

Vacation Home Rental (VHR) Program Update and Board Direction

March 7, 2023



What is a VHR?

Defined in County Ordinance, Chapter 5.56:

“Vacation home rental means one dwelling unit, including either a single-family home, duplex, or single condominium unit rented for the purpose of overnight lodging for a period of not less than one night and not more than 30 days...”

- Does *not apply* to hosted rentals (renting one bedroom or portion of a home when the primary owner is in residence)

VHR Ordinance Highlights

- VHR Permit, Business License & TOT Certificate Required
- Applies only to unincorporated area of County
- Seeks to balance benefits of VHRs with their impacts on neighborhoods and public services
- Limits occupancy
- Requires “Local Contact Person”
- Requires notification to occupants of VHRs regarding local laws relating to solid waste, noise, etc.
- Sets forth monetary penalties for violations

Program Status

VHR Team fully staffed

Transitioned permitting to HDL

Current application time turnaround – 4 to 6 weeks

Continue to work on Website and Mapping Tools

Potential Permit Fee Increases – Fee Study

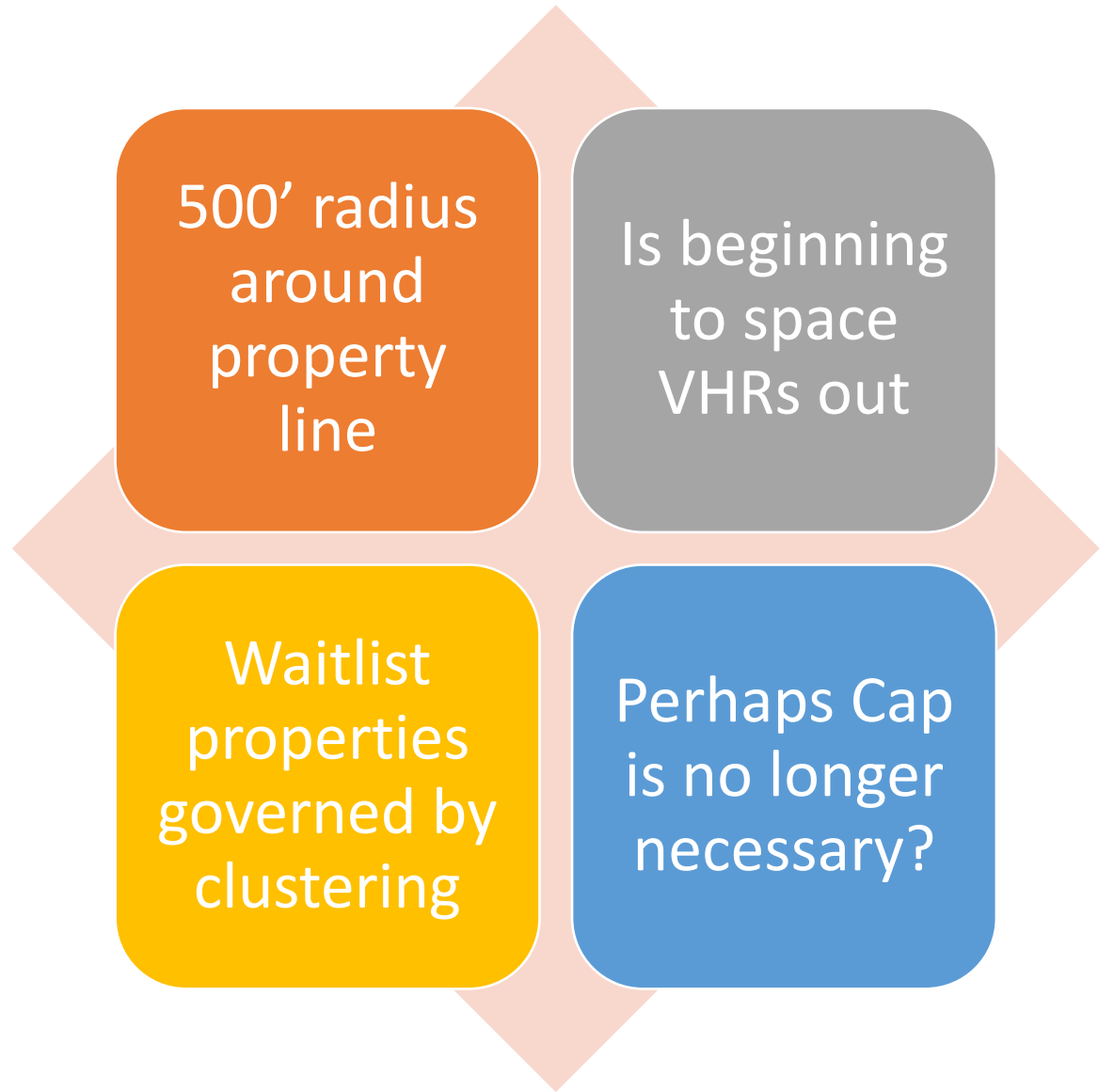
VHR Permit Data

Tahoe Active Permits – 835
(dropped below cap Oct 2021)

West Slope Active Permits -
123

Wait List – 200 in Tahoe
13 on West Slope

Clustering Policy



Code Enforcement

Active Cases – 80 in Tahoe and 17 on West Slope

Officer stationed in Tahoe

Host Compliance

Enforcement Authority

Hearings/Settlements

Treasurer/Tax Collector



Business License



Transient Occupancy Tax (TOT)



HDL

VHR Ordinance Amendment Concepts

Include compliance with County's Vegetation Management Ordinance

Potentially remove or reduce the cap in the Tahoe Basin

Increase Fine Amounts per SB 60, along with additional requirements in Bill

Hosted Rentals

- Require permit
- Require fee
- Require inspection
- Require max occupancy

Additional permit suspension options

Local Contact – Allow to be decertified

Clarification on TOT payment responsibility

Board Discussion and Direction on Program Adjustments and VHR Ordinance Amendments