

Short Term Rental Licensing and Inspection Fees

Manzanita City Council
Meeting

October 6, 2021

Action Requested

- Approve fee increases for the purpose of cost recovery for short term rental licensing and inspections.

Annual STR Renewal Fee

- Staff are not proposing any changes to the STR renewal fee at this time.
- Will be subject of future council discussion.

Reasons for proposed increases:

STR Ordinance 10-03 Section 3(b) requires that the short-term rental application fee include the cost of staff time to process the application and the initial Short-Term Rental inspection.

STR license application and inspection fees have not been increased since 2010.

Short-Term Rental Application Fee

- The STR application fee has been \$75 since 2010 and includes the initial inspection.
- The actual cost based on staff hourly rates to process the STR application and to coordinate & perform the inspection is \$250.

Current Short-Term Rental Inspection Fees

- The fee for ordinance-required periodic re-inspections has been \$75 since 2010.
- There is currently no fee for follow-up inspections required to confirm that identified deficiencies have been corrected.
- There is currently no fee for random inspections needed to confirm safety or conformity of the STR property when issues are reported or discovered.

Proposed Short-Term Rental Inspection Fees to Increase Cost Recovery

- The actual costs based on staff hourly rates to coordinate & perform STR inspections are:
 - Required periodic re-inspections - \$150
 - Follow up inspections to confirm correction of identified deficiencies - \$75
 - Other random inspections needed - \$150



Action Requested

Approve Resolution 21-16 repealing Resolution 14-06 and replacing it with 21-16 amending inspection and license fees for short term rentals and adding new inspection fees for short term rentals.

- Increase the STR license application & inspection fee from \$75 to \$250.
- Increase the periodic re-inspection fee from \$75 to \$150.
- Add a \$75 fee for follow-up inspections.
- Add a \$150 fee for other random inspections.

Ordinance 21-06 – Relating to Rules and Regulations for Short Term Rentals

Manzanita City Council Meeting

Regular Session

August 4, 2021

Leila Aman, City Manager



Ordinance 21-06

**AN ORDINANCE AMENDING SECTIONS 1 THROUGH 6 OF
AND ADDING SECTION 7 TO ORDINANCE NO. 10-03
RELATING TO RULES AND REGULATIONS FOR SHORT
TERM RENTALS**



Ordinance 21-06

AN ORDINANCE **REPLEALING AND REPLACING ORDINANCE 21-05** AND AMENDING SECTIONS 1 THROUGH 6 OF AND ADDING SECTION 7 TO ORDINANCE NO. 10-03 RELATING TO RULES AND REGULATIONS FOR SHORT TERM RENTALS



Ordinance 21-05 – Amending Rules and Regulations Related to Short Term Rentals

April 7, 2021 – 1st reading

May 5, 2021 – 2nd reading

*passed unanimously both times

Issue with posting requirements.

Provided an opportunity to refine some issues that came up during the hearing process.



Since then...

STR Workgroup reconvened and made some surgical refinements.

This Ordinance reflects the months of thoughtful work of the committee and a little extra attention.



Key Changes since 21-05

- Dwelling Unit Definition is updated – Consistent with definition in zoning code. It will update when the definition in the zoning code is updated.
- Location and signage language more flexible.
- Applied noise restrictions citywide. (Specific limits to noise and time (Residential noise cannot exceed 55dBA during the hours of 10PM to 7AM. LC and C-1 12:01-7AM, and certain exceptions)) This is referenced in the STR code but staff also recommend applying it Citywide and have proposed amendments to ordinance 94-6 relating to unnecessary noise.



Parking

- Established a method for determining a parking maximum for short term rentals (1 vehicle/sleeping area + 1)
- Limits overnight on street parking to 1 vehicle per short term rental
- Requires the owner to convey information to renters prior to visit
- Verified by City through initial inspections or periodic reinspection's



Recommendation

- Approve the first reading of Ordinance 21-06.

AN ORDINANCE **REPEALING AND REPLACING ORDINANCE 21-05** AND AMENDING SECTIONS 1 THROUGH 6 OF AND ADDING SECTION 7 TO ORDINANCE NO. 10-03 RELATING TO RULES AND REGULATIONS FOR SHORT TERM RENTALS



Recommendation

- Approve the first reading of Ordinance 21-07
- AN ORDINANCE AMENDING SECTION 4 OF ORDINANCE NO. 94-6 RELATING TO UNECESSARY NOISE AND PRESSCRIBING GENERAL OFFENSES

