

# Vacation Home Rental (VHR) Program Update and Board Direction

May 2, 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

- VHR Permit, Business License & TOT Certificate Required
- Applies only to unincorporated area of County
- Has a Cap in Tahoe and a County-wide Clustering Policy
- Limits occupancy – 2/bedroom + 2
- Requires “Local Contact Person”
- Requires notification to occupants regarding local laws relating to solid waste, noise, parking, occupancy, etc.
- Sets forth monetary penalties for violations
- Requires TOT payment for Renewal

# Program Status

Multi-Departmental Program – Planning  
(VHR & Code Enforcement), Treasurer-Tax  
Collector

Transitioned permitting to HDL

Current application time – 4 weeks

Potential permit fee increases – Fee Study

# VHR Permit Data

## Tahoe Active Permits:

Tahoma – 109

Meeks Bay to South Shore – 718

Note - dropped below cap in Oct 2021

**Total – 827**

## West Slope Active Permits – 122

(Top of Echo Summit heading west throughout the rest of the County)

## Wait List:

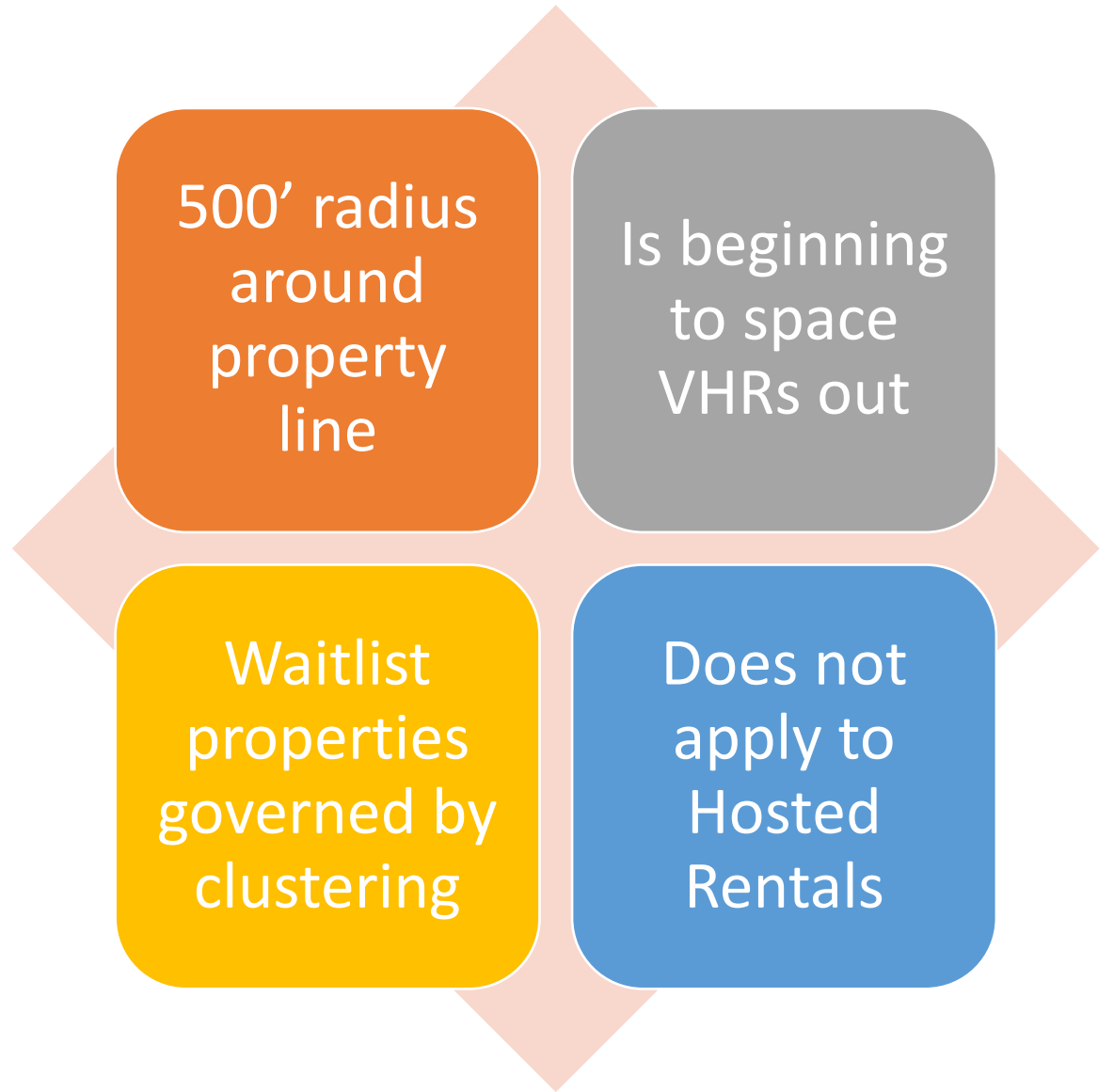
Tahoma – 34

Meeks Bay to South Shore – 166

West Slope – 13

Hosted Rentals – 95 County-wide

# Clustering Policy



# Code Enforcement

2022 Total Complaints – 212

2022 VHR Code Cases Cited – 97

- Administrative – 15
- Noise – 42
- Occupancy – 2
- Signs – 7
- Unpermitted – 31

2022 VHR Fines Collected – \$36,250 for 71 Cases

Officer stationed in Tahoe

Host Compliance

Hearings/Settlements

# Treasurer/Tax Collector



Business License



Transient Occupancy Tax (TOT)



HDL

Hosted Rentals



# Possible VHR Ordinance Amendments

Include compliance with Vegetation Management Ordinance

Potentially reduce the cap in the Tahoe Basin

Increase fine amounts for health & safety violations - SB 60

Modify Hosted Rental requirements

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

Include additional permit suspension options

Local Contact – Allow to be decertified

Enhance Code Enforcement program

Clarify TOT payment responsibility

# Board Discussion and Direction on Program Adjustments and VHR Ordinance Amendments