**Short Term Rentals Basics**

* Short term rentals are allowed throughout the city.
* For properties with more than 1 dwelling unit, only 50% of dwelling units on the property can be short term rentals - up to a max of 4.\*

 Exceptions: All units of owner occupied duplex, triplexes, four-plexes can be rented as short term rentals.

* Occupancy per dwelling unit limited to definition of family.\*
* Short term rentals cannot be used for commercial or social events.
* Illegal to advertise a short term rental that is not compliant with city, state, or federal law. This includes listing on any online website or platform.
* Short term rental platforms:

 - Remove all hosts not in compliance with city, state or federal laws.

 Note: City responsible for notifying platforms when host is not in compliance.

 - Provide data as requested by the City.

* All short term rentals are required to:

- Obtain a Host License. Application requirements are:

 - Complete license application

 - Proof of appropriate property insurance

 - Proof of control of dwelling unit to do short term rental

 - If non-owner occupied - Current Fire Certificate of Occupancy

 - Pay License fee - $40

- Renewal license annually. Renewal requirements are:

 - Pay Annual Fee - $40

 - Provide proof of Lodging and Sales tax payment.

 - Provide review of lodging log

* All short term rental platforms with booking services are required to:

 - Obtain a Host License. Application requirements are:

 - Complete license application

 - Pay License fee - $10,000

- Renewal license annually. Renewal requirements are:

 - Pay Annual Fee - $10,000

\* Property owner could apply for a Conditional Use Permit to go above this level.