



Short Term Rentals – Business License Concepts for Discussion

Potential purpose:

The potential purpose of a Short Term Rental (STR) Licensing program could be a way to provide peace, health, safety, and livability for residents of, and visitors to, Deschutes County. A STR licensing program could protect public health and safety while also protecting resident housing stock. Additionally, a STR program could also promote good neighbors while protecting the County. A STR program could implement a compliance process with properties while collecting Transient Lodging Tax (TLT) on STRs.

Potential components of a Business License for consideration:

1. Wastewater Systems and Occupancy Capacity
 - a. STRs with a septic system could be required to submit a septic permit number to verify the STR is within code compliance. Additionally, a cap for STR occupants could ensure the septic system is not overtaxed. A recommended occupancy capacity could be two people per bedroom plus two additional occupants (ex. a four-bedroom house would have an occupancy cap of 10 people).
 - i. The County Onsite Wastewater Manager advises that most septic permits could be verified in the office and not require an onsite inspection.
2. Fire Life Safety Standards Checklist
 - a. Incorporate additional fire life safety measures.
3. 24/7 Property Manager Availability
 - a. Require Property Manager (PM) contact information to be posted at STRs to allow neighbors and others to contact PM when issues arise during STRs stays;
 - b. Requiring PM to address calls in a timely and adequate manner; and
 - c. Consider a standard to have license suspended or revoked when there are repeated violations or non-compliance.
4. Short Term Rentals comply with permissable use and zoning districts
 - a. STRs are permissable within zoning districts that allow single-family or multi-family residences as outright permitted uses.
5. Fire Pits/Rings Restrictions
6. Garbage Services
 - a. Establish a system such as: garbage and recyclables shall be legally removed at least once per week during any week, or portion thereof, in which the short-term rental is occupied. All outdoor receptacles shall be covered and secured from wind in a fly tight container. Containers shall not block access to the property or dwelling unit.
7. TLT Certificate of Authorization
 - a. TLT authorization number shall be listed on STR advertisements.
8. Neighbor Notification

- a. The applicant of a short-term rental could provide, in writing, to adjacent neighbors within a specified distance, a local telephone number, name, and address of a PM who will accept and handle complaints immediately relating to tenant activities.

9. Proof of Insurance

- a. Owners provide certification of insurance with STR application.

10. Quiet Hours

- a. Proposed quiet hour times could run from 10:00 p.m. until 7:00 a.m. the next day.

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