

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:

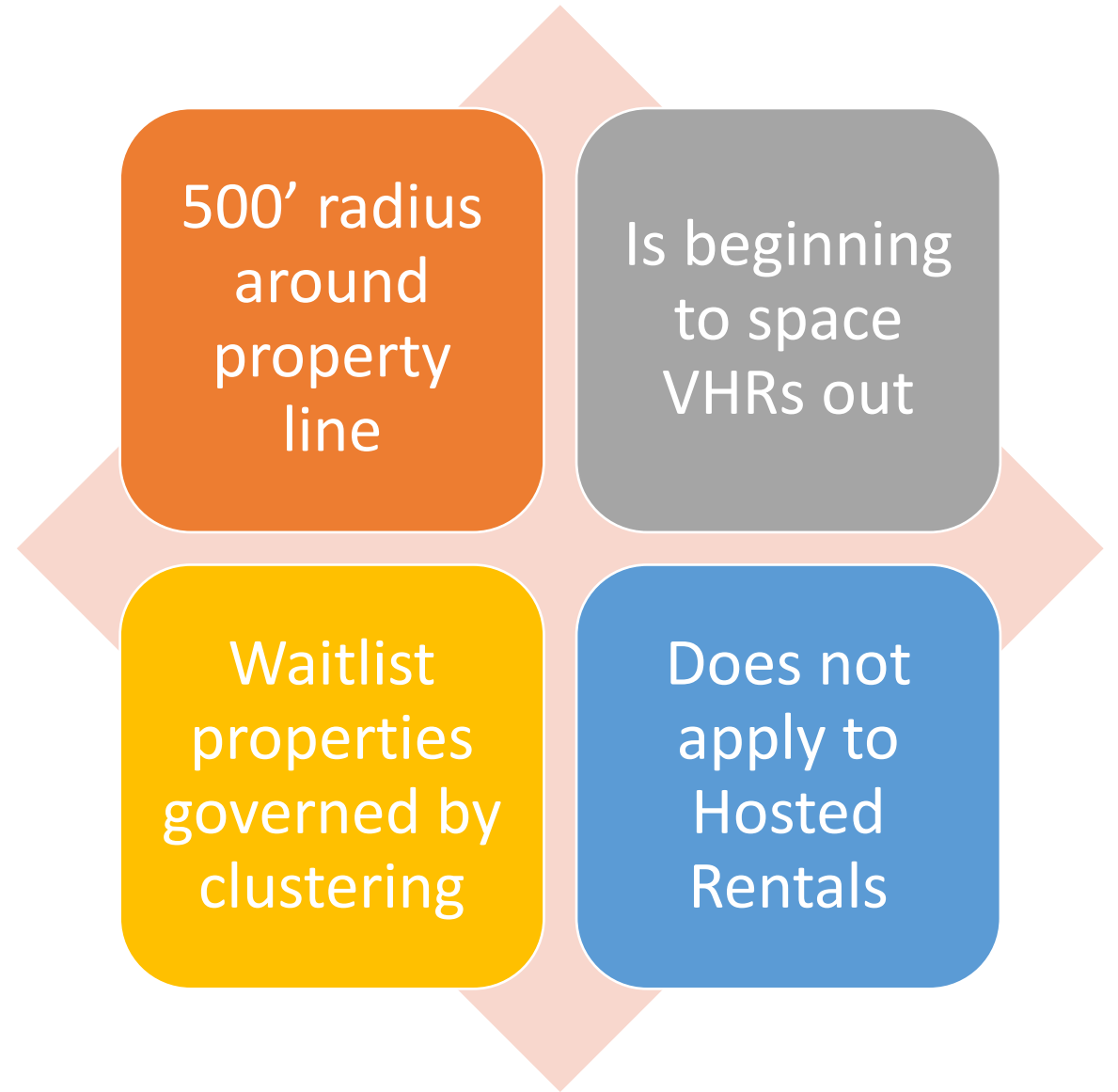
Tahoma – 34

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