

Changes to Truckee's Short-Term Rental Program

The New Year will bring several important changes to Truckee's short-term rental program, including the implementation of Truckee's new Short Term Rental Ordinance, a new annual registration process for all STR properties, and a change in tax rates. If you are a short-term rental manager, Town staff would like to ensure you have the information you need to be ready for these important changes.

ORDINANCE, ANNUAL REGISTRATION, and ENFORCEMENT

On October 13, 2020, Truckee Town Council unanimously voted to adopt a new Short-Term Rental (STR) and Noise Ordinance. The purpose of the ordinance is to create rules to address nuisance issues associated with STRs. It also creates the framework to register STR operators and enforce the new regulations. The full ordinance is available at www.townoftruckee.com/STR.

The Town began the process of creating the new ordinance and registration program in early August in response to heightened community interest and concern regarding the impact of short-term rentals on Truckee's residential neighborhoods. The Town received and considered over four hundred public comments during the ordinance development process, representing one of the highest levels of participation the Town has ever received on a single project.

What does the new ordinance mean for short-term rental operators?

Beginning in January, all short-term rentals will be required to apply and obtain a new Annual Transient Occupancy Registration Certificate, pay a \$400 non-transferable annual fee, adhere to new short-term rental requirements, and continue to collect and remit quarterly Transient Occupancy Taxes. Operators have until March 31, 2021 to register for their annual Transient Occupancy Registration Certificate.

Short-term rental requirements apply to a registered property at all times, regardless of whether the property is being used as a short-term rental on a given day. Listed below are some of the key requirements of the new ordinance:

- **NOISE:** Quiet hours are required between 10 pm and 7 am.
- **TRASH COLLECTION:** Each rental is required to have weekly two-bin garbage service and a bear bin will be required at each rental after October 31, 2021. Accumulation of trash outside a rental is prohibited.
- **OCCUPANCY LIMITS:** No more than two people per bedroom plus two additional people are permitted, excluding children under thirteen.
- **PARKING:** On-site paved parking is required and no parking is permitted on the street or in an unpaved area.
- **FIRE SAFETY:** Working fire extinguishers, smoke alarms, carbon monoxide detectors, visible address numbers and defensible space will be required at each rental. Truckee Fire Protection District may conduct an inspection once every three years to ensure compliance with these requirements.

- **BARBEQUES AND FIRE PITS:** Charcoal grills, wood-burning pits, bonfires or campfires are prohibited. Natural gas and propane grills and fire pits are permitted, if set back 10 feet from any structure or combustible material.
- **SPECIAL EVENTS:** Weddings, corporate events, commercial functions and similar events are prohibited, unless such events comply with all STR requirements including occupancy limits, parking, and noise.

What is the process for STR enforcement?

- **24/7 HELPLINE:** A 24/7 Short-Term Rental Helpline is available to report short-term rental compliance issues at (530) 450-2430 or www.townoftruckee.com/STRHelp.
- **DESIGNATED CONTACT PERSON:** To ensure that complaints are promptly resolved, each short-term rental operator is required to designate a contact person who will be available by telephone to respond to complaints regarding the property. If a violation is reported, the helpline or Town staff will call the property’s designated contact person. The designated contact person must respond to the helpline by phone within 30 minutes and cause the violation to be resolved within 60 minutes.

Following a citation, violation or fine, for a period of one year the operator will be required to designate a local contact person who is available to respond to the property in-person within 60 minutes. During this period, following contact, the local contact person will be required to be physically present at the rental within 60 minutes to resolve the violation.

- **PENALTIES:** Both guests and property owners may be cited and fined for non-compliance, with citations up to \$500 per day for the first violation and up to \$1,000 per day for subsequent violations. After 3 strikes, a rental’s registration certificate will be revoked and no new certificate will be issued for 12 months.
- **REGIONAL STAY HOME ORDER:** At the time of this writing, the Greater Sacramento Region, including Truckee, is under a Regional Stay Home Order due to the COVID-19 emergency. This State order went into effect on December 11 and will remain in place for a minimum of three weeks. When the Regional Stay Home Order is in effect in a region, hotels and lodging, including short-term rentals, can only offer accommodation for COVID-19 mitigation and containment measures, treatment measures, accommodation for essential workers, or providing housing solutions, including measures to protect homeless populations. Information and updates regarding the Town’s compliance, enforcement, and exemption processes for this order are available at www.townoftruckee.com/STR.

NEW TAX RATES GO INTO EFFECT JANUARY 1

On November 3, 2020, an overwhelming 84.5% of Truckee voters cast ballots in favor of Measure K, the local ballot measure that will increase the Transient Occupancy Tax rate from 10% to 12% on January 1, 2021. The TT BID (Tourism Fee) will decrease from 2% to 1.25% bringing the total guest levy to 13.25%.

Please note that any rental night after December 31, 2020 must be assessed at the new total rate of 13.25% regardless of when the reservation was made.

The Transient Occupancy Tax (TOT) that the host collects on the Town's behalf is essential to providing the amenities and services that support the Town. Measure K will provide locally controlled funding to support and enhance general Town services, such as implementing programs and incentives to meet community housing needs, preparing for wildfires and other natural disasters, and working with partners to acquire and permanently preserve natural open space lands. Learn more about Measure K and the use of Transient Occupancy Tax funds at www.townoftruckee.com/measurek.

Should you have any questions concerning the STR Ordinance or Transient Occupancy Tax please visit www.townoftruckee.com/STR or contact Town of Truckee transient occupancy program staff at: (530) 582-5280 or TOT@townoftruckee.com.