

Truckee Short-term Rental Ordinance Amendments

Tahoe Sierra Board of Realtors
April 20, 2022

SHORT-TERM RENTAL ORDINANCE DEVELOPMENT

"Phase 1"- October 2020 ordinance objectives

- ✓ Created rules that minimize nuisance issues and address life safety, such as parking, trash, occupancy levels, and defensible space
- ✓ Established frameworks to permit STRs and enforce rules. Both of these funded through STR registration fees
- ✓ Create a higher level of accountability on STR operators to reduce nuisance issues through enhanced oversight and enforcement.

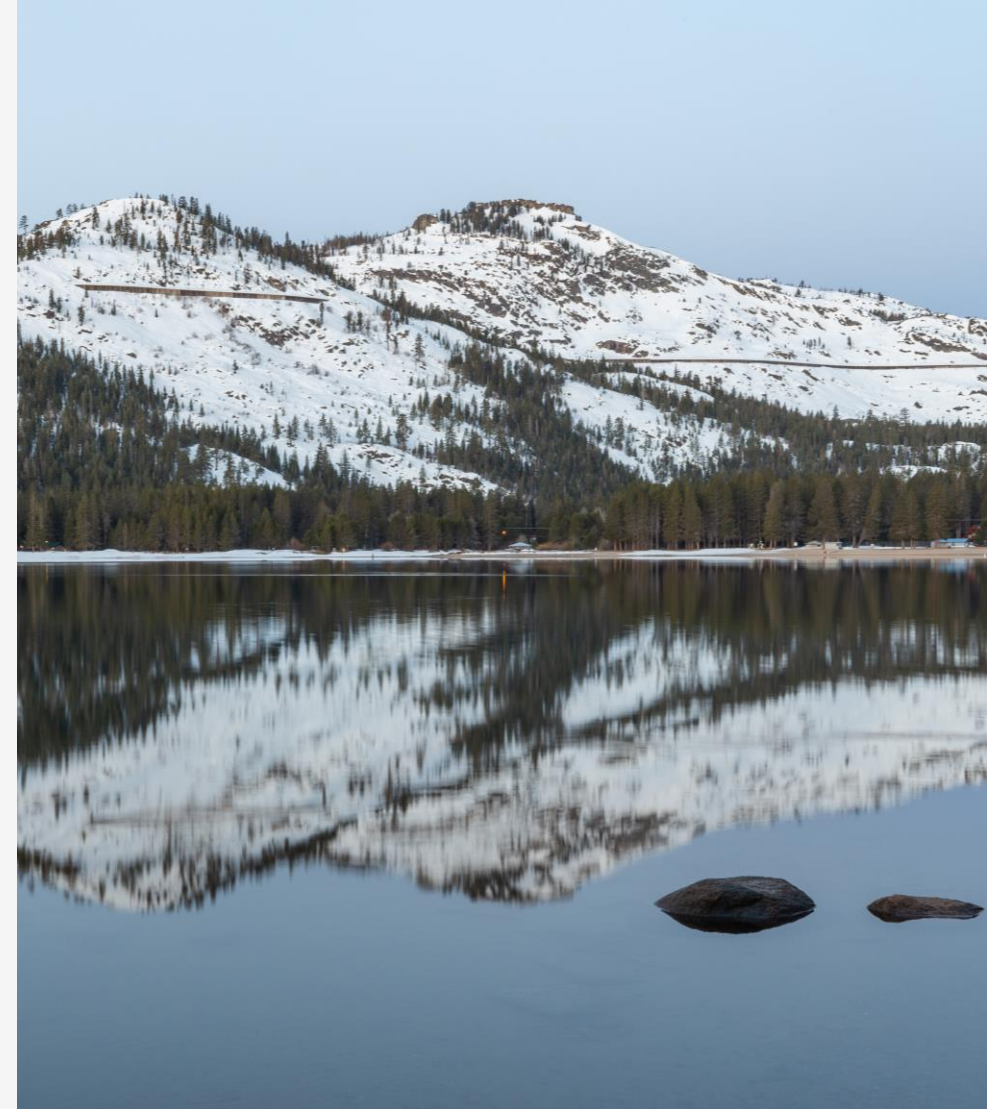
"Phase 2"- 1-year ordinance review

- ✓ Consider whether or not there is a goal of proactively managing the number or usage of STRs



THE STR STUDY PROCESS – OVERVIEW

- Convene advisory committee
- Establish update goal
- STR program data
- Research other jurisdictions
- Economic impact of STRs
- Impact of STRs on housing
- Management tool options
- Committee recommendations
- Community input & survey
- Public meeting and Council direction
- Ordinance 1st and 2nd reading and adoption



Program Changes

Town-Wide Cap – 1,255 Registration Certificates

Phase out STRs in ADUs and multi-family dwelling units

365-day waiting period after transfer of ownership before new owner
may apply to waitlist

Program Changes

Increase penalties for violations, adjustments to fee schedule

Adopt annual registration renewal deadline

Develop Workforce Housing Advancement Program (Summer 2022)

ANTICIPATED NEXT STEPS

