlimited vacation rental license - -Can rent unit an unlimited number of nights/year. -Only permitted in certain residential zoning districts - 30% cap of free market residential units located in permitted zones (current cap: 212 unlimited VHR licenses) - Two year license - \$1500 up front and \$750 each year thereafter to keep license active. - July 2021 12-month moratorium on NEW licenses Primary residence vacation rental license - -Available to property owners who use their unit as a full time residence. Must submit primary resident affidavit and provide proof (e.g. vehicle registrations, drivers license, voter registration, or tax documents) - Limited to 60 nights of rentals per year - Not subject to 30% cap and are allowed in zones where unlimited vacation rental licenses are prohibited. - Annual \$200 fee.	To address housing crisis
Taos, NM	5,929		2020	Zoning: Prohibited within historic district, hotel overlay zones, and Central Business District (unless the STR was there prior to ordinance). - In some zoning districts, STR is conditional use in which an additional conditional use permit would be required prior to STR permit being issued. Cap: Number of permits issued each year cannot exceed 120. -During the first year following Ordinance, all STRs that were in good standing are allowed to operate regardless of 120 STR cap. - If the number exceeds 120, the town can't issue new permits until the number of permits is 120 or less. Upon transfer of ownership, STR permit is terminated. A real estate broker listing a property that has STR permit shall include copy of ordinance in their materials. \$350 inspection and application fee. \$525 annual STR permit fee.	Increase of STRs has led Taos govt to recognize need for protective response; maintain balanced economy for hotels and character of neighborhoods/historic districts/property value/infrastructure

STR Caps and Density Limitations Combined				Reason for Ordinance
Town/County, State	Population	Number of Housing Units	STR Ordinance Date(s)	
Durango, CO	18,953		2007; 2009	Current regulations intended to mitigate vacation rentals impact on character of neighborhoods and to preserve existing housing units for residents.
				Zones: Vacation rentals are only permitted in certain zones - central business zone, mixed use zone, select Planned development zones, established neighborhoods (EN) 1 and 2. Caps: EN 1 has cap of 22 VRs and EN2 has a cap of 17 VRs. A second vacation rental is not allowed on the same street segment as an existing permitted vacation rental without the approval of the Planning Commission, and a third vacation rental would not be permitted on a street segment. In Central Business Zone, Mixed Use Zone, and Planned development zones, caps are applied on a development-specific basis. Other requirements: Rentals required to attain Limited Use Permit and meet requirements for on-site parking, occupancy, trash, recycling, noise. Planned Development and HOA governing docs must specifically state that STRs are an allowed use.
Douglas County, NV	48,905	24,773	2021	Surge in VHRs since 2017 has catalyzed Douglas County to begin process of developing improved regulation.
				Zones: A cap of 600 STRs in Tahoe Township. VHRs are NOT allowed outside of the Tahoe Township. Cap: Within the Tahoe Township, VHRs are limited to no more than 15% in single family communities and 20% in tourist/multifamily residential communities . -Restrictions only apply to new (post Oct 3, 2021) VHRs, not existing units/those seeking renewal. Tiered permitting System: -Tier 1 (Owner occupied VHRs who reside in property when guests are present - 4 or fewer occupants) - excluded from the cap of 600 in the Tahoe Basin - Tier 2 (VHRs occupancy 10 people or less) - Tier 3 (Occupancy 10 or more - require a public hearing and subject to approval by Douglas County VHR advisory board/special conditions) VHR Board formed to hear enforcement appeals filed by VHR owners, applications for VHR Special use permits for Tier 3 rentals

In process

Town/County, State	Population	Number of Housing Units	STR Ordinance Date(s)	Summary of STR Ordinance Mandates/Management	Reason for Ordinance
Breckenridge, CO	4,905		2018; 2021	Currently, approximately 50% of housing units are STRs. -September, 2021 - Adopted 2200 unit cap on STRs affecting "non-exempt properties" Exempt properties include ones that have phone, front desk and security service 24 hours a day	To strike a balance between STRs and LTRs. Cap intended as an interim step while the Town does more research and develops next steps, including consideration of a Tourism Overlay District.
Steamboat Springs, CO	13,214	9,693	2021	June, 2021 - Moratorium on new STRs, extends through Oct 31 2021 so that issue can be studied. An extension to Jan 31, 2022 of the moratorium is expected. Existing regulations allow vacation home rentals in most zones, some with permits required, some without. City Council is considering overlay zones as a method to regulate STRs. A STR overlay zone could include locations where STRs are allowed by right with no land use permit required, locations where they are prohibited, or locations where they are allowed by Permit and subject to specific enforceable standards.	