



**VACATION RENTAL AD-HOC COMMITTEE AGENDA**

**Wednesday, June 27, 2018 - 1:00 PM**

**City Hall, Council Chambers, 169 SW Coast Hwy, Newport, OR 97365**

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The meeting location is accessible to persons with disabilities. A request for an interpreter for the DEAF AND HARD OF HEARING, or for other accommodations for persons with disabilities, should be made at least 48 hours in advance of the meeting to Peggy Hawker, City Recorder at 541.574.0613.

The agenda may be amended during the meeting to add or delete items, change the order of agenda items, or discuss any other business deemed necessary at the time of the meeting.

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**MEETING #10**

**1. DISCLOSURES (10 MIN)**

*This is the time for members with a financial stake in the outcome to disclose the "potential conflict of interest."*

**2. APPROVAL OF MINUTES (10 MIN)**

*Corrections and/or clarifications may be requested and a motion and vote will be needed to adopt the minutes.*

**2.1 June 13, 2018**

[06-13-18 VRD Advisory Committee Minutes.pdf](#)

**3. REVIEW AGENDA (10 MIN)**

*This is an opportunity for the group to discuss and make changes to the meeting agenda.*

**4. COMMITTEE REQUESTS (10 MIN)**

*The group will have an opportunity to review and discuss information distributed at the request of committee members. It is also an opportunity to request information not otherwise addressed on the agenda.*

**4.1 Committee Requests**

[Committe\\_Request\\_Escobar.pdf](#)  
[Email\\_from\\_Committee\\_Member\\_Ferber.pdf](#)  
[Palm\\_Springs\\_Ordinance\\_by\\_Boxer.pdf](#)  
[Portland\\_Article\\_from\\_Committee\\_Member\\_Dailey.pdf](#)

**4.2 Update List of VRDs by Zone**

[Active VRDs by Zone-Updated 6-21-18.xlsx](#)

**5. OPTIONS FOR AMENDING VRD REGULATIONS (50 MINS)**

*PowerPoint presentation. This is an opportunity for members to discuss options for amending development standards, allowed locations, and potential density and tenancy limits.*

**5.1 PowerPoint Presentation**

[Options for Amending Dev Standards\\_color.pdf](#)  
[Options for Amending Dev Standards\\_black\\_white.pdf](#)

**5.2 VRD Maps**

[Agate\\_25ft.pdf](#)  
[Agate\\_50ft.pdf](#)  
[Agate\\_100ft.pdf](#)  
[Agate\\_StreetSegments.pdf](#)  
[Central\\_25ft.pdf](#)  
[Central\\_50ft.pdf](#)  
[Central\\_100ft.pdf](#)  
[Central\\_StreetSegments.pdf](#)  
[Nye Beach.pdf](#)

**6. POLICY OPTIONS FOR CODE AMENDMENTS BY TOPIC AREAS (10 MIN)**

*This is a running summary of the types of code amendments that staff will be putting together for committee review at future meetings.*

**6.1 Policy Options by Topic Area**

[Policy Options by Topic Area.pdf](#)

**7. REVIEW COMMITTEE SCHEDULE (10 MINS)**

*This is an opportunity for the group to discuss and make changes to an updated meeting schedule prepared by staff that accounts how the committee has been working through the issues to date.*

**7.1 Committee Schedule**

[Committee Schedule - 6.22.18 Draft.pdf](#)

**8. PUBLIC COMMENTS**

**8.1 Public Member Meeting Submittals**

[Meeting\\_Submittal\\_Rod\\_Croteau\\_Hawaii\\_VRD\\_Article.pdf](#)

**ADJORN**

*Next Meeting: Tentatively Set for July 11, 2018, 1-3pm, City Hall.*

## **Vacation Rental Ad-hoc Committee Agenda Item Report**

Meeting Date: June 27, 2018

Submitted by: Sherri Marineau

Submitting Department: Community Development

Item Type: Minutes

Agenda Section: Approval of Minutes (10 MIN)

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**Subject:**

June 13, 2018

**Suggested Action:**

**Attachments:**

[06-13-18 VRD Advisory Committee Minutes.pdf](#)



**Draft MINUTES**  
**City of Newport**  
**Vacation Rental Ad-Hoc Committee Meeting #9**  
**City Hall Council Chambers**  
**Wednesday, June 13, 2018**

**AC Members Present:** Carla Perry, Cheryl Connell, Braulio Escobar, Norman Ferber, Jamie Michel, Margaret Dailey, Bill Posner, Don Andre, Martha Winsor, Charlotte Boxer, Lauri Hines, and Pam McElroy.

**AC Members Absent:** Bonnie Saxton (*excused*)

**Planning Commission Liaison Present:** Jim Hanselman.

**City Staff Present:** Community Development Director (CDD), Derrick Tokos; and Executive Assistant, Sherri Marineau.

**Public Members Present:** Bill Branigan, Rod Croteau, Bob Berman, Veronica Willeman and Golam Azan .

1. **Call to Order.** The meeting was called to order at 1:00 p.m.
2. **Disclosures.** Tokos asked for conflicts of interest. Ferber, Hines, and Michel disclosed they had potential conflicts of interest. Dailey, Hanselman, Perry, Connell, Escobar, Posner, Boxer, McElroy, and Winsor stated they had no conflicts.
3. **Approval of Minutes from the May 16, 2018 Meeting.** Tokos asked for input on the minutes. Dailey noted minor corrections.

Perry asked for an update on the number of VRDs that had applied in 2018. Marineau would get this information for the next meeting. Connell asked for the VRD list to be numbered in the future. Marineau to do this.

**MOTION** was made by Dailey, seconded by Boxer to approve the May 16, 2018 Vacation Rental Ad-Hoc meeting minutes with minor corrections. The motion carried unanimously in a voice vote.

4. **Review Agenda, and Revise as Needed.** Tokos asked for any adjustments to the agenda. Connell noted that she looked at the Palm Spring regulation model and thought the AC should look at it for consideration. Tokos would make copies, email it to the AC, and add it to the next meeting.
5. **Committee Requests.** Tokos covered the committee request documents that were shared with the AC. Tokos noted the handout he gave to the AC at the meeting in response to the breakdown of numbers for the area west of Highway 101. Tokos noted the News Time article about VRDs that was also handed out to the AC. Boxer handed out a summary of regulations for other jurisdictions for the AC to review. She noted that not every jurisdiction transferred licenses and required new owners to reapply when there was a transfer of ownership. Tokos said Hines had asked to discuss occupancy caps and noted it would be added to his presentation.

Dailey covered the article she submitted about a VRD that was built with public funds. Boxer said there was typically a covenant when using public funds. There wasn't in this instance which could have saved this from happening. Tokos said the City's incentives for affordable housing had restrictions for VRD uses in place.

Tokos reported the updated Alternative 1 map had the Wolf Tree resort area south of the airport added. He said it needed to be kept in the map because it was designated a destination resort. Winsor asked if the area fell under the regulations for VRDs. Tokos said it meant it would be an area where VRDs were permitted and if the destination resort happened, it would mean there would be a discussion on how it related to the caps.

Connell noted that she worked with the VRD spreadsheet that was provided to the AC. She asked about some of the notice dates missing and if they were noticed. Marineau noted that some VRDs were older. They had been noticed but just didn't have the noticed date listed on the spreadsheet. Connell asked if there were endorsement numbers for VRDs and asked for the numbers to be on the next lists so it could be tracked. Marineau explained the City had the endorsement numbers for each of the VRDs. Tokos said he would make sure that the endorsement numbers were included in the future. Connell noted that 345 SW 11<sup>th</sup> St wasn't zoned correctly. It was R-4 instead of C-3. Marineau to correct this. McElroy asked where the new three VRDs that were added to the list were located. Marineau didn't know off hand but noted they were sorted into the list by zone.

6. **Options for Amending VRD regulations.** Tokos gave an update on Host Compliance. He said Eugene was happy with their services but noted they only used them for room tax. Tokos said he expected that Airbnb would have to submit taxes with the individual addresses noted. The City had stepped out of the previous contract with Airbnb and would have a new one after July. Hines asked if owners would have to pay Airbnb room tax payments directly. Tokos said no, Airbnb would pay but it is unclear if they would have to designate how much was being paid for each property.

Tokos referenced the Measure 49 memo that meant that the AC would have to be cognizant of how the changes they did affected residential property values. He noted the reason Hood River and other jurisdictions amortized and did phase outs was to address this law. He said that the process to do a Measure 49 claim wasn't easy. Boxer said that all the jurisdictions that had done phase outs made them good for five year. She agreed that there needed to be time to phase out and be fair. Tokos said as long as there were provisions in place for phase out, any of these would be defensible. Escobar asked if Tokos was suggesting a five year phase out. Tokos said five to seven years would be optimum. Connell asked if there was a time frame in order for an owner to make a Measure 49 claim. Tokos thought there was some language in the law for a time frame but it wouldn't be open ended. This was where the amortization blunted it. He said the AC needed to keep in mind the effective date of the changes in the ordinance that came from this process. He noted an ordinance was effective 30 days after it was adopted, unless it was adopted by emergency. Any VRD applications in process before the changes were effective fell under the no change in the goal post rules and they would have six months to complete their applications. There might be some VRDs in process under the old rules. If they failed to complete the application process in six months, we could kick them out as stale. Connell asked if this applied to existing properties going through the process or proposed. Tokos said this was ones who had applied but hadn't received their endorsement. Connell asked if the rules only applied to buildings that were constructed. Tokos said yes, they couldn't submit until it was an existing dwelling. He said that if there was an application for a VRD in a prohibitive area, they would be able to get an endorsement under the old rules. Then ,when they obtained their license, they would be subject to the same amortization provisions as any other preexisting VRD in the prohibited area. Ferber asked if there was a cap was in place, would it be a part of the amortization. Tokos said potentially if numbers were under the cap. This would be a part of the discussion in caps and there would be some sort of phase out.

Tokos covered license renewals next. He said at the last meeting he heard that there was a general agreement that an annual license renewal was needed and there should be some form of automatic expiration language for license hording under a cap system. Boxer said the AC should talk about the license fees as well for ways to make up for some loss of revenue. Ferber asked why a VRD should have a different license fee as a restaurant. Tokos said the AC could talk about fees and the thought was to set the fee on the license renewal to cover the cost of Host Compliance. Michel asked how other business license fees were determined. Tokos said it depended on the type of fee assessed. There had been a utility rate fee review which was there to support capital projects. Others fees were set by considering what a reasonable fee was. Michel asked if there was money in the general fund to hire Host Compliance. Tokos said no. He said we could adjust the fees or changes to how things were currently being collected, which was a budget decision. Michel proposed looking at the cost for Host Compliance and how it affected adjustments to fees. She also agreed with Ferber to ask what the difference was between business licenses and this fee increase. Perry said she could see the business license not changing but having an application fee increase to cover costs. Tokos said what he was talking about was the VRD business license endorsement, not the base business license. Boxer noted that she paid for more licensing than just a business license for a restaurant. She thought there had been very lax oversight because there wasn't enough staff to cover this and there was a cost to operating a sufficient oversight for VRDs. Connell said this was also a part of what Posner had talked about as far as using volunteers help manage the system. She thought making the rules as simple as possible was important to be able to take action. Tokos said Host Compliance cost around \$30,000 a year and it wasn't unreasonable to cover this cost with application fees.

Don Andrea entered the meeting at 1:42 p.m. and reported a potential conflict.

Hines said that if the VRDs were capped at 200, a fee of \$150 would cover the cost of Host Compliance. Connell said the application fee could be structured for the real cost of the application and Host Compliance. Tokos said we don't do a cost recovery on all of the administrative things because there is benefit to the public at large. Capturing the percentage of cost is the typical approach. This was because the rest of it was a general public benefit. Perry asked if a maximum number of VRDs by owner would fall under licensing. Connell said the AC wasn't so concerned on number of owners of VRDs but more on caps. Boxer noted that there were other jurisdictions that only allowed owners to have one VRD. Tokos said this hadn't been a meaningful issue for Newport yet. He said if a cap was in place and we saw that there are owners with more VRDs, it could be revisited.

Tokos reviewed the approval process and said the question was if licenses should continue to be over the counter and what role the neighbors should have in the approval process. Escobar thought neighbors should have a say as part of the application process. Tokos said if it was discretionary process then neighbors would be able to weigh in. With fixed standards, people will get upset that they were noticed but didn't have a say. If it was a conditional use (CU), then they could weigh in. McElroy thought proximity requirements could help with this. Tokos said yes, and if they didn't meet the proximity standards

they would go to the Planning Commission (PC) and neighbors could weigh in at the hearing. There was a question on how the proximity notification area was determined. Tokos said the proximity would be a radius that would typically be centered off a lot or building footprint. If it was a lot, it would be based on the perimeter of the lot.

Connell said that CUs seemed to be coming up a lot more as more people were building new. She thought that in order to not over burden the City or PC they should say that if VRDs didn't meet the standards, they didn't get an opportunity to get a CU process. Escobar thought there should always be an avenue to appeal adverse decisions by the staff. Tokos said as long as they got the standards right, they wouldn't have that avenue. Connell was worried about the parking requirement being something that would be an issue. She thought that if they didn't meet the standards they shouldn't get endorsed. Dailey liked being able to do limited adjustments for parking in neighborhoods. Tokos said if they went with not doing a CU process, the parking standards would be adjusted to make it clear that VRDs in the Nye Beach, City Center, and Bayfront Parking Districts would be subject to the parking standards in those districts just like any other use. The city would have a difficult time defending an action requiring VRDs to provide parking in those districts when all other uses that were generating traffic didn't and got to use public parking. They would question what the reasoning would be to have parking requirements for VRDs when all other uses didn't. Perry asked why VRDs couldn't use public parking. Tokos said this was the point and if they decided to not do a CU process, the VRDs in areas where they didn't have parking requirements would have to follow the same rules as everyone else. Escobar thought that a justification would be that parking was a limited resource and if doing a commercial activity, they needed to provide their own parking so other commercial activity had access to parking. Connell thought it boiled down to how many hotels and lodging establishments weren't required to have their own parking. Tokos said it wasn't that they didn't have their own parking, it was they didn't have enough parking and had an entitlement to use a certain number of public parking space. Connell thought in the context of overnight lodging it should be about what requirements other overnight businesses were subject to for parking. She thought the City could defend that in this particular use. She said in order to not over tax City resources, there should not be a CU process. Tokos said where there were special parking districts there can be drafted rules that they had to meet the special parking district rules. Escobar asked if other overnight establishments had parking rules. Tokos explained that they were allowed to use public parking assets. If they generated a demand for more than five off-street spaces, they had to provide off-street parking which was devised under business rules. VRDs generally fell under the five space demand.

Hanselman said LUBA determined cities weren't required to permit VRDs and could treat VRDs differently from other businesses. This would give the City standing to say VRDs were different from other businesses. Tokos said this was more about needed housing and was a little different issue. There was an argument to say VRDs weren't considered needed housing because it was a commercial use, but they required policies in place to facilitate. Tokos said there needed to be rational for putting different rules for VRDs in the same districts where other uses didn't have the same rules. Andre was opposed to VRDs being treated as second class businesses because they provided a lot of benefits to the community. Hines noted that renters were also putting money into the community. Ferber said he did some research and found that in terms of infrastructure usage, a house that slept eight with a 50 percent occupancy had a population of 1,468 people over the course of a year. With two people to a car, that meant there were 730 cars per year. Restaurants with 35 tables that seated four with 50 percent occupancy had an occupancy level of 25,480 people with 12,750 cars per year. He felt that the same people that were parking at VRDs were the same people and felt there was a judgment being made for this type of business. Tokos said the usage timeframe for long term was different for retail activity with different dynamics. He suggested having a provision that didn't provide CUs and another that had CUs for parking. Escobar suggested that VRDs that couldn't provide off-street parking should pay into the parking districts. Tokos said there was a new parking study happening and VRDs would be picked up with this. He noted that Silvia Beach Hotel and the Grand Victorian didn't pay for the parking permits. Perry asked if there could be a fee for these permits. Tokos said yes and was what the parking study was looking at. Perry asked if it could be included with the approval of the CU permit. Tokos said it would be inherent to the parking district for all uses (commercial and residential). Boxer suggested no CUs for residential districts. Connell agreed as long as they defined what was residential. Boxer suggested exempting the cost of parking permits for residential in Nye Beach.

Tokos listed the current VRD posting requirements and asked if the AC wanted any changes. McElroy said the VRD next to her house had a group staying there for six weeks. She questioned if the registry requirements were done on this. Michel said they had to record this information during the initial renting. She said this would fall under a complaint. Tokos said new guests had to log their vehicle information. The existing ordinance required the information be recorded but limited who could access the information. Hanselman asked if the neighbor had rights to get the renter's information if their property was damaged by renters. Michel said she would want them to call the property management contact to resolve these issues. Tokos said if there was damage they would notify the police who would have access to this info. Hanselman was concerned that the PD wouldn't respond if the person wasn't reporting for their own property. Tokos said the Police Chief said they prioritized complaints and would respond. A discussion ensued regarding reporting complaints. Perry asked how complaints would be logged. Tokos said it would go into a central complaint log that would allow it to be dispatched and resolved by Host Compliance. Tokos asked if the AC had any concerns on posting requirements. Escobar asked who should have access to the guest registry. Posner thought it was a privacy thing and as long as the responders would be able to access the information, no one else should need to access the info. There was a general agreement by the AC on this.

Tokos covered the effect of rule changes on existing rentals. He asked for the ACs thoughts on if new VRDs in newly prohibited areas should have a gradual phase out. He noted that CUs that had been approved before the change of standards in 2012 were grandfathered in for additional occupancy. Tokos asked if this should go away with the new rules. Connell asked if it would be subject to the amortization period. Tokos said it could be set up that way and would make sense if it was a land use piece as opposed to procedural. They wouldn't amortize for licensing changes. Perry asked if there would be a time limit to phase out. Tokos said five to seven years. McElroy asked why they weren't looking at a shorter period of years. She said to keep in mind the people in residential neighborhoods that are having problems with VRDs. Tokos said not everyone would wait five years and more of an up to thing. Some AC members wanted a shorter time frame and others wanted a longer period of time. Connell said if a complaint registry was driving the problem, more enforcement to address these things would help the five to seven year period go smoother. Andre said he supported the notion that if there were bad players there was an avenue for them to realize they may want to get out. McElroy wanted a three strikes you're out system. Tokos said that was picked up on the enforcement side. Escobar asked that the minutes reflect that on the amortization issue, there wasn't a consensus on the alternative suggestion to have it be somewhere between three to seven years. Perry asked what the philosophy was for the span of time. Tokos said meant the AC would suggest a year span of five to seven years and then the PC would choose a year out of the span for amortization.

Hanselman asked if there was a time limit for three strikes you're out. Tokos said for one violation, not a neighbor dispute, there was a strike and there had to be a validation of the complaints and there would be a cooling off period. Michel felt if there were three strikes they should lose their license for as long as an owner owned the property. Andre wanted a chance for these people to regain their licenses. Posner said if there was a cap, they might not be able to get their business licenses back. Michel said the cap would keep it from happening again. Tokos said what he was hearing was to amortize over five to seven years. Escobar asked if the law allowed them to have amortization for five years. Tokos thought they could and said the AC was framing things for the PC to give them choices.

Tokos reviewed room taxes and fees. Escobar asked if Eugene thought Host Compliance was doing good. Tokos said yes. Andre asked how the room taxes collected would be used. Tokos said there had been a conversation earlier to set the fees to cover the contract services. He said room tax collections were restricted on how they could be used. A portion could be used broadly on the general fund and a portion had to be used on such things as tourism promotion. Perry asked if the percentage could be changed. Tokos said it was set by State law.

Hanselman asked if it was up to the City to decide what to do when Host Compliance discovered rouge operations. Tokos said jurisdictions would handle this by a punitive fee on normal permit fees when they are caught doing something in violation. He said that Newport hadn't done this. Hanselman asked if this needed to be discussed. The AC agreed that it should be. Posner said if they were operating without licenses and there was a cap, they might not get in. Dailey said there was a problem between those who started operating without knowing they needed a license and others who knew what they were doing. She felt those who knew needed to have some sort of penalty. Boxer said Palm Springs had a rule that if they were caught without a license, they would get a \$5,000 citation no matter what. Tokos said the City had a \$500 citation a day but it was up to the municipal court to impose the fees. McElroy said that Host Compliance had identified VRDs that weren't on the City's list and wanted to know if the City could have information on who these were. Tokos didn't know what they did to determine these VRDs and wasn't sure what they would provide at this time. Connell asked to take this discussion up at the next meeting. Tokos said if VRDs were operating outside of the caps it was a civil infraction and he could provide what these fines would be. He wasn't sure about room tax collections and a judge would decide if fees would be imposed.

7. **Public Comment/Questions.** Tokos noted that Rod Croteau, Bob Berman and Lon Brusselback had submitted letters to the AC for review. Winsor asked to delve into the discussion about density more.

Veronica Willeman addressed the AC. She said she was concerned about the Nye Beach area. She felt the alternative maps didn't provide any changes in the Nye Beach neighborhood and felt it was getting out of balance. Willeman said the areas with small streets were being added to. She noted that the additional red areas on Alternative maps 1 and 2 was where there weren't any VRDs yet. She thought the reason for the VRD regulation review was because of the Nye Beach area and asked the AC to have more of a discussion about density limitations. She asked for clarification on the signage for VRDs and why they all couldn't be expected to have this. The AC said this was going to be a requirement they wanted to add. She asked if it was a valid concern if someone had a concern that their property wouldn't sell if the license didn't carry over to the next owner. Tokos said there would be two options given to the PC to consider; one to transfer the license and the other to not transfer. Perry asked if that was the consensus of the group. Tokos said there wasn't consensus and the reason for two options. Dailey said restrictions should differentiate between commercial and residential zones. Willeman asked if there could be any changes to address the Nye Beach area and felt overwhelmed with the number of VRDs in the area. Posner said if there was a proximity cap, it would help in the area. Boxer said they needed to look at the livability of neighborhoods being impacted. Tokos said the AC would be revisiting tenancy just like they did with occupancy. Connell said VRDs impact

the livability of residential neighborhoods. Andre said it was the ACs job to address all concerns. He felt it wasn't useful to say there were winners and losers. He preferred to stay with the thought that the AC would do their best to address the concerns and reminded that they wouldn't totally agree on everything.

8. **Adjournment.** The meeting adjourned at 3:05 p.m.

Respectfully submitted,

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Sherri Marineau  
Executive Assistant

## **Vacation Rental Ad-hoc Committee Agenda Item Report**

Meeting Date: June 27, 2018

Submitted by: Sherri Marineau

Submitting Department: Community Development

Item Type: Discussion

Agenda Section: Committee Requests (10 MIN)

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**Subject:**

Committee Requests

**Suggested Action:**

**Attachments:**

[Committe\\_Request\\_Escobar.pdf](#)

[Email\\_from\\_Committee\\_Member\\_Ferber.pdf](#)

[Palm\\_Springs\\_Ordinance\\_by\\_Boxer.pdf](#)

[Portland\\_Article\\_from\\_Committee\\_Member\\_Dailey.pdf](#)

## Sherri Marineau

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**From:** Derrick Tokos  
**Sent:** Thursday, June 14, 2018 1:30 PM  
**To:** Sherri Marineau  
**Subject:** FW: Request for VRD densities in neighborhoods such as defined by the Newport Peninsula Urban Design Plan

FYI

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**From:** Derrick Tokos  
**Sent:** Thursday, June 14, 2018 1:30 PM  
**To:** 'Braulio Escobar' <braulio.escobar@gmail.com>  
**Cc:** Martha Winsor <marthawinsor2@gmail.com>; Margaret <margaret@margaretedailey.com>; James Hanselman <jj\_oregon@yahoo.com>; carla perry <carla@dancingmoonpress.com>; simonis\_110@hotmail.com; Bonnie Saxton <bonnie@advantagerealestate.com>; fairhaven@peak.org; dreamhomesof <oregon@gmail.com>; don@blueagate.com; Bill Posner <bposner@outlook.com>; jamie@sweethomesrentals.com; lauri.hines@icloud.com; charboxer2@comcast.net; Pam McElroy <pmcelroy456@charter.net>  
**Subject:** RE: Request for VRD densities in neighborhoods such as defined by the Newport Peninsula Urban Design Plan

We will add this to the agenda for the next meeting.

Derrick

**From:** Braulio Escobar [<mailto:braulio.escobar@gmail.com>]  
**Sent:** Thursday, June 14, 2018 9:48 AM  
**To:** Derrick Tokos <[D.Tokos@NewportOregon.gov](mailto:D.Tokos@NewportOregon.gov)>  
**Cc:** Martha Winsor <[marthawinsor2@gmail.com](mailto:marthawinsor2@gmail.com)>; Margaret <[margaret@margaretedailey.com](mailto:margaret@margaretedailey.com)>; James Hanselman <[jj\\_oregon@yahoo.com](mailto:jj_oregon@yahoo.com)>; carla perry <[carla@dancingmoonpress.com](mailto:carla@dancingmoonpress.com)>; [simonis\\_110@hotmail.com](mailto:simonis_110@hotmail.com); Bonnie Saxton <[bonnie@advantagerealestate.com](mailto:bonnie@advantagerealestate.com)>; [fairhaven@peak.org](mailto:fairhaven@peak.org); dreamhomesof <[oregon@gmail.com](mailto:oregon@gmail.com)>; [don@blueagate.com](mailto:don@blueagate.com); Bill Posner <[bposner@outlook.com](mailto:bposner@outlook.com)>; [jamie@sweethomesrentals.com](mailto:jamie@sweethomesrentals.com); [lauri.hines@icloud.com](mailto:lauri.hines@icloud.com); [charboxer2@comcast.net](mailto:charboxer2@comcast.net); Pam McElroy <[pmcelroy456@charter.net](mailto:pmcelroy456@charter.net)>  
**Subject:** Re: Request for VRD densities in neighborhoods such as defined by the Newport Peninsula Urban Design Plan

Derrick:

After listening to the public comments yesterday and reviewing the written submissions from yesterday's ad hoc committee meeting, I suggest it might be helpful for the committee to have a discussion on Nye Beach. Could time be reserved at the next meeting for a this?

There seemed to be a concern that traditional residential uses are being overtaken by vacation rentals in Nye Beach. Some of the written submissions also were concerned that if vacation rentals were prohibited in existing R-1 and R-2 zones, that policy might cause an increase migration of the vacation rentals into the other zones, including Nye Beach.

I have not formulated an opinion on the subject. But perhaps the committee might want to discuss this issue , especially in light of proposals to cap the number of vacation rentals within Newport and the proximity issue that has been raised.

Thank you

On Mon, Jun 11, 2018 at 9:40 AM, Derrick Tokos <[D.Tokos@newportoregon.gov](mailto:D.Tokos@newportoregon.gov)> wrote:

Hi Martha,

Unfortunately, we can't provide the information you have requested because, with the exception of Nye Beach, the boundaries of the "conceptual" urban design districts were never clearly defined. The "Newport Peninsula Urban Design Plan" chapter of the City's Comprehensive Plan was established on July 6, 1993 (Ord. # 1677). It envisioned the creation of up to six urban design districts, each of which is described in a very general sense in the document (attached).

These policies tied to what is commonly referred to as the "Glick Study," which was initiated in 1991 and wrapped up in 1994. Enclosed is a document summarizing that planning effort. Figure 2, Page 2, includes a rough sketch of what the urban design districts could have looked like; however, they were intentionally vague, likely because there was an expectation that specific boundaries would be defined when the districts were formed. That occurred when the Nye Beach Design Review District was established, and its adopted boundaries differ from the rough sketch included in the Glick Study (ref: Ord/ #2084). This is the only urban design district that resulted from the Glick Study.

We would be happy to provide the committee with more targeted analysis, but need specific direction as to the geographic boundaries the group wants to see assessed. I'll add this as a discussion item under committee requests.

*Derrick I. Tokos, AICP*  
Community Development Director  
City of Newport  
169 SW Coast Highway  
Newport, OR 97365  
ph: 541.574.0626 fax: 541.574.0644  
[d.tokos@newportoregon.gov](mailto:d.tokos@newportoregon.gov)

**From:** Martha Winsor [mailto:[marthawinsor2@gmail.com](mailto:marthawinsor2@gmail.com)]

**Sent:** Saturday, June 09, 2018 10:45 AM

**To:** Derrick Tokos <[D.Tokos@NewportOregon.gov](mailto:D.Tokos@NewportOregon.gov)>

**Cc:** Margaret <[margaret@margaretedailey.com](mailto:margaret@margaretedailey.com)>; James Hanselman <[jj\\_oregon@yahoo.com](mailto:jj_oregon@yahoo.com)>; carla perry <[carla@dancingmoonpress.com](mailto:carla@dancingmoonpress.com)>; [simonis\\_110@hotmail.com](mailto:simonis_110@hotmail.com); Bonnie Saxton <[bonnie@advantagerealestate.com](mailto:bonnie@advantagerealestate.com)>;



[braulio.escobar@gmail.com](mailto:braulio.escobar@gmail.com); [fairhaven@peak.org](mailto:fairhaven@peak.org); dreamhomesof <[oregon@gmail.com](mailto:oregon@gmail.com)>; [don@blueagate.com](mailto:don@blueagate.com); Bill Posner <[bposner@outlook.com](mailto:bposner@outlook.com)>; [jamie@sweethomesrentals.com](mailto:jamie@sweethomesrentals.com); [lauri.hines@icloud.com](mailto:lauri.hines@icloud.com); [charboxer2@comcast.net](mailto:charboxer2@comcast.net); Pam McElroy <[pmcelroy456@charter.net](mailto:pmcelroy456@charter.net)>

**Subject:** Request for VRD densities in neighborhoods such as defined by the Newport Peninsula Urban Design Plan

Hi Derrick,

At the May 2 meeting I made a request for a more comprehensive map of VRD densities in neighborhoods. The definition of a neighborhood is nebulous but I had hoped that those defined by the Newport Peninsula Urban Design Plan from the 1990's would provide a reasonable definition of Newport neighborhoods most impacted by VRDs.

What is the status of this request? I understand that the density values are only estimates, however, I believe that estimates of densities will help the committee in exploring all options on how and where to limit VRDs.

Sincerely,

Martha Winsor

**Norm Ferber**

---

**From:** "HomeAway" <HomeAway@elq.homeaway.com>  
**Date:** Friday, June 15, 2018 8:00 AM  
**To:** <fairhaven@peak.org>  
**Subject:** Important tax information for your Oregon property

If this email does not display correctly, please [click here](#).

**Effective:** July 1, 2018

**Tax Name:** Transient Lodging Tax (includes State, City, & County Taxes)

Dear Norman,

HomeAway will begin collecting and remitting the above taxes for online bookings made on its websites (HomeAway, VRBO, VacationRentals.com). This remittance makes it easier for HomeAway and our partners to comply with state and local laws.

**Here's what you need to know:**

- Other taxes you may be liable for include property tax, business tax, etc.
- Travelers will see this charge as Stay Tax (or Lodging Tax), which is added to the total amount paid.
- Owners in impacted jurisdictions cannot opt-out.

Also, taxing authorities may impose additional taxes that are not being collected and remitted by HomeAway.

View your jurisdiction's tax website [here](#).

Learn more on our help page [here](#).

**Frequently Asked Questions:**

**Are there any other taxes imposed by my jurisdiction?**

Taxing authorities may impose additional taxes that are not being collected and remitted by HomeAway. Check with your State and City if you're uncertain of the requirements in your area.

**My guest made their booking before you will begin collecting taxes, but will arrive after. Who collects and remits the tax for this stay?**

We will collect taxes at the time of booking, so you remain responsible for collecting and remitting taxes for any booking before the above date.

**My guest makes a booking directly with me (offline) or through a non-HomeAway booking platform. Who collects and remits tax for this stay?**

Since this booking was not made on a HomeAway site, you are likely to be responsible for the collection and remittance of these taxes.

**Do I have to contact my taxing jurisdiction to tell them about this arrangement?**

No. This is not necessary. We are in contact with the taxing jurisdiction where your property is located.

**Do I still need to file tax returns?**

It depends. In many jurisdictions, owners are required to submit a tax return for stay taxes even if the amount of tax they collected is equal to \$0. Additionally, if your property is listed on multiple sites, you may still have a filing obligation on reservations booked on sites other than HomeAway. Owners should check the reporting requirements for their specific jurisdictions or consult their tax professional to avoid penalties for not reporting.

Sincerely,  
HomeAway

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This email was sent to fairhaven@peak.org. If this email does not display correctly, please [click here](#).

## Sherri Marineau

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**From:** Charlotte Boxer <charboxer2@comcast.net>  
**Sent:** Thursday, June 21, 2018 9:48 AM  
**To:** Derrick Tokos  
**Cc:** Sherri Marineau  
**Subject:** City of Palm Springs VRD Information  
**Attachments:** FAQsforSTVRsPSMC525Ord1918.pdf; FAQsforSTVRsPSMC525Ord1918-2.pdf; FAQsforSTVRsPSMC525Ord1918-1.pdf; PostingofCityIDNumber.pdf; GoodNeighborBrochureColorC.pdf; OrdinanceNo1918.pdf; StatementofRulesandRegulat.pdf; RentalCertificateSafetyIns.pdf; OCCUPANCY SUMMARY.html; OCCUPANCY SUMMARY Owner Managed.html

Hi Derrick, when the police officers attended our VRD committee meeting a couple sessions ago, one of them suggested that we review the Ordinance regulations for the City of Palm Springs. His comment was "you should review their requirements, they really got it right". At our last VRD meeting I said I would send the info to you for distribution to the Ad Hoc members for our next meeting. The only document that is rather lengthy is the actual Ordinance. The FAQ and Good Neighbor Brochure are extremely helpful so that short-term tenants know what is expected of them.

Thank you,  
Charlotte



# City of Palm Springs

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 Web: [www.palmspringsca.gov](http://www.palmspringsca.gov) OR [www.psvacationrentalcompliance.com](http://www.psvacationrentalcompliance.com)  
 Department of Vacation Rental Compliance

(Reference Ordinance No. 1918/Palm Springs Municipal Code 5.25, Vacation Rentals)

## ***FREQUENTLY ASKED QUESTIONS – SHORT TERM VACATION RENTALS***

### **Questions asked frequently by owners and agents:**

**1. Can an Owner own more than one Vacation Rental property?**

Applications are no longer accepted on additional vacation rental properties; an owner may only be issued, and can only maintain, one Vacation Rental Registration Certificate at any time. (Note: multiple Registration Certificates, if issued prior to January 10, 2017, remain valid.)

**2. Can a business apply for a Vacation Rental Certificate?**

Applications are no longer accepted from a Business Entity to register as a vacation rental property. Business Entity means a corporation, partnership or other legal entity that is not a natural person, or a personal or family trust or a limited liability company consisting solely of natural persons. (Note: Business Entities with current Registration Certificates must transfer each Vacation Rental to a natural person prior to June 1, 2018 or cease to operate the property as a Vacation Rental.) See VRCD website, including Governance and Communication Section regarding more information.

**3. What is Home-sharing?**

An owner of a property may apply for a Home-sharing Registration Certificate. This means that the owner is hosting guest stays of 28 consecutive days or less and is present during each entire stay. There is a separate application and other specific requirements for Home-sharing.

**4. What if my Vacation Rental property has more than 4 bedrooms, am I an Estate Home?**

An Estate Home means a single family dwelling with 5 or more bedrooms. There is a separate Addendum and other specific requirements when applying as an Estate Home that an owner must complete; and a one-time fee of \$133 is required to obtain the required Land Use Permit. Registration Certificates will only be issued to an Estate Home for use of 5 or 6 bedrooms, regardless of a greater number of bedrooms.

**5. Can properties located within a homeowner's association register as a short term rental property?**

Yes, but only if the owner or owner's agent provides a letter from the HOA Board of Directors or the Property Management Company (please do not provide copies of the CC&Rs), when applying for or renewing a Vacation Rental Registration Certificate, that states operating a short term vacation rental or home-share does not violate the CC&Rs.

**6. What is required to apply for a Vacation Rental Registration Certificate?**

Application requirements are addressed in PSMC Section 5.25.060. The VRCD reserves the right to deny/delay issuance of a Registration Certificate if there are outstanding permit items or fees associated with the property and due to the City of Palm Springs. Incomplete applications will not be accepted.

We recommend all applicants thoroughly read the PSMC 5.25 prior to submitting an application, and contact the VRCD with any questions.

**NEW APPLICANTS** - A complete Vacation Rental Registration Certificate Application must be submitted along with a non-refundable registration fee of \$900 annually for short term vacation rentals. (Home-sharing registration fees are \$225 annually.) A Land Use Permit is required for an Estate Home and the one-time fee is \$133. An application for a Transient Occupancy Tax (TOT) Permit is also required with a one-time non-refundable fee of \$25. All applications are on the VRCD website; once completed, the owner must sign since the owner is ultimately responsible for operation and compliance of their vacation rental property. VRCD lead time is currently approximately 45 days for processing. Advertising and operating may not occur until the VRCD notifies the applicant in writing.

**ANNUAL RENEWAL APPLICATIONS** – For all renewals of Registration Certificates beginning January 1, 2018 and going forward, applicants must complete and submit the new Registration Certificate application; copy is on the website. Please allow at least 45 days for VRCD review and processing.

**7. Are there insurance requirements?**

Yes, an Owner must carry an short term rental insurance policy or personal liability policy during the complete term of the Vacation Rental or Home-sharing Registration Certificate with a minimum limit of \$500,000 per occurrence. It is not required that the City of Palm Springs be an additional insured party on the policy. Evidence of insurance is required at time of application and renewal.

**8. Is there a hold harmless/indemnification agreement that I am required to sign?**

Yes, it is included in the application and the owner must sign it.

**9. What is the building, fire and safety inspection?**

Coming Soon - The VRCD will schedule an annual visual inspection at the vacation rental or home-sharing property at time of application or renewal. The owner, agent or a representative must be at the property during the inspection. The checklist is currently being finalized. Once finalized, it will be included on our website and the VRCD will begin scheduling these inspections.

Currently Required - Certification by a licensed electrician regarding the operability of GFI and safety of any pool and spa; this form is included on our website. It is the responsibility of the owner/agent to obtain the electrician's signature on this form and provide it at time of application and renewal. If the property is located in an HOA and the HOA is responsible for the pool and spa, the owner must include a written statement with the application or renewal that this is the case.

**10. What operating requirements must I meet as an owner or agent?**

Operating requirements are addressed in PSMC 5.25.070. Requirements include that owners must limit occupancy per guest stay as well as the number of contracts per calendar year. There are requirements for guest contracts and providing information to guests to help ensure that guests are good neighbors. This includes the owner/agent contact information 24x7, and notification that the guest may be cited or fined by the City for creating a disturbance or violating the rules and regulations. The owner/agent/representative must meet all guests in person at the Vacation Rental and Home-sharing property (or in the case of a Vacation Rental, at the owner's/agent's place of business prior to the stay or within 24 hours of arrival), and describe all rules and regulations. Obtaining signature of the Responsible Party and all guests to a statement of rules and regulations is required.

**11. What are the Good Neighbor Brochure and the City Manager's Statement Rules and Regulations?**

The Good Neighbor Brochure and Statement of Rules and Regulations can be found on our website. The owner/agent/representative must provide these to the guests and obtain signatures of all guests on the Statement of Rules and Regulations. Copies of these must be posted in the vacation rental and home-sharing property, and maintained in the owner's/agent's records for 4 years. If a City responder to a Hotline call arrives at the vacation rental or home-share property, the responder may ask the guest to see the signed copy of the Statement of Rules and Regulations.

**12. What are the posting requirements?**

The Good Neighbor Brochure and the signed Statement of Rules and Regulations must be posted on the inside of the front door and the primary door to the backyard, or in a conspicuous location near each such door. The Registration Certificate must also be posted by the front door. Conspicuous placement helps remind guests of the rules and regulations, including outdoor music and noise restrictions.

**13. Are there occupancy limits or other guest stay restrictions?**

Yes, the occupancy limits are below.

Number of Bedrooms	Total of Overnight Occupants **	Total Daytime Occupants (Plus 4)
1	2	6
2	4	8
3	6	10
4	8	12
5*	10	14
6*	12	16

\*Estate Home (unique category of short term vacation rental)

\*\* Overnight occupancy also allows for two (2) minors age twelve (12) and under.

**14. Are there parking/car or trash requirements for a short term vacation rental?**

Yes, one car per bedroom is permitted; parking must be in accordance with the applicable PSMC and not block traffic, driveways, etc.

Trash may not be left in public view, except on designated pick up day and in proper containers. Owners are required to upgrade trash service to "walk up" with PSDS, and this will occur when the Registration

Certificate application is processed.

**15. What happens if a Hotline call is made regarding my registered property?**

The City of Palm Springs has a 24 x 7 Hotline that is managed by the VRCD. Anyone experiencing a disturbance coming from a Vacation Rental or Home-sharing property may call. The caller is not required to identify themselves. The caller may give the responder permission to access their yard on arrival to better assess the situation, and/or may request that the responder call and let them know the resolution.

City responders will generally not make contact with the guest unless there is a violation or if the responder needs more information to determine what is occurring at the property. If there is a violation, a citation will be issued. Citations issued to the guest will count against the total number of violations for the Vacation Rental or Home-sharing property/owner. The owner/agency will be contacted by the VRCD in such cases. In the event the VRCD requires assistance at a Vacation Rental, the local contact person must respond in person to the property within 30 minutes. Hotline calls, responses and resolution are recorded and weekly reports are included on the VRCD website.

**16. What if I am an Owner/Agent and I believe a neighbor calls the Hotline unnecessarily or is targeting my home?**

The filing of knowingly false claims against a Vacation Rental or the guests staying in a Vacation Rental is prohibited, and punishable by administrative fines pursuant to Chapter 1.06 of the PSMC. Volume of calls, nature of calls and response data is monitored by the VRCD to ensure the City resources are being allocated appropriately.

**17. Are there restrictions on the number of days or contracts that a Vacation Rental property can operate?**

There is no restriction on the number of days. However, no more than thirty two (32) contracts for Vacation Rental use of a property is allowed in any calendar year; and an additional four (4) contracts may occur in July, August and September. For the first year a Vacation Rental Registration Certificate is in effect the contract limit will be prorated.

**18. What are the Family and Friends requirements?**

An owner may identify 5 persons who may occupy the Vacation Rental unit at no cost and without requiring the presence of the owner on the premises during the stay; this is for the purpose of not including their guest stays in the contract count/limit. However, all occupants at a Vacation Rental property without the owner present must always comply with Vacation Rental rules. The owner will provide the list at the time of application and at time of renewal if there are changes; no changes will be permitted otherwise. The Family and Friends list form is on the VRCD website. See VRCD website, including Governance and Communication Section regarding more information.

**19. How do I submit my contract summary to the City?**

The VRCD has developed a simple on line tool that is accessible on the website. There is one form for agencies to complete and another form for owners to complete. A copy of the guest contract is not required. The VRCD will use this contract summary information to maintain a count of the guest stays against PSMC limits. See VRCD website, including Governance and Communication Section regarding more information.



**20. How do I pay Transient Occupancy Taxes (TOT) to the City of Palm Springs?**

TOT payments of 11.5% are required to be reported and paid monthly, even if there was no guest activity or payment received in that period. Currently, these cannot be paid or reported on line, and must be timely mailed to the City of Palm Springs. The TOT reporting form is on the VRCD website. Please call 760-323-8226 with any questions on completion and submittal of this form.

**21. Advertising a Vacation Rental or Home-sharing property.**

As of September 1, 2017, owners must include their City ID number on all advertising in the property description or other prominent area. Format must be *The City of Palm Springs ID #* (followed by the number). The City ID number is identified on your Registration Certificate. It is different from your TOT number. See VRCD website, including Governance and Communication Section regarding more information.

**22. What are the penalties for violations of the Ordinance and may I appeal a citation?**

Section 5.25.090 addresses penalties. There is an appeal process for citations (PSMC 1.06) and suspensions, revocations, and denials of Registration Certificates (PSMC 2.50). Estate Homes also are addressed at the Planning Commission with respect to a third violation in a twenty four (24) month period. See VRCD website, including Governance and Communication Section regarding more information.



# City of Palm Springs

3200 E. Tahquitz Canyon Way • Palm Springs, California 92262  
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**Department of Vacation Rental Compliance**

(Reference Ordinance No. 1918/Palm Springs Municipal Code 5.25, Vacation Rentals)

## ***FREQUENTLY ASKED QUESTIONS – SHORT TERM VACATION RENTALS***

### **Questions frequently asked by real estate agents:**

#### **1. What is a short term vacation rental?**

In the City of Palm Springs, a short term vacation rental means a property (single family dwelling or condominium) that is rented for a period of twenty-eight (28) consecutive days or less. The City's regulatory program for vacation rentals is intended to minimize adverse effects of vacation rental uses on surrounding residential neighborhoods and ensure that vacation rentals are ancillary and secondary uses of a residential property.

#### **2. Can an Owner own more than one Vacation Rental property?**

Applications are no longer accepted on additional vacation rental properties; an owner may only be issued, and can only maintain, one Vacation Rental Registration Certificate at any time. (Note: multiple Certificates, if issued prior to January 10, 2017, remain valid.) No person may have a financial interest in more than one vacation rental.

#### **3. Can a business apply for a Vacation Rental or Home-share Registration Certificate?**

Applications are no longer accepted from a Business Entity to register as a vacation rental or home-share type of property. Business Entity means a corporation, partnership or other legal entity that is not a natural person, or a personal or family trust or a limited liability company consisting solely of natural persons. (Note: Business Entities with current Certificates must transfer each Vacation Rental to a natural person, LLC or Trust prior to June 1, 2018 or cease to operate the property as a Vacation Rental.)

#### **4. What is Home-sharing?**

An owner that is at the home the entire time of each guest stay may apply as a Homeshare. There is a separate 1 year application and fee for this type of rental.

#### **5. What if my Vacation Rental or Home-share property has more than 4 bedrooms, am I an Estate Home?**

An Estate Home means a rental with 5 or more bedrooms. There is a separate Addendum and other specific requirements when applying as an Estate Home that an owner must complete; and a one-time fee of \$133 is required to obtain the required Land Use Permit. Registration Certificates will only be issued to an Estate Home for use of 5 or 6 bedrooms, regardless of a greater number of bedrooms.

#### **6. Can properties located within a homeowner's association register as a short term rental property?**

Yes, but only if the owner or owner's agent provides a letter from the HOA Board of Directors or the Property Management Company (please do not provide copies of the CC&Rs), when applying for or renewing a Registration Certificate, that states operating a short term vacation rental or home-share does not violate the CC&Rs.

## 7. Can I register an Apartment as a Vacation Rental?

To help preserve affordable housing stock in the City, an Apartment or any portion thereof, may no longer be issued a Vacation Rental Registration Certificate. (Note: if the Certificate was issued prior to April 15, 2016, it may continue to operate as a Vacation Rental only through January 1, 2019.) An Apartment is defined as a) a residential unit in a multi-family development of 2 dwelling units where both dwelling units are rented or leased for occupancy as a residence for individual families, and b) a residential unit in a multi-family development of 3 or more dwelling units.

## 8. What is recommended for potential home owners that are considering applying for and operating a Vacation Rental or Home-share?

A thorough review and understanding of Ordinance 1918 is critical. This Ordinance includes, among other important items, an annual registration certificate, payment of Transient Occupancy Tax, operating requirements and penalties/fines for non-compliance. There are FAQs on our website for Owners and Agents that might be helpful. If they have any questions, please have them contact the Vacation Rental Compliance Department.

Additionally, please remind owners that the Ordinance clearly states that an owner may not advertise or operate without a Registration Certificate. There are Administrative Fines, fees, penalties and interest for doing so.

## 9. Are there insurance requirements?

Yes, an owner must carry a vacation rental insurance policy or personal liability policy during the complete term of the Registration Certificate with a minimum limit of \$500,000 per occurrence. It is not required that the City of Palm Springs be an additional insured party on the policy. Evidence of insurance will be required at time of application and renewal.

## 10. What is the building, fire and safety inspection?

Coming Soon - The VRCD will schedule an annual visual inspection at the vacation rental or home-sharing property at time of application or renewal. The owner, agent or a representative must be at the property during the inspection. The checklist is currently being finalized. Once finalized, it will be included on our website and the VRCD will begin scheduling these inspections.

Currently Required - Certification by a licensed electrician regarding the operability of GFI and safety of any pool and spa; this form is included on our website. It is the responsibility of the owner/agent to obtain the electrician's signature on this form and provide it at time of application and renewal. If the property is located in an HOA and the HOA is responsible for the pool and spa, the owner must include a written statement with the application or renewal that this is the case.

## 11. Are there limits associated with a Vacation Rental?

Yes, occupancy, parking and the annual number of guest stays/contracts are limited.

### a. The occupancy limits are below.

Number of Bedrooms	Total of Overnight Occupants **	Total Daytime Occupants (Plus 4)
1	2	6
2	4	8
3	6	10
4	8	12
5*	10	14
6*	12	16

\*Estate Home (unique category of short term vacation rental)

\*\* Overnight occupancy also allows for two (2) minors age twelve (12) and under.

**b. The parking limits are below.**

One car per bedroom is permitted; parking must be in accordance with the applicable PSMC and not block traffic, driveways, etc.

**c. The number of guest stays/contracts is below.**

There is no restriction on the number of days a guest may stay. However, no more than thirty two (32) contracts for Vacation Rental use of a property is allowed in any calendar year; and an additional four (4) contracts may occur in July, August and September. For the first year a Vacation Rental Registration Certificate is in effect the 32 contract limit will be prorated; and the 4 additional contracts may be used in July, August and September.

**12. Is an Owner of a Vacation Rental or Home-share property required to pay Transient Occupancy Taxes (TOT) to the City of Palm Springs?**

Yes, TOT payments of 11.5% are required to be reported and paid monthly, even if there was no guest activity or payment received in that period. Currently, these cannot be paid or reported on line, and must be timely mailed to the City of Palm Springs. The TOT reporting form is on the VRCD website. Please call 760-323-8226 with any questions on completion and submittal of this form.

**13. Do the citations or any suspension issued against a property/owner transfer to the new owner of that property when the home is sold?**

The citations do not but a suspension does.

**Boris Stark, Vacation Rental Compliance Official** [boris.stark@palmspringsca.gov](mailto:boris.stark@palmspringsca.gov) #760-322-8370

**Suzanne Severin, Vacation Rental Compliance Official** [suzanne.severin@palmspringsca.gov](mailto:suzanne.severin@palmspringsca.gov) #760-322-8372



# City of Palm Springs

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 Department of Vacation Rental Compliance

(Reference Ordinance No. 1918/Palm Springs Municipal Code 5.25, Vacation Rentals)

## **FREQUENTLY ASKED QUESTIONS – SHORT TERM VACATION RENTALS**

### **Questions asked frequently by neighbors and community members:**

**1. What is a short term vacation rental?**

In the City of Palm Springs, a short term vacation rental means a property that is rented for a period of twenty-eight (28) consecutive days or less. The City's regulatory program for vacation rentals is intended to minimize adverse effects of vacation rental uses on surrounding residential neighborhoods and ensure that vacation rentals are ancillary and secondary uses of a residential property.

**2. Do short term vacation rental properties have to register with the City of Palm Springs?**

Yes, there is an application and annual fee for the owner (or the owner's agent) to register and to receive a Registration Certificate to operate. Registration Certificates are valid for one year and must be renewed annually; there is no guarantee of automatic renewal.

An owner that is at the home the entire time of each guest stay may apply as a Homeshare. There is a separate 1 year application and fee for this type of rental.

**3. Do short term vacation rental properties pay taxes to the City of Palm Springs?**

Yes, short term rental property owners must complete an application for a Transient Occupancy Tax (TOT) Permit and purchase the Permit for a one-time fee of \$25. TOT payments of 11.5% are required to be reported and paid monthly, even if there was no guest activity or payment received in that period.

**4. Can properties with HOAs register as a short term rental property?**

Yes, but only if the owner or owner's agent obtains a letter from the HOA Board of Directors or the Property Management Company, stating that operating a short term vacation rental or Homeshare does not violate the CC&Rs. This letter is submitted with the application for a Registration Certificate.

**5. What if a property is operating as a short term rental but is not registered?**

This is a violation of PSMC 5.25. The VRCD investigates possible unregistered vacation rental properties to determine status. Property owners operating without a Vacation Rental Registration Certificate or Homeshare Registration Certificate will receive an Administrative Citation and are subject to fines, fees, penalties and interest, including being prohibited from operating a short term rental in the City indefinitely.

**6. What if I experience a noise disturbance or other nuisance coming from a short term vacation rental?**

Please call the Palm Springs Vacation Rental Hotline at 760-322-8383 during the disturbance/nuisance. This line is answered 24 hours a day, 7 days a week. Callers may call anonymously. The Hotline will dispatch a responder to the property to assess the situation; citations will be issued if warranted. The Hotline will call the caller back (if desired) with a resolution report. (Please do not contact the Palm Springs Police Department (PSPD) directly for Vacation Rental issues.)

The City will be the first responder to the location. While not required, but recommended that the caller allows the City responder access to the caller's yard, it may assist with the responder's assessment if a citation is warranted. The responder, or other City Enforcement Official, may contact the Owner, agency or local contact regarding the matter thereafter.

**7. What if there is a disturbance at a Vacation Rental and the home is owner occupied?**

The PSPD are responsible for handling owner occupied situations, and it isn't considered a Vacation Rental matter.

**8. Are there occupancy limits or other restrictions on guests staying in short term rentals?** Yes, the occupancy limits are below. There are other requirements that the owner/owner's agent must perform to be in compliance with the rules and to help ensure that guests are good neighbors.

Number of Bedrooms	Total of Overnight Occupants**	Total Daytime Occupants (Plus 4)
1	2	6
2	4	8
3	6	10
4	8	12
5*	10	14
6*	12	16

\*Estate Home (unique category of short term vacation rental)

\*\* Overnight occupancy also allows for two (2) minors age twelve (12) and under.

**9. Are there parking/car or trash requirements for a short term rental?**

Yes, one car per bedroom is permitted; parking must be in accordance with the PSMC and not block traffic, driveways, etc.

Trash may not be left in public view, except on designated pick up day and in proper containers. Owners are required to upgrade trash service to "walk up" with Palm Springs Disposal Service (PSDS).



City of Palm Springs

**VACATION RENTAL ADMINISTRATIVE REGULATIONS**

**Subject:** Displaying of Vacation Rental City ID Number on Advertising

**I. Purpose**

To clarify and facilitate compliance with, and enforcement of Ordinance Number 1918, Palm Springs Municipal Code 5.25.040, Section (f), displaying of Registration Certificate on all web based advertising, hosting platform, print media, and television.

**II. Application**

Palm Springs Municipal Code Section 5.25.070(t) authorizes the City Manager to establish requirements for the display of Registration Certificate on all web based advertising, hosting platform, print media, and television. As such, the City Manager finds and requires that posting of the City ID Number satisfies the requirements of Section 5.25.040 (f) specific to advertising of each Vacation Rental or Homeshare Interest.

**III. Procedure**

A. Registrants will ensure that the City ID Number for each Vacation Rental shall be reflected on all web based advertising, hosting platform, print media and television.

1. The City ID Number will be prominently and legibly included in the Property Description section of the Vacation Rental or Homeshare Interest web based advertising, hosting platform, print media and television. City ID Number will be listed on all such advertising in the following format: "The City of Palm Springs ID #" followed by the unique City ID Number listed on the Registration Certificate. See Exhibit A on page 2.

2. It is the sole responsibility of the owner or owner's agent to comply with this Regulation regardless of advertising platform changes by a host, and technical issues shall not excuse any violation hereof.

B. Property Description Definition

1. Property Description is defined as the location on the landing page where it references the description of the Vacation Rental property. Such section may be referred to by the following names and is not limited to: About the property, About this listing, About this Vacation Rental, Overview, Summary, or something similar.



C. Absence of the City ID Number in advertisement is all that is required to prove a violation of this regulation and the ordinance. Burden of production and proof is on the registrant as to any claims re technical problem preventing compliance.

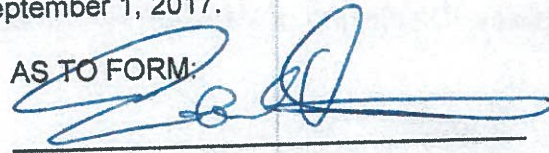
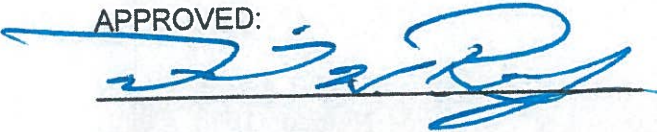
Failure to follow this Regulation will result in fines and penalties pursuant to Palm Springs Municipal Code Section 5.25.090(d).

**IV. Effective Date**

This Administrative Regulation shall be effective September 1, 2017.

APPROVED:

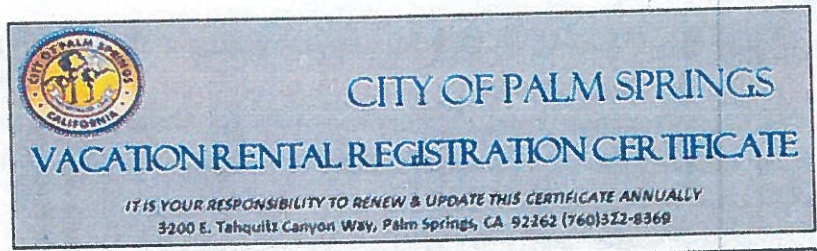
AS TO FORM:



DAVID H. READY,  
City Manager, Esq. Ph.D.

EDWARD Z. KOTKIN  
City Attorney

EXHIBIT A (below)



<b>PROPERTY ADDRESS:</b>	<b>1234 Main Street</b>
<b>City ID# 1234</b>	<b>Palm Springs, CA 92262</b>
<b>OCCUPANCY LIMITS:</b>	<b>DAYTIME:      OVERNIGHT:</b>

- KEY VACATION RENTAL REGULATIONS:**
- A written rental agreement is required prior to occupancy of this Vacation Rental Property.
  - The Responsible Party occupying this Vacation Rental Property shall be at least 25 years old, and is responsible for the compliance of the Vacation Rental Regulations for all occupants and guests
  - Amplification of sound including music, outdoor speakers, TVs, etc., outside of the dwelling unit is PROHIBITED and SHALL NOT BE AUDIBLE AT THE PROPERTY LINE.
  - Maximum occupancy limits for this Vacation Rental Property as listed above shall not be exceeded at any time. Please note that Vacation Rental unit operators may impose their own occupancy limits as long as they do not exceed the City's.
  - Trash and refuse shall not be left stored within public view, and must be in proper containers for the purpose of collection by the collectors and between the hours of five a.m. and eight p.m. on scheduled trash collection days.
  - The use of a Vacation Rental unit shall not violate any applicable conditions, covenants, or other restrictions on real property.
  - Occupants are subject to immediate citation and fine for creating a disturbance or violating the Vacation Rental or other regulations.

<b>TOT PERMIT NUMBER: PS</b>	<b>By Owner</b>
<b>AGENCY NAME OR RENT BY OWNER:</b>	
<b>DATE PROCESSED: xx/xx/xx</b>	<b>EXPIRATION DATE: xx/xx/xxxx</b>

Please call 760-322-8383 to report any violations of Vacation Rental Regulations PSMC Ch. 5.25  
**MUST BE POSTED IN A CONSPICUOUS PLACE**



**WHAT ELSE SHOULD I KNOW?**

Please keep in mind that you may be cited or fined by the City, or even evicted by the owner, for creating a disturbance or for violating other provisions of the City's Vacation Rental Ordinance. The surrounding neighbors have been given a **24-hour** number to **CALL** should they need to file a complaint.

**The owner or agent you are renting from will be able to answer any questions that you may have.**

**Enjoy your stay!**

**Welcoming Owner/Agent Name:**

---

**Owner/Agent Phone Number:**

---



**Prepared by:  
Department of Vacation Rental  
Compliance**

**City of Palm Springs  
3200 E. Tahquitz Canyon Way  
Po Box 2743  
Palm Springs, Ca. 92263-2743  
Phone 760.323.8299**

**[www.palmspringsca.gov](http://www.palmspringsca.gov)  
[vacation.rentals@palmspringsca.gov](mailto:vacation.rentals@palmspringsca.gov)**

# Good Neighbor Brochure

**For Vacation Rentals**



**CITY OF PALM SPRINGS**





## WELCOME TO PALM SPRINGS

Palm Springs is world-famous for its warm welcoming of visitors while on vacation. We are pleased you have chosen to spend your vacation in our City. There is so much to see and do. Or, if you choose, just sit back, relax and do nothing at all.

Like many of our visitors, you have decided to rent a house or a condominium for your own unique experience. That's great. There are many benefits to doing that.

Perhaps the greatest benefit is the pleasure of residing even for a short stay in one of our beautiful residential neighborhoods. You will be among many permanent residents who value the look and feel of a *quiet and safe* place to live. They, and the City, will look to you for your help in preserving that sense of peace and quiet. **In short, being a vacation renter also means being a good neighbor.**

## WHAT YOU NEED TO KNOW

This brochure is intended to highlight a few ways you can be a good neighbor and to inform you of The City's Vacation Rental guidelines during your stay.

Please do not create excessive noise or disturbances or engage in disorderly conduct. Consider how you would want your neighbors to behave in your own neighborhood back home. Chances are your Palm Springs neighbors will expect the same of you. A little consideration goes a long way. We ask you to please observe the following City of Palm Springs Rules and Regulations for Vacation Rentals.

## WHO'S MAKING ALL THAT NOISE?

- Amplified **MUSIC** is not allowed outside of your Vacation Rental unit. Music may not be heard at the property lines at any time of the day (that includes music coming from inside of the home). Please, don't bring the speakers outside and crank up the music, even if you think everyone will enjoy it. If your neighbors can hear music, you are in violation of the City Ordinance.
- **POOL TIME** is one of the most popular activities to enjoy in Palm Springs. Please keep voices and pool activities to a reasonable level. Continued and ongoing screaming for an extended period of time is one way to disturb the neighbors. Please be thoughtful.
- **NIGHT TIME** hours are between **10pm** and **10am**. Please consider moving indoors after **10pm**. If you choose to be outside, please be considerate of the neighbors and use indoor voices. Please remember our neighborhoods are quiet, surrounded by mountains and voices can easily carry.
- A **CALL** from the neighbors to the City will bring the Vacation Rental Compliance Officers to your door. Our officers may issue you a citation if you exceed the allowed noise levels or if another violation is observed. So please, keep the noise down and be considerate of the neighbors. You may be on vacation, but other occupants in homes around your vacation home may not be.

## WHOSE CAR IS THAT?

Only **ONE** vehicle per bedroom is allowed at any given time. Utilize driveway and/or garage when **PARKING** your vehicle before using street parking. And never block any driveway or street access.

## HOW MANY GUESTS IN A HOME?

Please abide by the **OCCUPANCY** limits in the chart below. Day Time occupancy is between 10am and 10pm.

Number of Bedrooms	Total Overnight Occupants*	Additional Day Time Occupants	Total Daytime Occupancy	Total Vehicles Allowed
Studio/1	2	4	6	1
2	4	4	8	2
3	6	4	10	3
4	8	4	12	4
5 Estate Only	10	4	14	5
6 Estate Only	12	4	16	6

\* Plus 2 children age 12 or under

## PUPPY LOVE

Palm Springs requires that all dogs be on a **LEASH** whenever they are outside, except in the City's Dog Park. Also, we expect everyone to pick up after their pet. **NEVER** leave your pet unattended in a vehicle; it is illegal all year long. And just like at home, a barking or whining dog disturbs the neighbors.

## WHOSE TURN IS IT TO TAKE OUT THE TRASH?

Palm Springs residents recycle as much as they can and we hope you will too. If you have a blue recycling cart where you are staying, please use it to recycle metal, paper, glass and plastic products.

Please **DO NOT STORE** trash and refuse within **PUBLIC VIEW**, except in proper containers for the purpose of collection. If you are staying in a house, PSDS will pick up your trash and empty your recycling cart on your scheduled collection day(s). Please do not leave trash or recycling at the curb.

**ORDINANCE NO. 1918**

**AN ORDINANCE OF THE CITY OF PALM SPRINGS,  
CALIFORNIA, AMENDING AND RESTATING CHAPTER  
5.25 OF, AND ADDING SECTION 93.23.16 TO, THE PALM  
SPRINGS MUNICIPAL CODE RELATING TO VACATION  
RENTALS.**

***City Attorney's Summary***

*This Ordinance amends and restates in full the City's adopted Vacation Rental Ordinance. This Ordinance imposes additional restrictions on occupancy and use of vacation rental properties in Palm Springs different and complimentary to restrictions initially included in Ordinance No. 1907, and provides additional enforcement oversight.*

**The City Council of the City of Palm Springs ordains:**

**SECTION 1.** Chapter 5.25 of the Palm Springs Municipal Code is amended to read:

**Chapter 5.25  
VACATION RENTALS**

**5.25.010 Title.**

This Chapter shall be referred to as the "Vacation Rental Ordinance."

**5.25.020 Findings.**

The City Council finds and determines as follows:

(a) The primary use of single-family and multi-family dwelling units in the City of Palm Springs is the provision of permanent housing for full time and part time residents of the City who live and/or work in the City. Vacation Rentals and Homesharing are not uses specifically recognized in the City's Zoning Ordinance, nor are these uses expressly identified as uses permitted in single-family or multi-family zones. Vacation Rentals and Homesharing are similar in character and use as hotels and other commercial short term uses and can only be permitted in single-family or multi-family zones if such uses are ancillary and secondary to the residential use of property. This Ordinance confirms Vacation Rentals and Homesharing as ancillary and secondary uses of residential property in the City.

(b) The purpose of this Chapter is to establish a regulatory program for Vacation Rental and Homesharing lodging, with appropriate standards that regulate vacation rental of residential property, minimize adverse effects of vacation rental uses on surrounding residential neighborhoods, ensure that vacation rentals and homesharing are ancillary and secondary uses of residential property consistent with the provisions of



the City's Zoning Ordinance, preserve the character of neighborhoods in which Vacation Rental and Homesharing uses occur, and provide an administrative procedure to preserve existing visitor serving opportunities and increase and enhance public access to areas of the City and other visitor destinations.

(c) Limiting Vacation Rental and Homesharing lodging to single-family dwelling units subject to the regulations provided in this Chapter and prohibiting Vacation Rental and Homesharing lodging in apartments will safeguard, preserve, and protect residential housing stock in the City.

(d) The adoption of a comprehensive code to regulate issuance of, and attach conditions to, Registration Certificates for Vacation Rental and Homesharing lodging within single-family residential neighborhoods and the related use of residential property preserves the public health, safety, and welfare. This Chapter provides a permitting process and imposes operational requirements consistent with the ancillary and secondary status of Vacation Rentals and Homesharing, for the purpose of minimizing the potential adverse impacts of transient uses on residential neighborhoods.

(e) This Chapter is not intended to regulate hotels, motels, inns, time-share units, or non-vacation type rental arrangements including, but not limited to, lodging houses, rooming houses, convalescent homes, rest homes, halfway homes, or rehabilitation homes.

#### **5.25.030 Definitions.**

For purposes of this Chapter, the following words and phrases shall have the meaning respectively ascribed to them by this Section:

"Apartment" means (a) a residential unit in a multi-family development of two (2) dwelling units where both dwelling units are rented or leased for occupancy as a residence for individual families, and (b) a residential unit in a multi-family development of three (3) or more dwelling units.

"Applicant" means the Owner.

"Bedroom" means an area of a Vacation Rental normally occupied and being heated or cooled by any equipment for human habitation, which is 120 square feet and greater in size, consists of four walls to the ceiling, at least one of which is located along an exterior wall with a window, and contains a built-in closet.

"Business Entity" means a corporation, partnership, or other legal entity that is not a natural person or a personal or family trust or a limited liability company consisting solely of natural persons.

"Change of Property Ownership" means the transfer of title from one person to another.

"Cluster or Compound" means any two or more Vacation Rentals that operate on a unified or shared basis where residents of such Vacation Rentals have exclusive access to more than one Vacation Rental and/or the facilities of such Vacation Rentals, including by way of example, a swimming pool, tennis court, or cooking facilities.

"Contract" means an agreement or evidence of any tenancy that allows or provides for the vacation rental of property.

"Daytime occupancy" means the hours between 10:00 am and 10:00 pm. "Daytime occupants" mean the guests who may occupy a Vacation Rental during a daytime occupancy.

"Enforcement Official" means the City Manager, the Police Chief, the Fire Marshall, the Building Official, or one or more of their respective designees.

"Exclusive listing arrangement" means a written agreement between an Owner and an agent or representative where the agent or representative has the sole and exclusive right to rent or lease a Vacation Rental unit to any person and the Owner is prohibited from renting or leasing the Vacation Rental unit except through the Owner's agent or representative.

"Estate Home" means a single family dwelling with five or more bedrooms located on property zoned R-1-B, R-1-A, R-1-AH, or G-R-5.

"Good cause" for the purposes of denial, suspension, revocation, imposition of conditions, renewal, and reinstatement of a Vacation Rental Registration Certificate, means (1) the Applicant, Owner, the Owner's Agent, or the Local Contact Person has failed to comply with any of the terms, conditions, or provisions of this Chapter or any relevant provision of this Code, State law, or any rule or regulation promulgated thereunder; (2) the Applicant, Owner, Owner's Agent, or Local Contact Person has failed to comply with any special conditions that were placed upon the Vacation Rental Registration Certificate by the Enforcement Official; or (3) the Vacation Rental has been operated in a manner that adversely affects the public health or welfare or the safety of the immediate neighborhood in which the Vacation Rental is located.

"Good Neighbor Brochure" means a document prepared by the Enforcement Official that summarizes general rules of conduct, consideration, and respect, including without limitation provisions of the Palm Springs Municipal Code applicable to or expected of guests to the City.

"Homeshare Interest" means a portion of an Owner's home that is subject to homesharing as provided in this Chapter.

“Homesharing” means an activity whereby the Owner hosts visitors in the Owner’s home, for compensation, for periods of twenty-eight (28) consecutive days or less, while the Owner lives on-site and in the home, throughout the visitor’s stay.

“Hotline” means the telephonic service operated by or for the City for the purpose of receiving complaints regarding the operation of any Vacation Rental and the forwarding of such complaints to the appropriate city enforcement officials or, if applicable, the Local Contact Person. For the purposes of this Chapter, the term “Hotline” also includes any contact in person or by telephone, email, digital or electronic communication, or correspondence of any kind to and/or from any Enforcement Official.

“Local contact person” means the Owner, a local property manager, or agent of the Owner, who is available twenty-four hours per day, seven days per week for the purpose of responding in-person within thirty (30) minutes to complaints regarding the condition, operation, or conduct of occupants of the Vacation Rental, or any agent of the Owner authorized by the Owner to take remedial action and who responds to any violation of this code.

“Owner” means the natural person or persons who is/are the owner of record of the Property. The term “Owner” also includes a personal or family trust consisting solely of natural persons and the trustees of such trust or a limited liability company and the members of such company, insofar as the disclosure requirements pursuant to Section 5.25.085 are satisfied. The term “Owner” does not include a Business Entity.

“Property” means a residential legal lot of record on which a Vacation Rental is located.

“Rental Term” means the period of time a Responsible Person rents or leases a Vacation Rental.

“Responsible Person” means an occupant of a Vacation Rental who is at least twenty-five (25) years of age and who shall be legally responsible for compliance of all occupants of the unit and/or their guests with all provisions of this Chapter and/or this code.

“Third Quarter” means the entire months of July, August, and September in one calendar year.

“Vacation Rental” means a single-family dwelling, or any portion thereof, utilized for occupancy for dwelling, lodging, or sleeping purposes without the Owner being present for a period of twenty-eight (28) consecutive days or less, other than ongoing month-to-month tenancy granted to the same renter for the same unit, occupancy of a time-share basis, or a condominium hotel as defined in Section 91.00.10 of this Code. The term “vacation rental” is synonymous with “short term rental” and “transient use” and does not include homesharing.

"Vacation Rental Registration Certificate" or "Registration Certificate" means the annual permit and/or a registration for a Vacation Rental or a Homeshare Interest issued by the City pursuant to this Chapter.

**5.25.040 Registration Certificate Required.**

(a) The operation of a Vacation Rental or a Homeshare Interest without a Vacation Rental Registration Certificate is prohibited.

(b) A Vacation Rental Registration Certificate shall not be issued to any Business Entity other than a limited liability company. A natural person, limited liability company, or personal or family trust shall not maintain any financial interest in more than one Vacation Rental. For this purpose, financial interest includes both legal and beneficial ownership as well as any arrangement that provides for receipt of any portion of the revenues generated by the Vacation Rental. An Owner shall only be issued, and can only maintain, one Vacation Rental Registration Certificate at any time.

(c) The provisions of Subsection (b) of this Section shall not apply to or be enforced against any Owner who operates a Vacation Rental pursuant to a valid Vacation Rental Registration Certificate issued prior to January 10, 2017 and shall only apply to each specific Vacation Rental owned by such Owner as of January 10, 2017 and only so long as such Owner for each Vacation Rental complies with the provisions of this Code. The purpose of this exception is to afford current owners of vacation rental property a reasonable opportunity to recoup costs reasonably invested for vacation rental use and which may not have been recouped during the period of vacation rental use and which cannot be recouped once the vacation rental use is terminated.

(d) Each Owner of a Vacation Rental who rents, exchanges, trades, gifts, or grants such Vacation Rental for a period of twenty-eight (28) consecutive days or less shall fully comply with all provisions of this Chapter related to the use and occupancy of a Vacation Rental, and the operational requirements, provided in this Chapter. Each rental, exchange, trade, gift, and grant of a stay of less than twenty-eight (28) days shall count as one Contract.

(e) No Owner of residential property in the City shall rent any Homeshare Interest for a period of twenty-eight consecutive days or less without a valid Rental Registration Certificate for Homesharing pursuant to this Chapter for such Homesharing Interest.

(f) A copy of the current Registration Certificate as issued by the City and the maximum number of guests allowed on the premises shall be displayed in a clear and legible manner in a conspicuous and easily accessible location in the unit and on all advertising related to each Vacation Rental or Homesharing Interest, including without limitation, web based advertising, hosting platform, print media, and television.

(g) The issuance and or renewal of a Registration Certificate shall be deemed evidence that the holder of such Registration Certificate has registered a vacation rental

property with the City and that the holder acknowledges the holder's obligation to comply with all provisions of this Chapter and the Code. The issuance of a Registration Certificate shall not be construed as bestowing or granting any vested right or entitlement.

**5.25.050 Agency.**

(a) An Owner may retain an agent with an exclusive listing arrangement or a representative to assist in the compliance with the requirements of this Chapter, including, without limitation, the filing of a complete Vacation Rental registration the management of the Vacation Rental unit or units, and compliance with the requirements of this Chapter including the collection and payment to the City of all transient occupancy taxes due and payable on the Vacation Rental unit. The Owner and any such agent or representative of Owner must have the authority to evict any tenant, resident, or guest permitted to reside at the Vacation Rental for violation of any provision of this Chapter or regulation thereof. Except as provided in Subsection (b) of this Section and notwithstanding any agency relationships between an Owner and an agent or representative, the Owner of the Vacation Rental unit or units shall execute all applications and documentary requirements as provided in this Chapter and shall remain responsible for compliance with the provisions of this Chapter. The failure of an agent to comply with this Chapter shall not relieve the Owner of the Owner's obligations under the provisions of this Chapter.

(b) In the event an Owner enters into an exclusive listing arrangement, the Vacation Rental registration certificate may be secured, and the transient occupancy registration certificate requirements provided in this Chapter may be performed, by the agent or representative and not by the Owner; however, the agent or representative shall separately account all revenues and costs on a per property basis, including without limitation transient occupancy taxes and the gross rent amounts used to calculate such taxes.

**5.25.060 Vacation Rental Registration Requirements.**

(a) Prior to use of a property as a Vacation Rental, and annually thereafter, the applicant shall register the property as a Vacation Rental with the City on a registration form furnished by or acceptable to the Enforcement Official and signed by the applicant under penalty of perjury. Each application shall contain the following information:

(1) The name, address, and telephone number of the Owner of the unit for which the Vacation Rental registration certificate is to be issued. The name, address and telephone numbers of any other natural persons, limited liability companies or personal or family trusts that hold any financial interests in the Vacation Rental as well as copies of legal documents creating such financial interests.



- (2) The name, address, and telephone number of the exclusive listing agent, if any, of the Owner of the unit.
- (3) The name, address, and twenty-four-hour telephone number of the Local Contact Person and verification that the Local Contact Person can respond in-person to the site of the Vacation Rental within thirty (30) minutes. The Local Contact Person may only use the address of the Vacation Rental if the Local Contact Person will be present at the unit for the duration of each Contract.
- (4) The address of the residential property proposed to be used as a Vacation Rental.
- (5) The number of bedrooms and the applicable overnight and daytime occupancy limit of the unit consistent with the provisions of Section 5.25.070 (c).
- (6) Evidence of a valid business license issued by the City for the separate business of operating Vacation Rentals or submission of a certificate that Owner is exempt or otherwise not covered by the City's Business Tax Ordinance (Division II, Title 3 of the Palm Springs Municipal Code) for such activity.
- (7) Evidence of a valid transient occupancy registration certificate issued by the City for the Vacation Rental unit.
- (8) Acknowledgement of receipt and inspection of a copy of all regulations pertaining to the operation of a Vacation Rental.
- (9) Executed indemnification and hold harmless agreement in a form approved by the City Attorney, agreeing to indemnify, save, protect, hold harmless, and defend the City of Palm Springs, the City Council of the City of Palm Springs, individually and collectively, and the City of Palm Springs representatives, officers, officials, employees, agents, and volunteers from any and all claims, demands, damages, fines, obligations, suits, judgments, penalties, causes of action, losses, liabilities, or costs at any time received, incurred, or accrued as a result of, or arising out of Owner's actions or inaction in the operation, occupancy, use, and/or maintenance of the Property.
- (10) Evidence of insurance coverage as required under Section 5.25.070(t) of this Chapter.

- (11) Completion of building, fire, and safety inspection and completion of any corrections identified by an Enforcement Official. Such inspections shall include a review of the premises for compliance with the operational requirements of this Chapter, including without limitation determining the total number of qualified bedrooms.
- (12) Written acknowledgement in a form approved by the Enforcement Official that there are no covenants or other deed restrictions on the property that prohibit or limit the use of the property as a Vacation Rental. The Enforcement Official may accept a written consent from the governing board of a homeowners' association with jurisdiction over the property in satisfaction of this requirement.
- (13) Such other information as the Enforcement Official deems reasonably necessary to administer this Chapter.
- (b) The registration of a Vacation Rental shall be accompanied by a fee established by resolution of the City Council; provided, however, the fee shall be no greater than necessary to defer the cost incurred by the City in administering the provisions of this Chapter.
- (c) A Vacation Rental registration certificate shall be denied if a registration certificate for the same unit and issued to the same Owner has previously been revoked pursuant to Section 5.25.090. The denial of a registration certificate for any reason may be appealed in accordance with to the provisions of Chapter 2.50 of the Municipal Code.
- (d) Upon Change of Property Ownership, the Registration Certificate shall expire and the property shall not be used as a Vacation Rental until the new or successor Owner is issued a Vacation Registration Certificate for the property. The provisions of Section 5.25.040(b) shall be applicable to any such new or successor Owner. In the event of a change in agent or the occurrence of any other material fact set forth in the annual registration, a new registration for a Vacation Rental shall be required to continue operation of the Vacation Rental and within seven days of said change the Owner or his or her exclusive listing agent shall submit the required registration and fee.
- (e) The Owner or his or her exclusive listing agent shall cancel the Vacation Rental Registration Certificate within seven (7) days of the date the Vacation Rental is sold or otherwise disposed of or after an event that results in the unit no longer in use as a Vacation Rental.
- (f) Each applicant for a Registration Certificate, including without limitation the Owner and the Owner's agent and/or representative, shall annually attend and/or participate in an educational program devised and administered by the City Manager for the purpose of training applicants for vacation rental registration certificates, or renewals

thereof, on their respective roles and responsibilities in the successful administration and compliance with the City's Vacation Rental program. Each applicant shall annually take a test prepared and administered by the City Manager regarding each applicant's role and responsibilities in the Vacation Rental Program and Registration Certificates will not be issued or renewed until the applicant has successfully passed such test.

**5.25.070 Operational Requirements and Standard Conditions.**

(a) The Owner shall use reasonably prudent business practices to ensure that the Vacation Rental unit complies with all applicable codes regarding fire, building and safety, health and safety, and all other relevant laws.

(b) No more than thirty-two (32) Contracts for Vacation Rental use of a property shall be allowed or provided in any calendar year; however, up to four (4) additional Contracts shall be allowed or provided for the Third Quarter of a calendar year so long as the entire term of each such Contract occurs during such Third Quarter. A Contract includes any occupancy of a property subject to a Vacation Rental registration certificate by persons other than the Owner when the Owner is not present during such occupancy, regardless of whether compensation is paid for such occupancy or whether occupancy is evidenced in an agreement or document.

(i) In the event the number of fully executed and enforceable Contracts for a Vacation Rental of a property for calendar year 2017 exceed the Contract limitations provided above as of February 15, 2017, such limitations shall not apply; however, no new or additional Contracts for such property shall be allowed for calendar year 2017.

(ii) For the first year a Vacation Registration Certificate is in effect, the thirty-two (32) contract limit shall be prorated based on the number of months that elapse prior to the subsequent calendar year and in the event any portion of the Third Quarter occurs during the first year a Vacation Registration Certificate is in effect, the four (4) additional Contracts may be used during such Third Quarter.

(iii) Notwithstanding the restrictions imposed by this Subparagraph, the Owner at the time an application or renewal is submitted can designate and file with the Enforcement Official the names of up to five (5) persons who may occupy the Vacation Rental unit at no cost and without requiring the presence of the Owner on the premises of the Vacation Rental. Each such occupancy shall fully comply with all other provisions of this Chapter.

(c) The Owner shall limit overnight occupancy of the Vacation Rental unit to a specific number of occupants, with the maximum number of occupants as no more than two (2) persons per bedroom within each Vacation Rental unit and a maximum of no more than eight (8) persons total within the Vacation Rental unit, except that Owner may allow up to two (2) minor children, age 12 or under, to occupy the Vacation Rental in addition to the maximum number of occupants otherwise provided in this Subsection.

The number of bedrooms in a Vacation Rental shall be verified by the Enforcement Official using County Assessor and/or City Building records and/or a physical inspection of the premises, prior to the issuance of a Registration Certificate. The Owner may also allow up to four (4) daytime occupants in addition to the total number of guests allowed for overnight occupancy pursuant to this Subsection. No more than one (1) automobile per bedroom shall be allowed for each Vacation Rental. Advertising and/or renting one or more Vacation Rentals as part of a cluster or compound is prohibited.

(d) The Owner of an Estate Home shall be exempt from the limitations of Subsection (c) of this Section for up to two (2) additional bedrooms for housing to accommodate no more than two (2) persons for each additional bedroom approved pursuant to the Exemption up to a maximum of twelve (12) guests and up to two (2) minors age twelve (12) and under.

(e) During the Rental Term each Vacation Rental unit is rented, the Owner, his or her agent, and/or the Local Contact Person designated by the Owner, after being contacted by the Enforcement Official, shall be available twenty-four hours per day, seven days per week, for the purpose of (1) responding by telephone within fifteen (15) minutes of complaints from or through the Hotline and (2) responding in-person within thirty (30) minutes to any additional or successive complaints regarding the condition, operation, or conduct of occupants of the Vacation Rental.

(f) The Owner shall use reasonably prudent business practices to ensure that the occupants and/or guests of the Vacation Rental unit do not create unreasonable noise disturbances, engage in disorderly conduct, or violate provisions of the Municipal Code or any state law.

(g) Notwithstanding the provisions of Section 11.74.043, any radio receiver, musical instrument, phonograph, loudspeaker, sound amplifier, or any machine or device for the producing or reproducing of any sound shall be conducted within a fully enclosed Vacation Rental unit and shall not be audible at the property line of the Vacation Rental.

(h) Prior to occupancy pursuant to each separate occasion of rental of a Vacation Rental, the Owner or the Owner's agent or representative shall enter into a written Contract with a Responsible Person where (1) the Responsible Person will provide the Responsible Person's name, age, address, and a copy of a government issued identification; (2) establishes and sets out the terms and conditions of the Contract, including without limitation occupancy limits, noise prohibitions, and vehicle parking requirements; (3) requires the Responsible Person to acknowledge and agree that he or she is legally responsible for compliance of all occupants of the Vacation Rental or their guests with all provisions of this Chapter and/or the Municipal Code; (4) the Owner or the Owner's Agent provides a copy of the "Good Neighbor Brochure" to the Responsible Person; (5) the Responsible Person provides a list of all guests by name; and (6) the Responsible Person provides a list of all guests' vehicles, including license plate numbers. Each Contract shall be maintained by the Owner or the Owner's Agent for a minimum of four (4) years and shall be readily available for inspection upon request of

the Enforcement Official. A summary or abstract of the written Contract, in a form approved by the Enforcement Official, shall be filed with the Enforcement Official prior to occupancy, in a manner approved by the Enforcement Official, and shall be posted in a conspicuous location on the Vacation Rental property and shall be made available on site at the request of an Enforcement Official.

(i) The Enforcement Official shall be the first responder and have primary responsibility for the enforcement of this Chapter. In the event the Enforcement Official notifies the Owner, or his or her agent, the Owner, or his or her agent, that the responsible person, including any occupant and/or guest of the Vacation Rental unit, has created unreasonable noise or disturbances, engaged in disorderly conduct, or committed violations of provisions of the Municipal Code or any state law, shall promptly respond in a timely and appropriate manner to prevent a recurrence of such conduct by those occupants or guests, and evict one or more of the guests when requested by the Enforcement Official. For the purpose of this Subsection and Subsection (j) below, the phrase "in a timely and appropriate manner" shall mean in-person contact within thirty (30) minutes for any call from the Enforcement Official.

(j) Failure of the Owner or his or her agent to respond to calls or complaints regarding the condition, operation, or conduct of occupants of the Vacation Rental in a timely and appropriate manner shall be grounds for imposition of penalties as set forth in this Chapter. It is not intended that an Owner, agent, or Local Contact Person act as a peace officer or place himself or herself in an at-risk situation.

(k) Trash and refuse shall not be left stored within public view, except in proper containers for the purpose of collection by the collectors and between the hours of five a.m. and eight p.m. on scheduled trash collection days. The Owner of the Vacation Rental unit shall use reasonably prudent business practices to ensure compliance with all the provisions of Chapter 6.04 of the Municipal Code (Waste Disposal and Diversion), and shall provide "walk-in service" or as may otherwise be approved by the Enforcement Official.

(l) All home repairs (external and internal), garden and yard maintenance, and pool cleaning and maintenance shall not be performed between the hours of 5:00 pm on Friday through 8:00 am on Monday, except in the case of an emergency or the occurrence of an unexpected event that reasonable warrants a timely or immediate response. Repairs and maintenance shall not be scheduled in advance to occur during the days and time specified in this subsection.

(m) The Owner or the Owner's agent or representative shall meet the Responsible Party in person at the Vacation Rental or the Owner's or Owner's agent's office prior to, or within twenty-four (24) hours of, the commencement of the occupancy and verbally explain and describe all rules and regulations applicable to the use of the property as a Vacation Rental and the responsibilities of the Responsible Party to the neighbors and the City as well as the Owner. The Owner shall secure the signature of the Responsible Party and all adult guests to a statement of rules and regulations prepared by the City

Manager prior to or within twenty-four (24) hours of the arrival of the guest at the Vacation Rental.

(n) The Owner of the Vacation Rental unit shall post a copy of the Registration Certificate and a copy of the conditions set forth in this Section, including all rules and regulations applicable to the use of the property as a Vacation Rental, on the inside of the front door and the primary door to the backyard or in a conspicuous location near each such door.

(o) The Owner shall provide each occupant of a Vacation Rental with the following information prior to occupancy of the unit and/or post such information in a conspicuous place within the unit:

(1) The name of the managing agency, agent, rental manager, Local Contact Person, or Owner of the unit, and a telephone number at which that party may be reached on a twenty-four-hour basis;

(2) The maximum number of occupants permitted to stay in the unit;

(3) The trash pick-up day and applicable rules and regulations pertaining to leaving or storing trash or refuse on the exterior of the property;

(4) Notification that any radio receiver, musical instrument, phonograph, loudspeaker, sound amplifier, or any machine or device for the producing or reproducing of any sound shall only be operated within a fully enclosed Vacation Rental unit and shall not be audible at the property line of the Vacation Rental;

(5) Notification that the occupant may be cited or fined by the City and/or immediately evicted by the Owner pursuant to state law, in addition to any other remedies available at law, for creating a disturbance or for violating any provision of this Chapter;

(6) Notification that failure to conform to the occupancy requirements of the Vacation Rental unit is a violation of this Chapter;

(7) A copy of this Chapter of the Palm Springs Municipal Code, as may be amended from time to time.

(p) The use of a Vacation Rental unit shall not violate any applicable conditions, covenants, or other restrictions on real property.

(q) The Owner shall comply with all provisions of Chapter 3.24 of the Municipal Code concerning transient occupancy taxes, including, but not limited to, submission of a monthly return for each Vacation Rental in accordance with Section 3.24.080. The monthly return shall be filed each month regardless of whether the Vacation Rental unit was rented or not during each such month.

(r) The City Manager shall have the authority to impose additional standard conditions, applicable to all Vacation Rental units or identifiable classes of Vacation Rentals, as necessary, to achieve the objectives of this Chapter. A list of all such additional standard conditions shall be maintained and on file in the Office of the City Clerk and such offices as the City Manager designates.

(s) Notwithstanding the provisions of Subsection (p) above, upon a determination of Good Cause, the City Manager may impose additional or special standards or requirements for placement or imposition of special conditions or performance standards for Owners, Owner's Agents, Local Contact Persons, and their affected Vacation Rentals. (r) The standard conditions may be modified by the Enforcement Official upon request of the Owner or his or her agent based on site-specific circumstances for the purpose of allowing reasonable accommodation of a Vacation Rental. All requests must be in writing and shall identify how the strict application of the standard conditions creates an unreasonable hardship to a property such that, if the requirement is not modified, reasonable use of the property for a Vacation Rental would not be allowed. Any hardships identified must relate to physical constraints to the subject site and shall not be self-induced or economic. Any modifications of to the standard conditions shall not further exacerbate an already existing problem.

(t) The City Manager shall have the authority to establish administrative rules and regulations, which may include, but are not limited to, registration conditions, reporting requirements, inspection frequencies, enforcement procedures, advertising restrictions, disclosure requirements, or insurance requirements, consistent with the provisions of this Chapter, for the purpose of implementing, interpreting, clarifying, carrying out, furthering, and enforcing the requirements and the provisions of this Chapter. No person shall fail to comply with any such regulation. A copy of such administrative rules and regulations shall be on file in the Office of the City Clerk.

(u) Owner shall procure, maintain, and pay premiums for commercial insurance policies that cover short term rental of property for each Vacation Rental with minimum limits as may be established by the City Manager from time to time.

(v) Owner shall annually secure a building and fire and safety inspection prior to renewal of the Vacation Registration Certificate.

**5.25.075 Specific Prohibitions.**

(a) No person or entity shall offer or provide an Apartment, or any portion thereof, for rent for 28 consecutive days or less to any person.

(b) No person or entity shall maintain any advertisement of a Vacation Rental that is in violation of any provision of this Chapter.

(c) No person, including without limitation, an apartment owner, an apartment manager, or a representative of the apartment owner or manager, shall evict any tenant or otherwise terminate a lease for the purpose of converting an apartment to a vacation rental or in anticipation of converting an apartment to a vacation rental. In addition to any other remedy provided under the Palm Springs Municipal Code, failure to comply with this provision may be asserted as an affirmative defense in an action brought by or on behalf of the apartment owner, apartment manager, or representative to recover possession of the unit. Any attempt to recover possession of a unit in violation of this Ordinance shall render the apartment owner, apartment manager, or representative liable to the tenant for actual or punitive damages, including damages for emotional distress, in a civil action for wrongful eviction. The tenant may seek injunctive relief and money damages for wrongful eviction and the prevailing party in an action for wrongful eviction shall recover costs and reasonable attorneys' fees.

(d) The provisions of Subsection (a) of this Section shall not apply to or be enforced against any person or entity who rents an apartment or portion thereof pursuant to a valid vacation Registration Certificate issued prior to April 15, 2016 for the period of time between April 15, 2016 through January 1, 2019. The purpose of this deferral of the enforcement of the provisions of this Section is for persons or entities issued valid vacation registration certificates prior to April 15, 2016 to be afforded a reasonable opportunity to recoup costs reasonably invested for vacation rental use of apartments and which may not have been recouped during the period of vacation rental use of the the apartment and which cannot be recouped once the vacation rental use is terminated.

(e) The provisions of Subsection (a) of this Section, Subsection 5.25.040(b) [limits on number of units], and Subsection 5.25.070(b) [limits on number of Contracts] shall also not apply to any building in which an apartment is located that meets all requirements of an R-1 occupancy under the City's building and fire code and for which such apartment has a valid Vacation Rental Registration Certificate issued prior to April 15, 2016.

*Ed. Note. Subsection (d) of Section 5.25.075 shall be deemed repealed and no longer in effect as of 12:01 am on January 1, 2019 and all persons and entities shall fully comply with the provisions of Subsection (a) of Section 5.25.075 of this Code. See § 4 of Ord. 1902 (2016).*



**5.25.078 Homesharing Authorization.**

(a) The Notwithstanding any provision of this Chapter to the contrary, homesharing shall be authorized in the City, provided that the Owner complies with each of the following requirements:

- (1) Obtains and maintains at all times a Vacation Rental Registration Certificate for Homesharing;
- (2) Operates the Homesharing Interest in compliance with all Vacation Registration Certificate for Homesharing conditions, which may be imposed by the Enforcement Official to effectuate the purpose of this Chapter;
- (3) Collects and remits Transient Occupancy Tax to the City and complies with all City Transient Occupancy Tax requirements as set forth in this Code;
- (4) Takes responsibility for and actively prevents any nuisance activities that may take place as a result of homesharing activities;
- (5) Complies with all applicable laws, including all health, safety, building, and fire protections laws;
- (6) Complies with the regulations promulgated pursuant to this Chapter.

(b) In the event the Owner of a Homeshare Interest does not live on-site, in the home, and is not able to respond within thirty (30) minutes to complaints regarding the condition, operation, or conduct of occupants of the Homesharing Interest, the property shall be deemed a Vacation Rental and Owner shall be required to fully comply with the provisions of this Chapter relating to Vacation Rentals, including without limitation, securing a Vacation Rental Registration Certificate.

**5.25.080. Audit.**

Each Owner and agent or representative of any Owner shall provide the Enforcement Official with access to each Vacation Rental and the books, records, documents, papers, tax returns, and bank accounts at any time during normal business hours as the Enforcement Official may determine are necessary or convenient for the purpose of inspection or audit to determine that the objectives and conditions of this Chapter are being fulfilled.

**5.25.085 Disclosure of Business Entities, Limited Liability Companies, and Personal or Family Trusts**

On or before June 1, 2017, all Business Entities, limited liability companies, and personal or family trusts owning one or more Vacation Rentals shall disclose to the Enforcement Official the names, relevant contact information, and any such other information as may be requested by the Enforcement Official of each natural person holding the legal, equitable, and/or beneficial interest of each such Business Entity, limited liability company, or personal or family trust and the address of each Vacation Rental owned by each such Business Entity, limited liability company, or personal or family trust. Each Business Entity that complies with the provisions of this Section prior to June 1, 2017, shall, prior to June 1, 2018 transfer each Vacation Rental to a natural person who can otherwise comply with the provisions of this Chapter or cease operating any Vacation Rental properties owned by the Business Entity as Vacation Rentals. Any Business Entity that fails to comply with the disclosure requirements provided in this Subsection, shall cease operating all Vacation Rental properties owned by the Business Entity as Vacation Rentals no later than June 1, 2017.

**5.25.090 Violations.**

(a) Any person who violates a provision of this Chapter is subject to criminal sanctions and administrative penalties pursuant to Chapters 1.01 and 1.06 of this Code and the specific penalties as provided in this Chapter. Any person who uses, or allows the use of, residential property in violation of the provisions in this Chapter is guilty of a misdemeanor for each day in which such residential property is used, or allowed to be used, in violation of this Chapter. An administrative citation issued pursuant to Chapter 1.06 for a first violation shall be five hundred dollars (\$500.00) and each subsequent violation shall be one thousand (\$1,000.00) dollars. Each administrative citation for a violation of any provision of this Chapter shall be levied or assessed against the Owner.

(b) Upon the third violation in any twelve month period, the City Manager shall suspend the Vacation Registration Certificate for two (2) years.

(c) Any person who operates a Vacation Rental without a Vacation Registration Certificate, shall be liable to the City for the payment of transient occupancy tax pursuant to the provisions of the Palm Springs Municipal Code Chapter 3.24, including without limitation penalties and interest, payment of an administrative fine in the amount of Five Thousand Dollars (\$5,000.00), and permanent ineligibility to operate a Vacation Rental in the City. In the event the person continues to operate a Vacation Rental without a Vacation Registration Certificate, the person shall be liable for an administrative fine in the amount of Ten Thousand Dollars (\$10,000.00) and any successive violations shall be subject to fines provided in an escalation formula established by the City Council by resolution.

(d) Any person who advertises a Vacation Rental without including the Vacation Registration Certificate in any advertising for such Vacation Rental, or operates a

Vacation Rental without a contract, or without providing the City with a summary or abstract of such contract, or without timely tendering full monthly payments of transient occupancy tax, shall pay a fine in the amount of Two Thousand, Five Hundred Dollars (\$2,500.00) and the Owner's Vacation Registration Certificate shall be suspended for six (6) months for a first offense and shall pay a fine in the amount of Five Thousand Dollars (\$5,000.00) and the Owner's Vacation Registration Certificate shall be revoked for a second offense. Any subsequent violations will be subject to the provisions of Subsection (c) of this Section.

(e) The failure of an Owner or the Owner's agent or representative to comply with an order of any police officer shall result in the revocation of the Vacation Registration Certificate.

(f) The appeal and hearing provisions of Chapter 2.50 shall apply to any revocation or suspension of a Registration Certificate.

(g) Any person who fails to pay any fee or charge provided in this Chapter within the time required, shall pay a penalty in the amounts established by the City Council by resolution. Such penalty may also include interest from the date on which the fee or charge became due and payable to the City until the date of payment.

(h) The filing of knowingly false claims against a Vacation Rental or the guests staying in a Vacation Rental is prohibited and shall be punishable by administrative fines as provided in Chapter 1.06 of this Code.

(i) In addition to, and not in lieu of, any other remedy allowed by law, all remedies prescribed under this Chapter are cumulative and the election of one or more remedies does not bar the City from the pursuit of any other remedy, criminal, civil, or administrative which may be pursued by the City to enforce this Chapter and/or address any violation of this Code or to remedy any other public nuisance.

#### **5.25.100 Requirements Not Exclusive.**

The requirements of this Chapter shall be in addition to any license, permit, or fee required under any other provision of this Code. The issuance of any permit pursuant to this Chapter shall not relieve any person of the obligation to comply with all other provisions of this Code pertaining to the use and occupancy of Vacation Rental or the property on which it is located.

**SECTION 2.** Section 93.23.16 is added to the Palm Springs Municipal Code to read:

#### **93.23.16. Special Standards for Vacation Rentals of Estate Homes**

A. The vacation rental of an Estate Home shall be deemed a use permitted pursuant to a land use permit under the provisions of Palm Springs Municipal Code

Section 94.02.01. For the purposes of this Section, the terms "Estate Home" and "Owner" shall have the meanings provided in Section 5.25.030 of this Code.

B. Any Owner of an Estate Home with an active vacation rental certificate in full force and effect on February 8, 2017, shall be deemed in compliance with this Subsection and shall be issued a land use permit for such Estate home from the Director of Planning Services subject to standard conditions of approval consistent with the provisions of this Chapter and the Zoning Ordinance. Each application by an Owner for the vacation rental of an Estate Home after February 8, 2017, shall be subject to the applicant applying for and receiving a land use permit under the provisions of Section 94.02.01 of this Code. Any land use permit issued for the vacation rental of an Estate Home shall be issued to the Owner, subject to the provisions of this Chapter and such additional conditions as may be required pursuant to Section 94.02.01 of this Code. Any land use permit issued for a vacation rental of an Estate Home shall not run with the land.

C. Upon a determination by the City Manager of a third qualified violation within any twenty-four (24) month period regarding the vacation rental of an Estate House, the land use permit for such vacation rental shall be subject to revocation or modification by the Planning Commission at a noticed public hearing to be held in the manner provided for in Section 94.09.00 of this Code.

D. The revocation or modification process shall be conducted pursuant to the following:

1. The Commission shall, not less than ten (10) nor more than thirty (30) days after the notification of the Owner of revocation or modification, hold a public hearing on the matter.
2. The Commission shall reach its decision within thirty (30) days after the conclusion of the public hearing. The decision shall set forth the findings of the Commission and any recommended conditions, including without limitation any time limit deemed necessary to protect the health, safety, and welfare of persons in the neighborhood and in the city as a whole.
3. The decision and findings shall be filed with the City Council within fifteen (15) days after they have been reached. A copy of the minutes thereof shall be mailed to the Owner. The action of the Commission shall be final unless appealed to the City Council.
4. The Commission shall consider the following issues and potential conditions in its review of a vacation rental of an Estate Home:
  - a. Regulation of use,

- b. Special yards, space, and buffers,
- c. Fences and walls,
- d. Surfacing of parking areas subject to city specifications,
- e. Requiring street, service road or alley dedications and improvements or appropriate bonds,
- f. Regulation of points of vehicular ingress and egress,
- g. Regulation of signs,
- h. Requiring landscaping and maintenance thereof,
- i. Requiring maintenance of the grounds,
- j. Regulation of noise, vibration, odors, etc.,
- k. Regulation of time for certain activities,
- l. Time period within which the proposed use shall be developed,
- m. Duration of use,
- n. Dedication of property for public use,
- o. Limitation on the number of guests,
- p. Limitation on the number of vehicles,
- q. Imposition of building and/or safety requirements applicable to small hotels,
- r. Such other conditions as will make possible the development of the City in an orderly and efficient manner and in conformity with the intent and purposes set forth in this Zoning Code, including but not limited to mitigation measures outlined in any applicable environmental assessment.

**SECTION 3.** The City Council finds and determines that this Ordinance is not subject to the California Environmental Quality Act (Public Resources Code Section 21000 *et seq.*) pursuant to Section 15060(c)(2) and 15060(c)(3) of the State Guidelines, because the Ordinance will not result in a direct or reasonably foreseeable indirect physical

change in the environment and is not a “project,” as that term is defined in Section 15378 of the State Guidelines. In addition, The City Council also determines this Ordinance consists of regulations intended to ensure that commercial short term rental use of residential property remains an ancillary and secondary use of residential property in the City and thereby preserve the residential character of the City’s single-family and multi-family neighborhoods as identified in the City’s adopted General Plan, and its concomitant Environmental Impact Report. Thus, to the extent there is any environmental impact from the adoption of this Ordinance, the City Council finds that the Environmental Impact Report for the adopted General Plan is the controlling environmental document.

**SECTION 4.** This Ordinance generally deals with the subject matter of Ordinance 1907, which was the subject of a referendum submitted on January 12, 2017. The City Council repealed Ordinance 1907 on February 15, 2017. The City Council finds that this Ordinance is essentially different from Ordinance 1907 in that it contains modifications, amendments, and changes that are now endorsed by several local interests who participated in the circulation of, and who supported the referendum petition. Specifically, this Ordinance recognizes vacation rentals as ancillary and secondary uses of residential property in the City. In addition, Ordinance 1907’s prohibition on multiple ownerships contained an amortization period that would require Owners to dispose of vacation rental properties by the end of the amortization period; this Ordinance grandfathers all existing ownerships thereby allowing Owners to continue to operate vacation rental properties they currently own until they sell or otherwise choose to dispose of each property. Ordinance 1907 allowed a maximum of 32 vacation rental contracts per property; this Ordinance allows an additional 4 vacation rental contracts during the summer months and grandfathers Contracts in excess of such limits for calendar year 2017 entered into prior to February 15, 2017. Ordinance 1907 provided exceptions from certain occupancy limitations as applied to estate homes; this Ordinance includes vacation rental estate homes as a use subject to a land use permit coupled with an administrative review before the Planning Commission under certain circumstances. This Ordinance also includes additional requirements on Owners and their agents and representatives, including periodic training and testing, prohibitions on gardening and property maintenance on weekends, imposition of face to face meetings with a Responsible Party within 24 hours of commencement of occupancy, securing written acknowledgements of rules and regulations from all adult guests within 24 hours of the commencement of occupancy, and reduced the number of on-site locations for the posting of rules and regulations. The City Council further notes that Ordinance 1907 was also a restatement of the Vacation Rental Ordinance in effect at the time Ordinance 1907 was adopted and therefore finds that the provisions of the Code in effect at the time Ordinance 1907 was adopted and that were not changed or amended by Ordinance 1907 were not subject to the referendum and therefore were not matters the referendum proponents contested. The revisions to Ordinance No. 1907 as provided in this Ordinance are due in part to the efforts of the City Council’s subcommittee to negotiate with representatives of those who supported the referendum, the referendum proponents, and affected residents. This Ordinance reflects changes suggested and/or supported by all such interests.

**SECTION 5.** The City Manager is authorized to exercise reasonable administrative discretion in the implementation of this Ordinance during the first year this Ordinance is in effect, including without limitation phasing in of programs, policies, and practices consistent with the business needs of the City, any department, division, bureau, or section designated to enforce this Ordinance, and the overall responsibilities and priorities of the City Manager as provided by the City Council.

**SECTION 6.** Any valid rental agreement for a Vacation Rental with occupancies in terms of number of guests and/or vehicles in excess of the requirements of Section 5.25.070(c) of this Ordinance, entered into between an Owner or an Agent with a renter and the renter has paid a deposit for such rental prior to November 30, 2016, shall be deemed consistent with the provisions of this Ordinance so long as such rental agreement and the Vacation Rental otherwise complies with the requirements of this Ordinance. In addition and notwithstanding any provisions to the contrary within Section 5.25.070(b)(ii), any holder of a Registration Certificate as of the effective date of this Chapter can submit a list of names as provided in Section 5.25.070(b)(ii) within thirty (30) days of such effective date.

**SECTION 7.** It is the intent of the City Council that the implementation and administration of this Ordinance shall be monitored and reviewed by the City Council's subcommittee and the City Manager in consultation with members of the vacation rental industry and residents of the City. It is also the intent of the City Council that the subcommittee will periodically report and/or make recommendations to the City Council regarding such implementation and administration. It is the expectation of the City Council, notwithstanding any other provision in this Ordinance, that the subcommittee will endeavor to meet monthly as provided herein and that in no event later than April 1, 2019, or as soon thereafter as may be reasonably practicable, provide to the City Council a report on the overall implementation and administration of this Ordinance, including recommendations regarding refinements, amendments, or revisions as the subcommittee may deem appropriate.

**SECTION 8.** The provisions of this Ordinance are severable. If any portion, section, subsection, paragraph, clause, sentence, phrase, work, or application of this Ordinance is for any reason held to be invalid by a decision of any court of competent jurisdiction, that decision shall not affect the validity of the remaining portions of this Ordinance. The City Council declares that it would have adopted this Ordinance and each and every portion, section, subsection, paragraph, clause, sentence, phrase, word, and application not declared invalid or unconstitutional without regard to whether any portion of this Ordinance or application thereof would be subsequently declared invalid.

**SECTION 9.** The Mayor shall sign and the City Clerk shall certify to the passage and adoption of this Ordinance and shall cause the same, or the summary thereof, to be published and posted pursuant to the provisions of law and this Ordinance shall take effect thirty (30) days after passage.

Ordinance No. 1918  
Page 22

**PASSED, APPROVED AND ADOPTED BY THE PALM SPRINGS CITY COUNCIL  
THIS \_\_\_ DAY OF \_\_\_\_\_, 2017.**

\_\_\_\_\_  
**ROBERT MOON, MAYOR**

ATTEST:

\_\_\_\_\_  
**KATHIE HART, INTERIM CITY CLERK**





# City of Palm Springs

3200 E. Tahquitz Canyon Way • Palm Springs, California 92262  
 vacation.rentals@palmspringsca.gov • Web: www.palmspringsca.gov  
 Department of Vacation Rental Compliance

## City of Palm Springs Vacation Rental Statement of Rules and Regulations

VR Property Address: \_\_\_\_\_ Total # of Occupants: \_\_\_\_\_

Agent or Owner Name: \_\_\_\_\_ Total # of Vehicles: \_\_\_\_\_

Contact Phone #: \_\_\_\_\_ (on a 24-hour basis).

Responsible Party (Person on the Rental Contract): \_\_\_\_\_

Arrival Date: \_\_\_\_\_ Departure Date: \_\_\_\_\_

We welcome you and we want you to experience all that the City of Palm Springs has to offer. VR homes are located throughout many beautiful neighborhoods in our City. When you stay at a VR home, you and your guests become part of the neighborhood for the duration of your stay. We ask you to please be respectful and be considerate of the neighbors.

As a guest in a VR property in the City of Palm Springs, please familiarize yourself with the Good Neighbor Brochure. An owner or Agent of the Vacation Rental property is responsible for educating the guests on the Rules and Regulations stated in the Good Neighbor Brochure.

*By signing below, you agree to the following:*

1. *I have read and I will comply with all the Rules and Regulations stated in the Good Neighbor Brochure.*
2. *I understand that I may be issued an Administrative Citation by the Vacation Rental Compliance Officer, Palm Springs Police Department or their agents for not following City of Palm Springs Vacation Rental Rules and Regulations.*
3. *I understand the City of Palm Springs may request eviction of all the guests from the property by the agent and/or owner should any occupants in the rental party continue to violate Rules and Regulations.*
4. *I agree that the Responsible Person is the individual on the Rental Contract. Responsible Person is the individual who is held responsible for actions of all guests in their rental party.*
5. *An Agent or Owner or their representative has explained the Rules and Regulations in person prior to or within 24 hours of my Vacation Rental property occupancy.*

Responsible Party Name: \_\_\_\_\_ Signature: \_\_\_\_\_

Adult Guest #1 Name: \_\_\_\_\_ Signature: \_\_\_\_\_

Adult Guest #2 Name: \_\_\_\_\_ Signature: \_\_\_\_\_

Adult Guest #3 Name: \_\_\_\_\_ Signature: \_\_\_\_\_

Adult Guest #4 Name: \_\_\_\_\_ Signature: \_\_\_\_\_

Adult Guest #5 Name: \_\_\_\_\_ Signature: \_\_\_\_\_

Adult Guest #6 Name: \_\_\_\_\_ Signature: \_\_\_\_\_

Adult Guest #7 Name: \_\_\_\_\_ Signature: \_\_\_\_\_

(For additional guest signatures you may use a second copy of this form)

Please keep a copy of this Statement of Rules and Regulations in the Vacation Rental Property throughout the guest stay.



# City of Palm Springs

425 N. Civic Drive • Palm Springs, California 92262  
Tel: (760) 322-8372/8370 • Fax: (760) 322-8317 • Web: www.palmspringsca.gov  
**Department of Vacation Rental Compliance**

## FOR SINGLE FAMILY HOME & TOWNHOUSE WITH PRIVATE POOL (NOT CONDOMINIUM) VACATION RENTAL AND HOMESHARE SAFETY INSPECTION FORM

When an Owner applies for a Vacation Rental OR Homeshare Registration Certificate, he/she must complete **SECTION 1 only** below and submit this form with the application to the Vacation Rental Compliance Department (VRCD). The VRCD will contact the Owner (or designated Contact Person below) to schedule a Safety Inspection; this Safety Inspection will be performed by the VRCD at no additional cost for the initial inspection and one follow-up visit (if necessary) annually. However, if the Safety Inspection requires that the City's Building Code or Fire Department staff perform a follow up inspection at the property, owner will be notified in advance and will be responsible for payment of an inspection fee based on the City's then-current Fee Resolution Schedule; owner agrees by signing below.

This Inspection and all corrections noted must be completed prior to the VRCD's issuance of new or renewal Registration Certificate. *Please make every effort to be available when contacted by the VRCD so your inspection is not delayed.*

### SECTION 1:

**Please provide contact information for the AGENT OR INDIVIDIAL who will be providing access to the Vacation Rental/Homeshare Property for the Safety Inspection.**

Property Address: \_\_\_\_\_ Number of bedrooms in home: \_\_\_\_\_

Inspection Contact Name: \_\_\_\_\_ Ph #: \_\_\_\_\_

Contact Person E-Mail: \_\_\_\_\_

Owner/Agent Signature: \_\_\_\_\_ Date: \_\_\_\_\_

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### BELOW FOR VRCD OFFICE USE ONLY

---

New: \_\_\_\_\_ 45 Day Due Date: \_\_\_\_\_  
Renewal: \_\_\_\_\_ Exp Date: \_\_\_\_\_

Bedroom Inspection: \_\_\_\_\_ Claim: \_\_\_\_\_ Show: \_\_\_\_\_

Date Given to Code: \_\_\_\_\_

**\*\*\*\*\*FOLLOWING SECTIONS TO BE COMPLETED BY VRCD STAFF ONLY\*\*\*\*\***

Date of Inspection: \_\_\_\_\_ VRCD Inspector's Name: \_\_\_\_\_

Please circle PASS or CORRECTION NEEDED for each item. If a CORRECTION NEEDED is circled, please specify the reason in that same box or in the Notes box. Use a second sheet and attach as needed. Once completed, ensure this form is included with the application being processed.

<i>Bedroom is defined as an area of a Vacation Rental/Homeshare normally occupied and being heated or cooled by any equipment for human habitation, which is 120 square feet and greater in size, consists of four walls to the ceiling, at least one of which is located along an exterior wall with a window, and contains a built-in closet.</i>				BD# 1	BD# 2	BD# 3	BD# 4	BD# 5	BD# 6
1	All bedrooms meet 120 sq. ft. requirements. (PSMC 5.25.030)	PASS	CORRECTION NEEDED						
2	All bedrooms must have a built in closet. (PSMC 5.25.030)	PASS	CORRECTION NEEDED						
3	If the property was built after 1976, all bedrooms must have an egress window or door. All such windows and doors that are manufactured to be opened and closed must perform such function per the manufacturer's intent. <i>An egress window or door is to be used in case of a fire as an Emergency Exit.</i> (CBC 1030)	PASS	CORRECTION NEEDED						
4	Number of bedrooms which meet the criteria in #3 above (or N/A if the property was built prior to 1976).	#							
5	Smoke Alarms present, operational and in appropriate locations: 1 in each bedroom, 1 in the hallway leading to bedrooms, and 1 at the top of the stairs. (City Ordinance 1833, 2013 California Fire Code, Subsection 907.2.11.6 and California Health & Safety Code 13113.8.) Alarms that include both smoke alarm and carbon monoxide alarm are acceptable.	PASS	CORRECTION NEEDED						
6	Minimum of 1 Carbon Monoxide Alarm present, operational and in close proximity to the bedrooms. <b>Plug in Carbon Monoxide Alarms are not permitted.</b> Carbon Monoxide alarms must be wall/ceiling mounted and may be a Carbon Monoxide (CO) & Smoke Combination Alarm. This section shall not apply if the property has no fossil fuel burning appliances, furnaces or fireplaces, AND has a detached garage. (CFC 915) Alarms that include both smoke alarm and carbon monoxide alarm are acceptable.	PASS	CORRECTION NEEDED						
7	All cooking areas shall have a fire extinguisher with a minimum rating of 2A-10BC in a permanently mounted, unobstructed, accessible and labeled (lettering a minimum of 1") location, and	PASS	CORRECTION NEEDED						

	shall be no further than 20 ft. from the cooking appliance. (Areas include indoor and outdoor kitchens, permanent BBQ areas, etc.).								
8	No fire extinguishers shall be older than 6 years from the date of manufacture.	PASS	CORRECTION NEEDED						
9	Unit address number must be clearly and easily visible from the street view on the unit structure or component of the structure. Address numbers may not be less than 4 inches tall.	PASS	CORRECTION NEEDED						
10	Window security bars or any other similar products restricting emergency exiting are prohibited at the property in any room intended for sleeping.	PASS	CORRECTION NEEDED						
11	Received a fully executed Vacation Rental Pool Compliance Statement.	PASS	CORRECTION NEEDED						
12	<b>POOL</b>								
	a. Legible sign posted at least 9"x 6", "SWIM AT YOUR OWN RISK" visible from all doors leading to the pool area. Sign lettering size must be no less than 1 inch.								
	b. Telescoping rescue pole (can be a skimmer pole).								
	c. All doors leading to the pool areas must have an audible sound whenever opened and heard throughout the home. An alarm device may not be installed lower than 60 inches from the floor								
	d. All side gates leading into the pool area must have a working, self-closing spring and a latching device at the height of 54 inches or more								
	*Sections c not applicable if fencing between the pool / spa and house that meets the provisions of an enclosure, or install a removable mesh fence that complies with ASTM F2286								
13	List current outstanding Code Violations as per Building & Safety Dept. if any:								

VRCD Inspector's Notes (including any necessary follow up):

Please advise the owner/agent of your findings. If there are any items needing corrections, they must be corrected prior to issuance of a Vacation Rental or Homeshare Registration Certificate. Additionally, any outstanding cases with the City of Palm Springs Building & Safety office must also be closed.

VRCD Inspector Signature: \_\_\_\_\_ Date: \_\_\_\_\_



## CONTRACT SUMMARY

FOR AGENCY ONLY OPERATED BOOKINGS

- Contract Summary is required each time a Vacation Rental property is booked by guests. Contract Summary is to be submitted no later than the start time of the occupancy. Owners/Owner's Family and Friends occupancies do not require a Contract Summary. If an error was made on a submitted contract summary, the contract with the error must be voided by canceling the contract, and a new contract with the correct information will need to be submitted. If you have questions about this form please email us at [vacation.rentals@palmspringsca.gov](mailto:vacation.rentals@palmspringsca.gov).

- This Contract Summary is for: \*
  - New Contract
  - Contract Revision (Guest Relocation)
  - Contract Cancellation
- Enter the City ID:

- City ID #:
- Palm Springs Neighborhood:
- TOT #:
- Bedroom:
- VR Property Address:
- VR Property Street Name:
- Unit #:
- Contract Year: \*
- Contract Number \*
- Arrival Date: \*  Date  Pick a Date
- Departure Date: \*  Date  Pick a Date
- Primary Guest: \*  First Name  First Letter of Last Name
- Name of Agency Contact responsible for completing this form: \*  First Name  Last Name
- By providing your email below, you will receive an auto confirmation of this Contract Summary: \*

- I declare under penalty of perjury that the information I have provided is true, accurate, and complete; and I am the agent of the above listed property. I have read and understand the contract limits on guest stays as required by PSMC 5.25.070(b). I further understand that a Vacation Rental Compliance Department Official may audit our records per PSMC, Sections 5.25.080 & 5.25.070. \*

I agree to the above statement

- Tot #: (The Submit Button will appear once the correct TOT # is entered) \*

Please enter only the first 4 digits of your TOT Number

- 
-



## CONTRACT SUMMARY

### FOR INDEPENDENT NON AGENCY MANAGED VACATION RENTALS

- Contract Summary is required each time a Vacation Rental property is booked by guests. Contract Summary is to be submitted no later than the start time of the occupancy. Owners/Owner's Family and Friends occupancies do not require a Contract Summary. If an error was made on a submitted contract summary, the contract with the error must be voided by canceling the contract, and a new contract with the correct information will need to be submitted. If you have questions about this form please email us at [vacation.rentals@palmspringsca.gov](mailto:vacation.rentals@palmspringsca.gov).

- This Contract Summary is for: \*
  - New Contract Summary  Contract Cancellation

City ID #:

- Enter the City ID Number:

VR Property Address:

READ ONLY FIELD

VR Property Street Name:

READ ONLY FIELD

Unit #:

READ ONLY FIELD

TOT #:

Palm Springs Neighborhood:

Bedroom

Name of the Vacation Rental Property Owner: \*  
 First Name  Last Name

Contract Year: \*

Contract Number for the Calendar Year: \*

Primary Guest: \*  
 Guest  First Name  S.  First Letter of Last Name

Arrival Date: \*  
 mm-dd-yyyy Date  Pick a Date

Departure Date: \*  
 mm-dd-yyyy Date  Pick a Date

If applicable, name of Owner's Representative completing this form:  
 First Name  Last Name

- I declare under penalty of perjury that the information I have provided is true, accurate, and complete; and I am the owner of the above listed property, or an authorized representative. I have read and understand the contract limits on guest stays as required by PSMC 5.25.070(b). I further understand that a Vacation Rental Compliance Department Official may audit records per PSMC, Sections 5.25.080 & 5.25.070(h). \*

I agree to the above statement

- By providing your email below, you will receive an auto confirmation of this Contract Summary: \*  
|email@example.com

- Transient Occupancy #: (The Submit Button will appear once the correct TOT # is entered) \*  
| Please enter only the first 4 digits of your TOT Number

- 
-

Multnomah County

## Portland adopts two new fees on short-term rentals

**By:**

Steve Law, The Portland Tribune ([\(\)](#))

Updated: Jun 21, 2018 05:40 AM PDT

*This Southwest Portland home, owned by Rachel Harris and Bob McCoy, is used for their short-term rental operation. They are active members of the new short-term rental hosts' trade group Host2Host. (Rachel Harris)*

PORTLAND, Ore. ([PORTLAND TRIBUNE](#)) --- Two new city fees will be levied on short-term rental operations such as Airbnb and HomeAway, to raise more money for affordable housing and homelessness programs and to promote tourism to Portland.

In a unanimous vote, the City Council gave final approval Wednesday morning to a new fee equaling 2 percent of total revenues for short-term rentals. The proceeds would be directed to Travel Portland, a nonprofit that produces media and other promotional campaigns to lure tourists to the city.

That group pledged to adapt its materials to cater more to travelers interested in staying in short-term rentals, as well as hotels.

In addition, the council directed that the 2 percent fee be expanded to include hotels with less than 50 rooms. So-called boutique hotels had been exempted from the fee before, and the council was receptive to testimony from short-term rental hosts that their operations shouldn't be charged more than smaller hotels.

The other new fee, which will levy a new \$4 nightly charge on each short-term rental, proved more controversial.

Commissioners Amanda Fritz and Chloe Eudaly objected, saying a flat fee would unfairly hit short-term rental hosts who charge more modest nightly rents. They indicated they'd support substituting a fee based on a percentage of revenues, to make it more fair.

"It doesn't seem equitable that a \$15 a night room would be charged the same as a \$1,200 a night room," Fritz said.

But a council majority approved the flat fee, apparently convinced that, while not as fair, it would be more likely to withstand a court challenge.

There are some concerns that a percentage rate could be legally deemed a tax and not a fee, making it easier to overturn.

"This is legally defensible," Mayor Ted Wheeler said of the \$4 a night fee.

Funds from the nightly fee will go into the city's Housing Investment Fund, which is used to support low-income housing projects.

***The Portland Tribune is a KOIN media partner.***

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## **Vacation Rental Ad-hoc Committee Agenda Item Report**

Meeting Date: June 27, 2018

Submitted by: Sherri Marineau

Submitting Department: Community Development

Item Type: Discussion

Agenda Section: Committee Requests (10 MIN)

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**Subject:**

Update List of VRDs by Zone

**Suggested Action:**

**Attachments:**

[Active VRDs by Zone-Updated 6-21-18.xlsx](#)

VACATION RENTALS AND BED AND BREAKFASTS  
WITH ACTIVE ENDORSEMENTS AND BUSINESS LICENSES

	Date Rcd.	Street Address	Property Owner	Address	City/State	Phone #	e-mail	Contact Name	Address	City/State	Phone #	e-mail	Zone	Const Type	Occ	Bus Lic #	Endors #	Date Notice mailed	Registered Agent / Trustee
1	4/19/2017	109 NW Cliff St, Unit 7 "Crowe Family Trust "	Crowe Family Trust, Kelly French Trustee	PO Box 411	Toledo, OR 97391	541-961-2462	foamysea@gmail.com	Vacasa/Chad Newlin	121 N 9th St Ste 302	Boise, ID 83702	503-345-9399/ 541-921-3438	charles.newlin@vacasa.com	C-2	Condo/A pt	4	5835	203	5/17/2017	Kelly French, Trustee
2	5/17/2017	109 NW Cliff St, Unit 8 "Crowe Family Trust "	Crowe Family Trust, Kelly French Trustee	PO Box 411	Toledo, OR 97391	541-961-2462	foamysea@gmail.com	Vacasa/Chad Newlin	121 N 9th St Ste 302	Boise, ID 83702	503-345-9399/ 541-921-3438	charles.newlin@vacasa.com	C-2	Condo/A pt	4	5835	210	7/19/2017	Kelly French, Trustee
3	5/19/2014	129 SW Dolphin St Unit 129 "Nye Beach Townhomes"	John & Teri Rogers	PO Box 2377	Newport, OR 97365	805-434-7500	jtrogers@directv.net	Heidi Rogers	7037 SW Abalone St	South Beach, OR 97366	541-961-1198		C-2	Condo/A pt	6	5180	137	6/11/2014	
4	5/19/2014	129 SW Dolphin St Unit 133 "Nye Beach Townhomes"	John & Teri Rogers	PO Box 2377	Newport, OR 97365	805-434-7500	jtrogers@directv.net	Heidi Rogers	7037 SW Abalone St	South Beach, OR 97366	541-961-1198		C-2	Condo/A pt	6	5180	138	6/11/2014	
5	5/19/2014	129 SW Dolphin St Unit 137 "Nye Beach Townhomes"	John & Teri Rogers	PO Box 2377	Newport, OR 97365	805-434-7500	jtrogers@directv.net	Heidi Rogers	7037 SW Abalone St	South Beach, OR 97366	541-961-1198		C-2	Condo/A pt	6	5180	139	6/11/2014	
6	5/19/2014	129 SW Dolphin St Unit 139 "Nye Beach Townhomes"	John & Teri Rogers	PO Box 2377	Newport, OR 97365	805-434-7500	jtrogers@directv.net	Heidi Rogers	7037 SW Abalone St	South Beach, OR 97366	541-961-1198		C-2	Condo/A pt	6	5180	140	6/11/2014	
7	10/2/2012	134 SW Elizabeth St	Whaler Motel Inc	155 SW Elizabeth St	Newport, OR 97365	541-265-9261	info@whalernewport.com	John Clark	same	same	same	john@whalernewport.com	C-2	SFD	10	1135	031	11/17/2012	
8	10/2/2012	144 SW Elizabeth St	Whaler Motel Inc	155 SW Elizabeth St	Newport, OR 97365	541-265-9261	info@whalernewport.com	John Clark	same	same	same	john@whalernewport.com	C-2	SFD	8	1135	032	11/17/2012	
9	9/20/2012	208 NW Coast St Unit A "Linda Neigebauer "	Linda Neigebauer	3914 NW Cherokee Ln	Newport, OR 97365	541-270-2234	lindaraen@charter.net	same	same	same	same	same	C-2	Condo/A pt	4	2636	105	1/9/2014	
10	9/20/2012	208 NW Coast St Unit B "Linda Neigebauer"	Linda Neigebauer	3914 NW Cherokee Ln	Newport, OR 97365	541-270-2234	lindaraen@charter.net	same	same	same	same	same	C-2	Condo/A pt	4	2636	106	1/9/2014	
11	9/20/2012	208 NW Coast St Unit C "Linda Neigebauer"	Linda Neigebauer	3914 NW Cherokee Ln	Newport, OR 97365	514-270-2234	lindaraen@charter.net	same	same	same	same	same	C-2	Condo/A pt	4	2636	107	1/9/2014	
12	10/24/2012	255 NW Cliff St "Beach Front Classic "	James & Lana Wetherill	25804 NE Olson Rd	Battle Ground, WA 98604	360-687-1919	wetherill1@juno.com	same	same	same	same	same	C-2	Condo/A pt	8	4927	051	2/13/2013	
13	10/24/2012	257 NW Cliff St "Beach Front Classic "	James & Lana Wetherill	25804 NE Olson Rd	Battle Ground, WA 98604	360-687-1919	wetherill1@juno.com	same	same	same	same	same	C-2	Condo/A pt	4	4927	052	2/13/2013	
14	1/3/2017	258 NW Coast St "The Overlook"	Michelle Heth	1181 Ryan Ct	West Linn, OR 97068	503-348-8655	michelleandpayton@yahoo.com	same	same	same	same	same	C-2	Condo/A pt	8	5790	195	3/20/2017	
15	10/12/2012	325 NW Coast St "Nye Beach Arch Place "	Steve & Marla Bennett	2255 Dawnwood Dr	Philomath, OR 97370- 9091	541-990-3486	info@nyebeacharchplace.com	same	same	same	same	same	C-2	Condo/A pt	6	4308	040	12/27/2012	
16	10/2/2012	33 SW Elizabeth St	Whaler Motel Inc	155 SW Elizabeth St	Newport, OR 97365	541-265-9261	info@whalernewport.com	John Clark	same	same	same	john@whalernewport.com	C-2	SFD	8	1135	030	11/17/2012	
17	9/17/2012	39 SW Elizabeth St	Whaler Motel Inc	155 SW Elizabeth St	Newport, OR 97365	541-265-9261	john@whalernewport.com	John Clark	same	same	same	same	C-2	SFD	8	1135	074-1	n/a	
18	9/24/2012	423 SW Elizabeth St "Beach Retreat LLC "	Gregory & Prescott (Scottie) Jones	20368 Honey Grove Rd	Alsea, OR 97324	541-487-4966	sjones@beachretreatoregon.com	Lisa Glenn/Turnkey Vacation Rentals	48 Camp 12 Riverside Ln	Siletz, OR 97380	888-512-0498	reservations@turnkeyvr.com	C-2	SFD	10	3747	011	11/6/2012 & 11/30/17	Prescott B Jones, 20368 Honey Grove Rd, Alsea, OR 97324
19	3/11/2016	507 NW Alpine #203 "Roy & Sandra Rider "	Roy & Sandra Rider	6230 NW Vineyard Dr	Corvallis, OR 97330	541-745-5677	rrider@peak.org	Oregon Shores Vacation Rentals	PO Box 3507	Sunriver, OR 97707	800-800-7108		C-2	Condo/A pt	4	5620	055	5/19/2016	
20	9/6/2012	507 NW Alpine #305 "Patrick & Elizabeth Bresnan "	Patrick & Elizabeth Bresnan	12338 First Fork Rd	Los Gatos, CA 95033	408-867-1477 408-887-0223 (cell)	bresnane@yahoo.com	Oregon Shores Vacation Rentals	1115 SW 51st ST	Lincoln City, OR 97367	800-800-7108 (Waldport: 541-563- 7108) 541-418-5460	daniel@orshores.com	C-2	Condo/A pt	4	5063	196	5/19/2016	
21	3/6/2013	507 NW Alpine St #103 "Rabideau Vacation Rental"	Larry Rabideau	144 Ft. Fosdick Circle	Gig Harbor, WA 98335	907-632-5742	rabideau@gci.net	Dolphin Realty	547 SW 7th St	Newport, OR 97365	541-265-6638	loren@dolphinrealtynewport.com	C-2	Condo/A pt	4	5151	248	3/13/2013	

VACATION RENTALS AND BED AND BREAKFASTS  
WITH ACTIVE ENDORSEMENTS AND BUSINESS LICENSES

	Date Rcd.	Street Address	Property Owner	Address	City/State	Phone #	e-mail	Contact Name	Address	City/State	Phone #	e-mail	Zone	Const Type	Occ	Bus Lic #	Endors #	Date Notice mailed	Registered Agent / Trustee
22	10/16/2017	507 NW Alpine St #303 "Nye Stay "	Arne LaVen	2538 NW Hosmer Lake Dr	Bend, OR 97703	541-639-2538	arne@laven.me	Sweet Home Rentals/Kasey Baker	665 Hwy 101	Yachats, OR 97498	541-961-5559	info@sweethomesrentals.com	C-2	Condo/Apt	4	5958	027	5/18/2018	
23	7/9/2012	507 NW Alpine St Unit 207 "Surf & Sand Condo"	Kent B & Lori S Roberts	375 Corbett Ck Rd	Colville, WA 99114	509-680-2219	kblrsr@gotsky.com	same	same	same	same	joy@oregonbeachvacations.com	C-2	Condo/Apt	4	5014	083	10/22/2013	
24	12/17/2014	507 NW Alpine St Unit 308 "Nye Sands 308"	Keith & LuAnn Turner	847 NW Ermine Pl	Corvallis, OR 97330	541-753-6459	turnerk1@comcast.net	same	same	same	same	same	C-2	Condo/Apt	4	5013	113	2/27/2014	
25	8/22/2013	537 NW Alpine St "On The Beach "	Stephanie Saylor & Merritt Bruce	12 Thomas Owens Way #100	Monterey, CA 93940	831-392-5511	stephanie@saylorlegal.com	Oregon Beach Vacations	4786 SE Hwy 101	Lincoln City, OR 97367	503-528-7480 ext. 200	joy@oregonbeachvacations.com	C-2	SFD	6	5228	098	12/13/2013	
26	6/18/2015	540 NW Alpine St "Stempson Rental"	Greg Stempson & Lorene Johnson	2612 NW Nordeen Way	Bend, OR 97701	425-457-2837	gregstempson@hotmail.com	Vacasa Rentals			503-345-9399		C-2	SFD	8	5495	162	6/9/2016	
27	7/23/2015	619 NW Alpine St "Hauser Investment Properties"	Tony Hauser	1705 N 22nd St	Boise, ID 83702	208-850-6425	tonyhauser50@gmail.com	Vacasa Rentals - Ted Dougherty	6281 NW Pacific Coast Hwy	Seal Rock, OR 97376	541-270-1287	vacasa.ted@gmail.com	C-2	SFD	8	5513	164	7/19/2016	
28	10/30/2015	626 NW 3rd St "Nye Beach Getaway"	Krista Harrison	1197 Throne Dr	Eugene, OR 97402	541-554-2899	kristaharrison@comcast.net	Vacasa Rentals (Andrew Young)	3934 NE MLK Blvd #200	Portland, OR 97212	503-345-0300 541-351-1537	andrewy@vacasa.com	C-2	Condo/Apt	6	5570	168	7/19/2016	
29	9/16/2013	701 NW Coast St #101 "Haven by the Sea"	Gwenith M Filbin	PO Box 309	Dufur OR 97021	541-467-2204	gf1bn@ortelco.net	Oregon Beach Vacations	4786 SE Hwy 101	Lincoln City, OR 97367	503-528-7480 ext. 200	joy@oregonbeachvacations.com	C-2	Condo/Apt	4	5244	096	12/13/2013	
30	9/26/2013	701 NW Coast St #107 "Charles & Jane Kemp"	Jane Kemp	1999 Farmer Dr	El Control, CA 92243	760-353-0914	janekemp@gmail.com	Oregon Beach Vacations	4786 SE Hwy 101	Lincoln City, OR 97367	503-528-7480 ext. 200	joy@oregonbeachvacations.com	C-2	Condo/Apt	4	5248	097	12/13/2013	LLC not on Business Registry
31	7/14/2016	701 NW Coast St #108 "Michael D McCoy Trust"	Michael D McCoy Rev. Living Trust	4552 Raintree Ct NE	Salem, OR 97305	541-928-0932		Lenora M McCoy/Patricia Kelley	same	same	503-393-8623	thekelleyfamily@comcast.net	C-2	Condo/Apt	4	5707	190	8/21/2016	Patricia Kelly, Trustee
32	6/19/2012	701 NW Coast St #201 "Li'l Macs LLC "	Li'l Macs LLC	1040 SE 78th Ave	Portland, OR 97215	503-318-5741	lilmacslc@gmail.com	Alema Mcrea	same	same	same	same	C-2	Condo/Apt	4	4526	084	10/24/2013	Alema Joy McCre, 1040 SE 78th Ave, Portland, OR 97215
33	7/2/2012	701 NW Coast St #204 "Christian Restoration Council"	Tim Dahle / Doris Inman	PO Box 45	Dallesport, WA 98617	509-637-2594	dinman888@gmail.com	OR Beach Vacations - Debra	same	same	971-230-0185 1-800-723-2383 X200	joy@oregonbeachvacations.com	C-2	Condo/Apt	4	5233	020	11/27/2012	
34	7/19/2012	701 NW Coast St #212 "Jim & Vonda Stubblefield "	James & Vonda Stubblefield	PO Box 338	Monument, OR 97864	541-934-2688	jim.stubblefield@centurytel.net	same	same	same	same	joy@oregonbeachvacations.com	C-2	Condo/Apt	6	5245	049	1/31/2013	
35	9/20/2012	701 NW Coast St #302 "PICO 302/2000"	Jeff & LeeAnn Leitch - PICO 2000	9025 June Rd N	Lake Elmo, MN 55042	651-773-9410	landjleitch@Q.com	Oregon Beach Vacations	4786 Hwy 101	Lincoln City, OR 97367	1-800-723-2383	joy@oregonbeachvacations.com	C-2	Condo/Apt	4	5281	021	11/27/2012	
36	9/3/2013	701 NW Coast St #305 "Angela's Beach Getaway"	Jan Bedle	2217 Grand Ave	Everett, WA 98201	425-330-4680	jabledle@msn.com	same	same	same	same	same	C-2	Condo/Apt	4	5605	119	4/7/2014	
37	10/25/2012	701 NW Coast St Unit 111 "Brendan Carmody"	Brendan & Bonnie Carmody	729 NW Coast St	Newport, OR 97365	541-265-3159	carmody261@msn.com	same	same	same	same	same	C-2	Condo/Apt	4	5224	067	7/13/2013	
38	10/25/2012	701 NW Coast St Unit 209 "Brendan Carmody"	Brendan & Bonnie Carmody	729 NW Coast St	Newport, OR 97365	541-265-3159	carmody261@msn.com	same	same	same	same	same	C-2	Condo/Apt	4	5224	068	7/31/2013	
39	10/25/2012	701 NW Coast St Unit 210 "Brendan Carmody"	Brendan & Bonnie Carmody	729 NW Coast St	Newport, OR 97365	541-265-3159	carmody261@msn.com	same	same	same	same	same	C-2	Condo/Apt	4	5224	069	7/31/2013	
40	10/25/2012	701 NW Coast St Unit 211 "Brendan Carmody"	Brendan & Bonnie Carmody	729 NW Coast St	Newport, OR 97365	541-265-3159	carmody261@msn.com	same	same	same	same	same	C-2	Condo/Apt	4	5224	070	7/31/2013	
41	10/29/2012	701 NW Coast St Unit 306 "Pacific Crest Vacation Rental "	David & Margaret Hall	8310 Counterpane Ln	Juneau, AK 99801	206-371-2196	halldmd@gci.net	Greenstone Inn	729 NW Coast St	Newport, OR 97365	541-265-2477	greenstoneinn@gmail.com	C-2	Condo/Apt	4	5103	010	11/6/2012	



VACATION RENTALS AND BED AND BREAKFASTS  
WITH ACTIVE ENDORSEMENTS AND BUSINESS LICENSES

	Date Rcd.	Street Address	Property Owner	Address	City/State	Phone #	e-mail	Contact Name	Address	City/State	Phone #	e-mail	Zone	Const Type	Occ	Bus Lic #	Endors #	Date Notice mailed	Registered Agent / Trustee
42	10/25/2012	701 NW Coast St Unit 309 "Brendan Carmody"	Brendan & Bonnie Carmody	729 NW Coast St	Newport, OR 97365	541-265-3159	carmody261@msn.com	same	same	same	same	same	C-2	Condo/Apt	4	5224	071	7/31/2013	
43	10/25/2012	701 NW Coast St Unit 310 "Brendan Carmody"	Brendan & Bonnie Carmody	729 NW Coast St	Newport, OR 97365	541-265-3159	carmody261@msn.com	same	same	same	same	same	C-2	Condo/Apt	4	5224	034	12/26/2012	
44	2/24/2017	709 NW High St "High Tides Beach House "	Alan & Angela Dietrich	2517 Lemhi Pass Dr	Bend, OR 97703	541-350-6416	alan@bendstrillery.com	Vacasa/Chad Newlin	121 N 9th St Ste 302	Boise, ID 83702	503-345-9399/ 541-921-3438	charles.newlin@vacasa.com	C-2	SFD	6	5812	061-1	3/20/2017	
45	4/18/2018	715 NW 3rd St "Nye Place LLC "	Nye Place, LLC / Stephen Madkour	13999 S Clackamas River Dr	Oregon City, OR 97045	503-970-3998	nyeplace@gmail.com	same	same	same	same	stephenmadkour@comcast.net	C-2	SFD	8	6082	246	5/18/2018	
46	4/5/2016	731 NW 2nd Ct "The Cozy Cottage "	April M. Lee	PO Box 1214	Hood River, OR 97031	541-490-5300	alee@pli.us.com	same	same	same	same	same	C-2	SFD	6	5641	176	6/2/2016	
47	8/4/2014	732 NW 2nd Ct "The Little Mermaid"	Eric & Cherie Gullerud	PO Box 2475	Corvallis, OR 97339	541-231-7294 541-231-7293	ceginv2002@gmail.com	same	same	same	same	same	C-2	SFD	8	5372	146	9/3/2014	
48	2/19/2015	745 NW Beach Dr "P Roth "	Paula Roth	PO Box 92	Lockwood, CA93932	831-594-7684	paularoth5@aol.com	Joe Daugherty/Vacasa	121 N 9th St Ste 302	Boise, ID 83702	503-345-9399; 541-351-5935	joe.daugherty@vacasa.com	C-2	SFD	6	5431	163	7/7/15 & 7/19/16	
49	10/29/2012	753 NW 2nd St "Trantow Parque Cavation Rental "	Wayne Trantow/Antoinette Parque	9635 SW Washington Pl	Portland, OR 97225	503-297-6488	tonlandskip@yahoo.com	same	same	same	same	same	C-2	SFD	8	5148	013	11/7/2012	
50	2/22/2016	757 NW Coast St #5 "Benison Properties"	Dr. Frank J Benison, PhD Benison Properties	19 Lindenwood Dr	Littleton, CO 80120	303-795-1393	rroummi@gmail.com	Inn @ Nye Beach	729 NW Coast St	Newport, OR 97365	541-265-2477	reservations@innatnyebeach.com	C-2	Condo/Apt	6	5816	211	8/14/2017	
51	11/13/2017	757 NW Coast St #6 "Bungalow at Nye Beach"	Teresa I Clifton	1232 Shot Pouch Rd	Blodgett, OR 97326	541-453-4032/541-231-1156	terehere@aol.com	same	same	same	same	same	C-2	Condo/Apt	4	5975	242	3/26/2018	
52	11/2/2015	757 NW Coast St #7 "Bungalow at Nye Beach"	Sue Ellen O'Connor-Ferris	491 West Cove DR	Wasilla, AK 99654	907-229-6036	tailwindav@gmail.com	Stephen Davis	729 NW Coast St	Newport, OR 97365	541-265-2477 ext 752	sdavis@innatnyebeach.com	C-2	Condo/Apt	4	5580	169	12/30/2015	
53	10/2/2012	914 SW 2nd St	Whaler Motel Inc	155 SW Elizabeth St	Newport, OR 97365	541-265-9261	info@whalernewport.com	John Clark	same	same	same	john@whalernewport.com	C-2	SFD	8	1135	033	11/17/2012	
54	4/22/2013	10 NW 42nd St "Huff House Vacation Rental"	Thomas Huff	3055 NW Vaughn St	Portland, OR 97210	503-803-0802	trhuff@hotmail.com	Ocean Odyssey Vacation Rentals	PO Box 491	Yachats, OR 97498	541-547-3637 1-800-800-1915	yachats@ocean-odyssey.com	R-1	SFD	10	5170	059	5/9/2013	
55	2/7/2013	11 NW 42nd St (Unit A - upper)	NW Property Holdings - Oregon, LLC	PO Box 422	Orange City, IA 51041	712-220-3670	jjdrew007@yahoo.com	Donna Rudd, Vacasa Rentals	2865 NE Vine Maple Lp	Yachats, OR 97418	541-547-5177	rudd.donna@gmail.com	R-1	Condo/Apt	10	5146	057	5/6/2013	Cliff Johnson, 4440 SW Corbett #204, Portland, OR 97239
56	2/7/2013	11 NW 42nd St (Unit B - lower)	NW Property Holdings - Oregon, LLC	PO Box 422	Orange City, IA 51041	712-229-3670	jjdrew007@yahoo.com	Donna Rudd, Vacasa Rentals	2865 NE Vine Maple Lp	Yachats, OR 97418	541-547-5177	rudd.donna@gmail.com	R-1	Condo/Apt	8	5146	056	4/2/2013	Cliff Johnson, 4440 SW Corbett #204, Portland, OR 97239
57	5/2/2014	128 NW 73rd Ct "Pierce Family Beach Retreat"	Fred & Patty Stanwood	10881 SE 258th Pl	Damascus, OR 97089	503-658-4312	fred@oilfilterserviceco.com	same	same	same	same	same	R-1	SFD	8	5336	123	5/13/2014	
58	11/13/2017	135 NW 77th Ct "Newport Cottage"	Cheryl M Johnson	61329 Triple Knot Rd	Bend, OR 97702	805-890-5767	cmjconsult@gmail.com	Tom Walklet	same	same	805-231-5729	t_walklet@hotmail.com	R-1	SFD	4	5977	115-1	12/8/2017	
59	10/24/2012	171 NW 73rd Ct "The Lighthouse "	Jerry Burger	687 NW 3rd St	Prineville, OR 97754	541-390-3675	farmers@crestviewcable.com	same	same	same	same	same	R-1	SFD	10	4317	048	1/29/2013	
60	12/6/2016	2003 NW Oceanview Dr "Cliff House"	Jenni & Robert Winterburn	3313 Corpus Christi	Simi Valley, CA 93063	805-390-8175	yogajentoo@aol.com	Julie Rosenfeld	60 Woodridge Ln	Yachats, OR 97498	541-547-3428/541-270-8918	rosenfeld_j@yahoo.com	R-1	SFD	8	5773	043-1	12/28/2016	
61	10/29/2012	2005 NW Oceanview Dr "Oceanfront Paradise"	Margie L Dawson	3158 SW Antler Ln	Redmond, OR 97756	541-480-7444	Margie.dawson@attglobal.net	Donna Rudd, Vacasa Rentals	4440 SW Corbett Ave #204	Portland, OR 97239	503-345-9399	info@vacasarentals.com	R-1	SFD	8	5109	064	7/10/2013	
62	6/2/2016	2114 NE Crestview Dr "Mary's Vacation Rental"	Mary Yuen	2128 Cornerstone Dr	Winterville, NC 28590	252-717-3060	mary_yuen@yahoo.com	same	same	same	same	same	R-1	SFD	8	5678	178	6/8/2016	
63	10/23/2017	2545 NW Pacific St "D'Anna's Properties "	Michael D'Anna	2584 E Smith Road	Bellingham, WA 98226	360-319-0495	urkaos27@gmail.com	same	same	same	same	same	R-1	SFD	8	5967	221	12/12/2017	

VACATION RENTALS AND BED AND BREAKFASTS  
WITH ACTIVE ENDORSEMENTS AND BUSINESS LICENSES

	Date Rcd.	Street Address	Property Owner	Address	City/State	Phone #	e-mail	Contact Name	Address	City/State	Phone #	e-mail	Zone	Const Type	Occ	Bus Lic #	Endors #	Date Notice mailed	Registered Agent / Trustee
64	4/24/2017	2767 NW Pacific Pl "Seagrass Pine"	Richard Evans & Julie Sanford	2380 Squak Mt Ln	Issaquah, WA 98027	425-770-9076	richardjamesevans@live.com	Oceanfront Properties, Inc./ Brent Peterson	800 E Franklin St	Newberg, OR 97132	503-260-5087	oceanfrontpropertiesince@gmail.com	R-1	SFD		5837	204	6/2/2017	
65	9/20/2012	3914 NW Cherokee Ln "Linda Neigebauer "	Linda Neigebauer	3914 NW Cherokee Ln	Newport, OR 97365	541-270-2234 (c) 541-265-2155 (h) 541-265-6262 (w)	lindaraen@charter.net	same	same	same	same	same	R-1	SFD	4	2636	104	1/9/2014	
66	10/25/2017	520 NW 23rd St "LUCO Property Management Vacation Rental s"	Louis Limbrunner	631 SE 1st St	Newport, OR 97365	541-265-2025		LUCO Property Management	631 SE 1st St	Newport, OR 97365	541-265-2025		R-1	SFD	4	6040	239	3/12/2018	
67	9/12/2017	688 NE 20th Pl (Upstairs Area) "The Agate House"	William & Kassi Sedwick	522 7th Ave SW	Albany, OR 97321	303-717-2741	bill.sedgwick@gmail.com	Vacasa/Chad Newlin	121 N 9th St Ste 302	Boise, ID 83702	503-345-9399/ 541-921-3438	charles.newlin@vacasa.com	R-1	SFD	6	5765	235	2/9/2018	
68	10/12/2016	688 NE 20th Pl "The Agate House"	William & Kassi Sedwick	522 7th Ave SW	Albany, OR 97321	303-717-2741	bill.sedgwick@gmail.com	Vacasa/Samantha Ewing	121 N 9th St Ste 302	Boise, ID 83702	503-345-9399/541-974-3811	samanatha.ewing@vacasa.com	R-1	SFD	6	5765	193	3/17/2017	
69	11/7/2017	7601 N Coast Hwy "Matthew & Erin Price "	Matthew & Erin Price	19 Fireside Dr, Box 2	Camdenton, MO 65020	573-434-1709	mprice@pricerandle.com	Vacasa/Rose Lupton	121 N 9th St Ste 302	Boise, ID 83702	503-345-9399/ 541-961-0364	rose.lupton@vacasa.com	R-1		10	5973	249	6/22/2018	*New VRD added 6/21/18
70	7/11/2017	1128 SW Elizabeth St "Cheever BnB"	Jeff Cheever	1128 SW Elizabeth St	Newport, OR 97365	541-961-2431	ditto2@charter.net	same	same	same	same	same	R-2	SFD	4	6025	212	8/14/2017	
71	9/14/2017	1130 SW Martin St "Life is a Beach"	Richard Savicky	34332 Seavey Loop	Eugene, OR 97405	541-954-3115	rsavicky@comcast.net	same	same	same	same	same	R-2	SFD	10	5939	224	12/14/2017	
72	4/5/2016	1144 SW Mark St "Klose Enterprises"	Kay Klose / Richard Rainery	1144 SW Mark St	Newport, OR 97365	907-952-0659	kaykloseink@gmail.com	same	same	same	same	same	R-2	SFD	4	5643	173	5/10/2016	
73	8/31/2012	1156 SW Mark St "Yaquina House"	Glenn & Lori Stockton	2405 East 16th St	Bremerton, WA 98310	360-621-8653	glenn.stockton@gmail.com	same	same	same	same	same	R-2	SFD	10	5064	045	6/9/2016	
74	2/1/2017	1217 NW Oceanview Dr "Sea Vue House"	Stuart Larsen	1217 NW Oceanview Dr	Newport, OR 97365	541-514-4907	stuart.larsen@yahoo.com	same	same	same	same	same	R-2	SFD	8	5789	198	3/22/2017	
75	7/2/2012	1235 NW Spring St "Joy's House"	Carol & Bob Reinhard	21680 Butte Ranch Rd	Bend, OR 97702	541-389-2672	carolsuereinhard@gmail.com	Lisa Glenn/Turnkey Vacation Rentals	48 Camp 12 Riverside Ln	Siletz, OR 97380	888-512-0498	reservations@turnkeyvr.com	R-2	SFD	6	5011	062	5/9/2013 & 11/30/17	
76	10/24/2012	1245 NW Spring St	James & Lana Wetherill	25804 NE Olson Rd	Battle Ground, WA 98604	360-687-1919	wetherill1@juno.com	same	same	same	same	same	R-2	SFD	10	4927	053	2/28/2013	
77	3/30/2015	1330 NW Spring St "Yaquina Surf Camp"	Roy S Neff and Lauri Hines	32655 Glaisyer Hill Rd	Cottage Grove, OR 97424	858-395-7191	roysneff@gmail.com	Lauri Hines	same	same	same	laurigsd@cox.net	R-2	SFD	8	5444	157	5/12/2015	
78	11/13/2017	1332 NW Thompson St "Williams House"	Jesse Williams	1727 NW 33rd Ave	Portland, OR 97210	202-669-4292	jessejwilliams@gmail.com	Vacasa/Rose Lupton	121 N 9th St Ste 302	Boise, ID 83702	503-345-9399/ 541-961-0364	rose.lupton@vacasa.com	R-2	SFD	10	5982	244	4/6/2018	
79	10/23/2017	1409 NW Spring St "RSSC Mariner"	Jeff & Karin Gauvin	1409 NW Spring St	Newport, OR 97365	801-230-0545	jeffgauvin@hotmail.com	Oregon Beach Vacations/Dean McElveen	4786 SE Hwy 101	Lincoln City, OR 97367	541-418-0037	dean@oregonvacationrentals.com	R-2	SFD	6	5964	222	12/14/2017 Updated Contact ltr sent 1/19/18	
80	5/31/2016	1452 NW Spring St "Wave Crest"	Scott McDowell	6553 S Madison Ct	Centennial, CO 80121	303-482-5544	mcdowells1@yahoo.com	Joe Daugherty/Vacasa	121 N 9th St Ste 302	Boise, ID 83702	503-345-9399; 541-351-5935	joe.daugherty@vacasa.com	R-2	SFD	8	5675	177	6/2/2016	
81	9/27/2017	1610 NW Spring St "Donald & Patsy M Family Trust "	Donald & Patsy M Knight	PO Box 919	Sutherlin, OR 97479	541-430-7312	don@knightmgt.com	same	same	same	same	same	R-2	SFD	10	5946	233	2/5/2018	Dan Knight, Trustee
82	6/1/2015	185 NW 70th St "Oregon Coast Vacation Homes"	Susan & Steven Johnston	10779 N Minnewawa Ave		559-355-9718	suedriver66@yahoo.com	Vacas Rentals - Eric Nicholson	3934 NE MLK Blvd. #204	Portland, OR 97212	971-201-5953	ericn@vacasa.com	R-2	SFD	8	5484	161	7/19/2016	
83	8/8/2013	224 NE 55th St "Northest 55th St LLC"	Northeast 55th St LLC, Cynthia Cristofani	2860 NW Bauer Woods Dr	Portland, OR 97229	503-645-1354	cynthia.cristofani@povidence.org	Vacasa Vacation Rentals (Donna Rudd, regional mgr)	2865 NE Vine Maple Ln	Yachats, OR 97418	41-547-5177 or 971-998-2448	rudd.donna@gmail.com	R-2	SFD	8	5236	080	10/2/2013	Cynthia Cristofani, 2860 NW Bauer Woods Dr, Portland, OR 97229

VACATION RENTALS AND BED AND BREAKFASTS  
WITH ACTIVE ENDORSEMENTS AND BUSINESS LICENSES

	Date Rcd.	Street Address	Property Owner	Address	City/State	Phone #	e-mail	Contact Name	Address	City/State	Phone #	e-mail	Zone	Const Type	Occ	Bus Lic #	Endors #	Date Notice mailed	Registered Agent / Trustee
84	11/13/2017	311 NW 58th St "Agate Beach Hideaway "	Micheal G Mantei	5705 NW Biggs St	Newport, OR 97365	503-849-4902	horizonmech2012@gmail.com	same	same	same	same	same	R-2	SFD	6	5976	241	3/12/2018	
85	2/22/2016	411 NW 60th St "Sam's Sea Haven"	Amy Gordon	10190 SE 37th Ave	Milaukie OR 97222	503-318-5242	mybluepoppis@gmail.com	same	same	same	same	same	R-2	SFD	6	5609	194	2/17/2017	
86	10/29/2012	416 NW 58th St "John Ross Vacation Rental"	John Ross	1669 Ridgefield St	Eugene, OR 97404-2393	541-206-0966	johnrossd@msn.com	Oregon Shores Vacation Rentals	1115 SW 51st ST	Lincoln City, OR 97367	800-800-7108 (Waldport: 541-563-7108)		R-2	SFD	8	5239	025	12/4/2012	
87	4/6/2018	424 NW 59th St "Fort Awesome West "	Malcolm Investments LLC / Darroch Burns	PO Box 902	Clackamas, OR 97015	503-793-0499	darrochmb@yahoo.com	same	same	same	same	same	R-2	SFD	8	6066	245	5/1/2018	Darroch Burns, 14765 SE 82nd Dr, Clackamas, OR 97015
88	5/10/2017	435 NW 58th St "The Beach House at Yaquina Head"	Joan L Meloy	28646 SW Meadows Loop	Wilsonville, OR 97070	503-638-7018	joanmeloy@comcast.net	Vacasa/Chad Newlin	121 N 9th St Ste 302	Boise, ID 83702	503-345-9399/ 541-921-3438	charles.newlin@vacasa.com	R-2	SFD		5852	207	6/16/2017	
89	7/18/2013	457 NW 56th St "Lightkeepers LLC"	John Mace (Lightkeeper, LLC)	6225 SE Carlton	Portland, OR 97206	503-312-8085	mace3090@comcast.net	Lisa Glenn/Turnkey Vacation Rentals	48 Camp 12 Riverside Ln	Siletz, OR 97380	888-512-0498	reservations@turnkeyvr.com	R-2	SFD	12	5190	116	3/21/2014	John Mace, 6225 SE Carlton, Portland, OR 97206
90	6/14/2016	457 NW 57th St "Agate Beach Outlook"	Rick & Lynette Ruppel	7424 N Wayland Ave	Portland, OR 97203	971-645-3478	rickruppel@gmail.com	Turnkey Vacation Rentals/ Lisa Glenn	48 Camp 12 Riverside Ln	Siletz, OR 97380	888-512-0498, 541-916-0399	lisa.glen@turnkeyvr.com	R-2	SFD	6	5714	182	Sent new contact info on 3/18/18	
91	10/29/2012	5053 NW Agate Way "Yaquina Ocean Front Lodge"	Steve & Buffi Hurley/Robert & Lori Cavell	1900 Front St NE	Salem, OR 97301	503-932-1982	shurley@providencehms.com	Donna Rudd, Vacasa Rentals	4440 SW Corbett Ave #204	Portland, OR 97239	503-345-9399	info@vacasarentals.com	R-2	SFD	12	5111	044	1/11/2013	
92	8/15/2014	510 NW 15th St "Sunny Side Up"	Loretta Johnson	2929 NW Highland Dr	Corvallis, OR 97330	541-757-0303	lcj777@comcast.net	Vacasa Rentals - Donna Rudd	2865 NE Vine Maple Lp	Yachats, OR 97498	503-345-9399 or 971-998-2448	rudd.donna@vacasarental.com	R-2	SFD	6	5381	149	9/30/2014	
93	9/14/2017	510 SW Minnie St "Life is a Beach"	Richard Savicky	34332 Seavey Loop	Eugene, OR 97405	541-954-3115	rsavicky@comcast.net	same	same	same	same	same	R-2	SFD	10	5939	223	12/14/2017	
94	7/14/2016	524 A SE 4th St "Baker Rental Properties LLC"	Sandra Baker	6300 SE Roothe Rd	Portland, OR 97267	503-891-0683	bakerskay@gmail.com	Vacasa/Drew Young	121 N 9th St Ste 302	Boise, ID 83702	541-351-1537	andrewy@vacasa.com	R-2	Condo/Apt	4	5534	189	8/29/2016	
95	10/2/2017	525 SE 5th St "Bayside Vacation Rental"	Duane Edwards	PO Box 2088	Newport, OR 97365	541-270-1234	duanerduards1234@gmail.com	same	same	same	same	same	R-2	SFD	6	5986	227	1/19/2018	
96	11/16/2013	532 SE 2nd St "Nel Sue LLC"	Sue Hardesty/Nellie Ward	PO Box 2304	Newport, OR 97365	541-265-4516	swhardesty@charter.net	same	same	same	same	same	R-2	SFD	4	2512	100	12/18/2013	LLC not on Business Registry
97	10/24/2012	535 NW 16th St "Mark Peterson"	Mark Peterson	2440 Willamette St #201	Eugene, OR 97405	541-953-4903	mark@wmbrokers.com	same	same	same	same	same	R-2	SFD	8	5200	058	5/6/2013	
98	3/8/2017	546 NW 54th St "Seastar Getaway "	Larry & Pat Hood	2127 NE Village Ct	McMinnville, OR 97128	503-583-1126	larryhood4@gmail.com	Vacasa/Chad Newlin	121 N 9th St Ste 302	Boise, ID 83702	503-345-9399/ 541-921-3438	charles.newlin@vacasa.com	R-2	SFD	6	5821	201	3/27/2017	
99	6/30/2014	554 SE 2nd St "A Slice of Newport"	Nancy Thurston/Jeff Terry	5152 Umatilla	Boise, ID 83709	205-861-2666	nancy.e.thurston@gmail.com	same	same	same	same	same	R-2	SFD	10	5356	143	7/3/2014	
100	5/10/2017	555 NW 56th St "The Lighthouse at Starfish Cove"	Rob & Leslie Hildebrand	12147 SE Wagner St	Happy Valley, OR 97086	503-975-5169	rhildebrand@multnomah.edu	Vacasa/Chad Newlin	121 N 9th St Ste 302	Boise, ID 83702	503-345-9399/ 541-921-3438	charles.newlin@vacasa.com	R-2	SFD	6	5853	208	6/16/2017	
101	2/24/2014	556 NW 56th St "Lighthouse View Vacation Rental"	Richard Zhao & Jianhua Pang	23720 SW Stafford Hill Dr	West Linn, OR 97068	503-887-2251/503-550-6533	richard.zhao@intel.com	same	same	same	same	same	R-2	SFD	8	5307	114	3/6/2014	
102	10/4/2017	5608 NW Meander Ave "Les Vacation Rentals "	Steven Leonard	5608 NW Meander Ave	Newport, OR 97365	541-574-1959	s.leonard@msn.com	Vacasa/Becca George	121 N 9th St Ste 302	Boise, ID 83702	503-345-9399/ 971-205-8700	becca.george@vacasa.com	R-2	SFD	8	4937	228	1/19/2018	
103	4/25/2014	626 NW 54th Ct "Newport Oceanfront Estate"	Newport Oceanfront Estate LLC, Tony Hauser	1705 N 22nd St	Boise, ID 83702	208-850-6425	tonyhause@hotmail.com	Donna Rudd, Vacasa Rentals	2865 NE Vine Maple Lp	Yachats, OR 97498	541-547-5177	donna@vacasarentals.com	R-2	SFD	18	5329	141	7/18/2016	LLC not on Business Registry

VACATION RENTALS AND BED AND BREAKFASTS  
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	Date Rcd.	Street Address	Property Owner	Address	City/State	Phone #	e-mail	Contact Name	Address	City/State	Phone #	e-mail	Zone	Const Type	Occ	Bus Lic #	Endors #	Date Notice mailed	Registered Agent / Trustee
104	1/26/2017	637 SE 2nd St "Sam's Place by the Bay"	Leah Tuttle	PO Box 2323	Sequim, WA 98382	360-808-1474	alleahutttle@gmail.com	Lisa Glenn/Turnkey Vacation Rentals	48 Camp 12 Riverside Ln	Siletz, OR 97380	888-512-0498 / 737-931-1505	reservations@turnkeyvr.com	R-2	SFD	8	5803	197	3/20/2017 & 12/15/17 (New Mngt Ltr)	
105	9/21/2012	640 NW 54th Ct "Fred & Bonnie Vacation Rental"	Bonnie & Fred Saxton	1081 SE 1st St	Newport, OR 97365	541-270-2145	bsaxton@teleport.com	Oregon Beach Vacations	4786 Hwy 101	Lincoln City, OR	1-800-723-2383	joy@oregonbeachvacations.com	R-2	SFD	10	5079	042	1/11/2013	
106	3/8/2017	728 SE 5th St "Burned Wood Bayview "	Justin & Tamarah Sato	21031 Serango Dr	West Linn, OR 97068	503-342-6826	tamarahsato@gmail.com	Vacasa/Chad Newlin	121 N 9th St Ste 302	Boise, ID 83702	503-345-9399/ 541-921-3438	charles.newlin@vacasa.com	R-2	SFD	8	5820	200	3/27/2017	
107	8/15/2014	745 NW Lee St "Nye Beach Bungalow"	Clare Hanley	94 W Noble St	Stockton, CA 95204	209-471-7954	clarehanley76@gmail.com	Vacasa Rentals - Donna Rudd	2865 NE Vine Maple Lp	Yachats, OR 97498	503-345-9399 or 971-998-2448	rudd.donna@vacasarental.com	R-2	SFD	8	5388	148	9/3/2014	
108	2/16/2016	748 NW Lee St "Nye Beach Oceankeeper"	Omar Jaff	612 SE 47th Ave	Portland, OR 97215	503-329-4848	ojaff@yahoo.com	Vacasa LLC (Drew Young)	121 N 9th St Ste 302	Boise, ID 83702	503-345-9399 or 541-351-1537	andr3ewy@Vacasa.com	R-2	SFD	8	5607	172	7/19/2016	
109	7/2/2012	902 SW Mark St "Don & Jeannie Andre"	Don & Jeannie Andre	PO Box 1818	Newport, OR 97365	541-265-5870 / 541-961-8534	don@blueagate.com	same	same	same	same	same	R-2	SFD	4	4996	073	8/6/2013	
110	7/14/2014	1140 SW Abbey St "Abbey Road LLC"	Paul & Kim Montagne	1715 NW Woodland Dr	Corvallis, OR 97330	541-760-2214	kim.montagne@gmail.com	same	same	same	same	same	R-3	SFD	10	5364	191	10/26/2016	David Scott, 10300 Greenburg Rd, Suite 270, Portland, OR 97223
111	6/14/2016	502 SW 7th St "Highland Treasure Enterprises"	Kim Kossow	PO Box 171	Dallas, OR 97338	503-812-5030	krkossow@charter.net	Vacasa/Drew Young	121 N 9th St Ste 302	Boise, ID 83702	541-351-1537	andrewy@vacasa.com	R-3	SFD	8	5689	180	6/30/2016	
112	7/7/2017	511 SW 3rd St "Robert T Fraser - Nye Haven"	Robert Fraser	4949 Eriskino Way SW	Seattle, WA 98116	206-744-9131	rfraser@uw.edu	Vacasa/Nikki Moore	121 N 9th St Ste 302	Boise, ID 83702	541-272-3163/ 503-345-9399	nikki.moore@vacasa.com	R-3	Condo/Apt	6	6024	151-1	1/19/2018	
113	10/29/2012	543 SW 5th St "Jumping Scallops"	Scott & Angela McFarland	3235 NW Crest Dr	Corvallis, OR 97330	541-754-6560	hollywood@proaxis.com	Vacasa/Chad Newlin	121 N 9th St Ste 302	Boise, ID 83702	503-345-9399/ 541-921-3438	charles.newlin@vacasa.com	R-3	Condo/Apt	6	5101	060	5/6/2013	
114	6/19/2013	546 SW Smith Ct "Faria Vacation Rental"	Diane & Russell Faria	11314 SE 313th Pl	Auburn, WA 98092-3094	253-887-8950	di@difaria.com	Vacasa Vacation Rentals (Donna Rudd, regional mgr)	2865 NE Vine Maple Lp	Yachats, OR 97418	541-547-5177 or 971-998-2448	rudd.donna@gmail.com	R-3	SFD	12	5182	065	7/11/2012	
115	8/21/2014	607 SW Woods St "Hill Villa"	Sandra & Bob Ringo	14735 SW Tierra del Mar Dr	Beaverton, OR 97007	503-643-5151	sanbobr@frontier.com	Vacasa Rentals - Donna Rudd or Ted Dougherty	2865 NE Vine Maple Lp	Yachats, OR 97498	541-547-5177; 971-998-2448; 961-1287	rudd.donna@vacasarental.com	R-3	SFD	6	5389	147	9/3/2014	
116	4/4/2018	707 NW High St "Redhawk Rentals LLC"	Redhawk Rentals LLC / Chad Gordon	1075 Yaser Loop	Toledo, OR 97391	541-272-4017	gordondds@hotmail.com	Vacasa/Becca George	121 N 9th St Ste 302	Boise, ID 83702	503-345-9399/ 971-205-8700	becca.george@vacasa.com	R-3	SFD	6	6063	206-1	5/1/2018	Douglas R Holbrook, 131 NW 20th St Ste C, Newport, OR 97365
117	6/19/2012	756 SW 13th St "Bridgeview Cottage"	Craig & Lisa Reed	6363 Orangewood Dr	Alta Loma, CA 91707	909-560-1227	creed-61-61@charter.net	same	same	same	same	same	R-3	SFD	6	4220	018	11/21/2012	
118	7/9/2012	811 SW 12th St "The Lightkeeper's Inn "	A L Werder Living Trust (Cheryl J Lalack, Trustee)	811 SW 12th St	Newport, OR 97365	541-265-5642	cjlala54@msn.com	Cheryl J. Lalack	same	same	same	same	R-3	SFD	6	4638	014	11/7/2012	Cheryl J Lalack, Trustee
119	7/5/2016	821 SW 12th St "Arden Cottage"	Kenneth & Cheryl Huff	4646 NE 12th Ave	Portland, OR 97211	971-282-5976	kenhuff2005@msn.com	Vacasa/Drew Young	121 N 9th St Ste 302	Boise, ID 83702	541-351-1537	andrewy@vacasa.com	R-3	SFD	4	5715	183	7/13/2016	
120	3/23/2017	832 SW 13th St "Shack on the Beach"	Wilma Roles	834 SW 13th St	Newport, OR 97365	541-270-5613	roles45@gmail.com	same	same	same	same	same	R-3	SFD	6	5838	205	6/9/2017	
121	6/22/2016	927 SW 11th St "Dreamy Day Stay"	Steven Palmer	927 SW 11th	Newport, OR 97365	541-351-5751	bkeisch@gmail.com	same	same	same	same	same	R-3	Duplex	8	5085	016-1	11/14/2012	
122	9/26/2017	1000 SE Bay Blvd #536 (K1) "Bayfront Relaxation "	Eric Breon	26 NW Macleay Blvd	Portland, OR 97210	503-863-0759	eric.breon@gmail.com	Vacasa/Rose Lupton	121 N 9th St Ste 302	Boise, ID 83702	503-345-9399/ 541-961-0364	rose.lupton@vacasa.com	R-4	Condo/Apt	6	5944	219	10/18/2017	
123	9/22/2017	1018 NW Coast St "Steve Schwartz "	Steven Schwartz	3856 Gala Loop	Bellingham, WA 98226	360-739-9693	stampsteve@gmail.com	same	same	same	same	same	R-4		4	6069	237	2/26/2018	
124	7/6/2017	107 SW Coast St "Captain's Quarters at Nye Beach"	Roy S Neff and Lauri Hines	32655 Glaisyer Hill Rd	Cottage Grove, OR 97424	858-688-8261	lauri.hines@icbud.com	same	same	same	same	same	R-4	SFD	8	5444	209	7/11/2017	

VACATION RENTALS AND BED AND BREAKFASTS  
WITH ACTIVE ENDORSEMENTS AND BUSINESS LICENSES

	Date Rcd.	Street Address	Property Owner	Address	City/State	Phone #	e-mail	Contact Name	Address	City/State	Phone #	e-mail	Zone	Const Type	Occ	Bus Lic #	Endors #	Date Notice mailed	Registered Agent / Trustee
125	5/22/2018	1120 NW Spring St, Unit A "Terry and Diane Schneider "	Terry & Diane Schneider	6920 Toluca Lane	Citrus Heights, CA 95621	425-377-5697	terry@libertytowers.org	Vacasa/Becca George	121 N 9th St Ste 302	Boise, ID 83702	503-345-9399/ 971-205-8700	becca.george@vacasa.com	R-4		6	6097	250	6/22/2018	*New VRD added 6/21/18
126	5/11/2015	1125 NW Spring St #A-103 "Jo Duthie Rental - Lighthouse View"	Toby Ross / Jo Duthie	10647 Kestrel	Klamath Falls, OR 97601	916-719-5555	joduthie@yahoo.com	Lisa Glenn/Turnkey Vacation Rentals	48 Camp 12 Riverside Ln	Siletz, OR 97380	888-512-0498	reservations@turnkeyvr.com	R-4	Condo/Apt	6	4262	158	11/30/2017	
127	9/14/2015	1125 NW Spring St #C101	Kenneth Sever	1706 Bronze Sunset	Kingwood, TX 77345	281-360-5690	ken.sever@usa.net	Oregon Beach Vacations	4786 SE Hwy 101	Lincoln City, OR 97367	503-528-7480 ext 200	joy@oregonbeachvacations.com	R-4	Condo/Apt	8	5232	166	9/21/2015	
128	8/16/2016	1125 NW Spring St #C201 "Somewhere At The Beach "	Denise Velaski	8590 SW Farrway Dr	Portland, OR 97225	503-297-7823	velaski@comcast.net	Vacasa/Joe Daugherty	121 N 9th St Ste 302	Boise, ID 83702	541-351-5935/503-345-9299	joedaugherty@vacasa.com	R-4	Condo/Apt	8	5729	187	8/22/2016	
129	8/9/2016	1125 NW Spring St C-2 (c102) "Wandering Whale "	Wendi & Eric Lonquist	60759 Currant Way	Bend, OR 97702	541-848-9010	wlonquist@hotmail.com	Vacasa/Joe Daugherty	121 N 9th St Ste 302	Boise, ID 83702	541-351-5935	joedaugherty@vacasa.com	R-4	Condo/Apt	8	5688	181-1	change of ownership 8/9/16	
130	10/30/2012	1125 NW Spring St Unit A 203 "Long Vacation Rental "	Patrick & Susan Long	33201 SE Peoria Rd	Corvallis, OR 97333	541-740-7722 (day)/541-758-8338 (nite)	suelong@kw.com	Lisa Glenn/Turnkey Vacation Rentals	48 Camp 12 Riverside Ln	Siletz, OR 97380	888-512-0498	reservations@turnkeyvr.com	R-4	Condo/Apt	6	5149	041	12/28/2012 & 11/30/17	
131	11/8/2013	1125 NW Spring St Unit A-201 "Michael's Beach Place"	Michael Adams	1001 NW Lovejoy	Portland, OR 97209	503-544-1733		OR Beach Vacations	4786 SE Hwy 101	Lincoln City, OR 97367	503-528-7480/800-723-2383	joy@oregonbeachvacations.com	R-4	Condo/Apt	8	5261	099	12/13/2013	
132	9/4/2013	1125 NW Spring St Unit B 102 "Bungles Beach Hideaway"	Kenneth Sever	1706 Bronze Sunset	Kingwood, TX 77345	281-360-5690	ken.sever@usa.net	Oregon Beach Vacations	4786 SE Hwy 101	Lincoln City, OR 97367	503-528-7480 ext. 200	joy@oregonbeachvacations.com	R-4	Condo/Apt	6	5232	077	9/12/2013	
133	5/6/2016	1125 SW Spring St #C303 (C-9) "Dylan Mayson Vacation Rental"	Dylan Mason	2734 NW Scandia Lp	Bend, OR 97703	208-521-2886	dmason@bendcable.com	Elizabeth Krizman	780 SW Pacific Coast Hwy	Waldport, OR 97394	541-270-8855	elizabeth@orshores.com	R-4	Condo/Apt	6	5656	174	5/19/2016	
134	10/20/2016	13 NW High St "Camille Norwick"	Camille Norwick	121 La Paz Loop	Santa Fe, NM 87508	505-470-3838	camille@camilleadair.com	Vacasa LLC (Samanthah Ewing)	121 N 9th St Ste 302	Boise, ID 83702	503-345-9399 541-974-3811	samantha.ewing@vacasa.com	R-4	SFD	6	5764	192	3/16/2017	
135	7/2/2012	135 SW Coast St "Nyevana "	Julia & Patrick Rask	910 NW Elizabeth Dr	Corvallis, OR 97330	503-287-2600	raskbull@gmail.com	Vacasa Rentals (Ted Dougherty)	6281 NW Pacific Coast Hwy	Seal Rock, OR 97376	541-961-1287	tedd@vacasarentals.com	R-4	SFD	6	5411	009-1	6/9/2016	
136	1/23/2013	144 SW 26th St #5 "Regatta Vacation LLC"	Regatta Vacations LLC, Brodie Becksted	144 SW 26th St #10	Newport, OR 97365	541-270-2484	brodiebecksted@msn.com	Brodie L. Becksted	3891 NW Hwy 101	Lincoln City, OR 97367	541-994-9111	brodiebecksted@msn.com	R-4	Condo/Apt	6	5133	047	1/24/2013	Brodie Becksted, The Becksted Team LLC, 144 SW 26th St Unit #10, Newport, OR 97365. Bus Lic says Peter Heisler
137	4/26/2017	145 SW Hurbert #1 "Golden Larch, LLC "	Golden Larch, LLC, Brad & Kathy Dixon	PO Box 483	Corvallis, OR 97339	541-757-7522	bradandkathydixon@comcast.net	same	same	same	same	same	R-4	Condo/Apt	4	5842	214	9/25/2017	Brad and Kathy Dixon, PO Box 483, Corvallis, OR 97339
138	4/26/2017	145 SW Hurbert #2 "Golden Larch, LLC "	Golden Larch, LLC, Brad & Kathy Dixon	PO Box 483	Corvallis, OR 97339	541-757-7522	bradandkathydixon@comcast.net	same	same	same	same	same	R-4	Condo/Apt	8	5842	215	9/25/2017	Brad and Kathy Dixon, PO Box 483, Corvallis, OR 97339
139	6/26/2012	165 SW 26th St "Happy Clam"	Sherie Hawley & Gary Gamer	165 SW 26th St	Newport, OR 97365	541-913-2730	sheriehawley@comcast.net						R-4	SFD	12	4740	103	1/8/2014	
140	1/20/2015	180 C NW Gilbert Way "BIM Investments LLC"	Cuttaliya & Douglas Robinson	PO Box 83	Corvallis, OR 97339	425-563-3279	cuttaliya.y@gmail.com	same	same	same	same		R-4	Condo/Apt	8	5419	155	2/12/2015	Cuttaliya Robinson, 530 Fawn Ln, Philomath, OR 97339
141	10/12/2017	225 NW Brook St #A "Shore Leave "	Roderic Millie & Karen Crouse	6049 N 4th Pl	Phoenix, AZ 85012	561-346-6422	rdmillie@live.com	Vacasa/Rose Lupton	121 N 9th St Ste 302	Boise, ID 83702	503-345-9399/ 541-961-0364	rose.lupton@vacasa.com	R-4	Condo/Apt	6	5951	171-1	1/19/2018	
142	10/25/2017	232 SW 27th St	Colleen Harris	7137 SW Lola Ln	Tigard, OR 97223	503-209-9816	colleenh@harrisworksystems.com	Vacasa/Rose Lupton	121 N 9th St Ste 302	Boise, ID 83702	503-345-9399/ 541-961-0364	rose.lupton@vacasa.com	R-4	Condo/Apt	6	5716	225	1/19/2018	
143	8/5/2016	238 SW 27th St "Yaquina Bay Club"	Roy S Neff and Lauri Hines	32655 Glaisyer Hill Rd	Cottage Grove, OR 97424	858-395-7191	roysneff@gmail.com	Lauri Hines	same	same	858-688-8261	laurigsd@cox.net	R-4	Condo/Apt	8	5444	186	8/15/2016	

VACATION RENTALS AND BED AND BREAKFASTS  
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	Date Rcd.	Street Address	Property Owner	Address	City/State	Phone #	e-mail	Contact Name	Address	City/State	Phone #	e-mail	Zone	Const Type	Occ	Bus Lic #	Endors #	Date Notice mailed	Registered Agent / Trustee
144	11/28/2012	242 SW 27th St "Bridgetender Rental House"	Sharon A Simmons, Trustee	4004 NW Witham Hill Dr #166	Corvallis, OR 97330	503-635-6731		Jeannie Conklin	6283 SW Trellis Dr	Corvallis, OR 97333	541-760-7664		R-4	SFD	10	5110	029	12/13/2012	
145	1/17/2014	252 SW 27th St "The House on the Bay"	Jennie Thomas	532 NW Riverside	Bend, OR 97701			Donna Rudd, Vacasa Rentals	2865 NE Vine Maple Lp	Yachats, OR 97498	503-914-0947 or 541-547-5177	rudd.donna@gmail.com	R-4	SFD	8	3988	110	1/24/2014	
146	7/14/2016	2616 SW Brant St "Casa de Margarita "	Kay Fischer	24625 Evergreen Rd	Philomath, OR 97370-9091	541-740-4116	fischerOR@yahoo.com	Vacasa/Drew Young	121 N 9th St Ste 302	Boise, ID 83702	541-351-1537	andrewy@vacasa.com	R-4	Condo/Apt	6	5705	184	7/19/2016	
147	7/28/2016	2618 SW Brant St "Yaquina Bay Beauty"	Colleen Harris	7137 SW Lola Ln	Tigard, OR 97223	503-209-9816	colleenh@harrisworksystems.com	Vacasa/Drew Young	121 N 9th St Ste 302	Boise, ID 83702	503-345-9399	andrewy@vacasa.com	R-4	Condo/Apt	6	5716	185	8/15/2016	
148	7/2/2014	2622 SW Brant St "The River House"	Roger Benney/Sheryl Craner	755 NW Morning View Ct	McMinnville, OR 97128	360-593-5437	sherylcraner@gmail.com	same	same	same	same	same	R-4	Condo/Apt	6	5354	144	7/8/2014	
149	2/9/2018	2634 SW Brant St "Bay Bridge Bungalow "	Sharon Tattersall	170 Palomino Ave	Roseburg, OR 97471	303-854-7282	sharoncarroll@hotmail.com	same	same	same	same	same	R-4	Condo/Apt	8	6022	243	4/6/2018	
150	4/25/2018	2638 SW Brant St "Easy Two LLC "	Lisa Trapp	15977 Abiqua Rd	Silverton, OR 97381	503-779-5394	bonnie5977@gmail.com	Turnkey Vacation Rentals/ Annie Underwood	PO Box 1244	Waldport, OR 97394	503-212-4323 / 541-200-4523	annie.underwood@turnkeyvr.com	R-4	SFD	8	6076	247	5/18/2018	
151	10/16/2017	28 SW Brook St #B "Brook St Apts LLC"	Leslie Bergshoeff	3109 NE Cooper Rd	Camas, WA 98607	360-513-3439	lesbergshoeff@me.com	same	same	same	same	same	R-4	Condo/Apt	4	5067	229	2/5/2018	M Pieter Bergshoeff, 3109 NE Cooper Rd, Camas, WA 98607
152	10/16/2017	28 SW Brook St #D "Brook St Apts LLC"	Leslie Bergshoeff	3109 NE Cooper Rd	Camas, WA 98607	360-513-3439	lesbergshoeff@me.com	same	same	same	same	same	R-4	Condo/Apt	4	5067	230	2/5/2018	M Pieter Bergshoeff, 3109 NE Cooper Rd, Camas, WA 98607
153	10/16/2017	28 SW Brook St #E "Brook St Apts LLC"	Leslie Bergshoeff	3109 NE Cooper Rd	Camas, WA 98607	360-513-3439	lesbergshoeff@me.com	same	same	same	same	same	R-4	Condo/Apt	4	5067	231	2/5/2018	M Pieter Bergshoeff, 3109 NE Cooper Rd, Camas, WA 98607
154	10/16/2017	28 SW Brook St #F "Brook St Apts LLC"	Leslie Bergshoeff	3109 NE Cooper Rd	Camas, WA 98607	360-513-3439	lesbergshoeff@me.com	same	same	same	same	same	R-4	Condo/Apt	4	5067	232	2/5/2018	M Pieter Bergshoeff, 3109 NE Cooper Rd, Camas, WA 98607
155	9/5/2017	28 SW Brook St #G "Brook St Apts LLC #G"	Leslie Bergshoeff	3109 NE Cooper Rd	Camas, WA 98607	360-513-3439	lesbergshoeff@me.com	same	same	same	same	same	R-4	Condo/Apt	4	5933	217	10/13/2017	M Pieter Bergshoeff, 3109 NE Cooper Rd, Camas, WA 98607
156	7/2/2012	29 SW Coast St Unit A "Fairhaven Vacation Rental "	Norm Ferber	5726 NE Big Creek Rd	Newport, OR 97365	541-574-0951	fairhaven@peak.org	same	same	same	same	same	R-4	Condo/Apt	10	4990	006	10/25/2012	
157	7/2/2012	29 SW Coast St Unit B "Fairhaven Vacation Rental "	Norm Ferber	5726 NE Big Creek Rd	Newport, OR 97365	541-574-0951	fairhaven@peak.org	same	same	same	same	same	R-4	Condo/Apt	10	4990	007	10/25/2012	
158	7/2/2012	29 SW Coast St Unit C "Fairhaven Vacation Rental "	Norm Ferber	5726 NE Big Creek Rd	Newport, OR 97365	541-574-0951	fairhaven@peak.org	same	same	same	same	same	R-4	Condo/Apt	10	4990	008	10/25/2012	
159	10/30/2013	3380 NW Oceanview Dr Unit B "Veritas Corp"	Mark & Rebecca DeBoer	1534 Devonshire Pl	Medford, OR 97504	541-944-2996	mdeboer@lithia.com	Meritage HOA	PO Box 429	Newport, OR 97365		jrjohnstone3@msn.com	R-4	Condo/Apt	8	5488	095	12/5/2013	
160	4/19/2017	345 SW 11th St "The Parker House LLC "	Penelope McCarthy	605 SW Hurbert St	Newport, OR 97365	541-961-2123	penelmcc@gmail.com	Oregon Beach Vacations	4786 SE Hwy 101	Lincoln City, OR 97367	503-528-7480 ext. 200	joy@oregonbeachvacations.com	R-4	SFD	6	5834	202	4/21/2017	Penelope McCarthy, 735 SW St Clair Ave Apt 901, Portland, OR 97205
161	8/10/2017	35 SW Hurbert St "Beverly Chamberlain"	Beverly Chamberlain	3548 N Brookhaven Ln	Tuscon, AZ 85712	520-299-2386	3548bc@gmail.com	Lisa Glenn/Turnkey Vacation Rentals	48 Camp 12 Riverside Ln	Siletz, OR 97380	888-512-0498	reservations@turnkeyvr.com	R-4	SFD	8	5932	220	12/8/2017, Sent New Contact Info on 3/12/18	
162	8/13/2012	3749 NW Oceanview Dr "Mountain Seas Development"	Bonnie Sammons	PO Box 680844	Park City, UT 84068			Yaquina Bay Property Mgt	146 SE 1st St	Newport, OR 97365	541-265-3537	lee@yaquinabayproperties.com	R-4	SFD	8	5047	035	12/26/2012	
163	9/11/2017	375 NE 70th St "Cleek AirBnB"	Todd & Debbie Cleek	2419 SE 49th Ave	Portland, OR 97205	503-789-3211	deb.cleek@gmail.com	same	same	same	same	same	R-4	SFD	8	5940	216	10/13/2017	
164	3/2/2017	4 SW High St "Michele Longo Eder "	Eder Beach Property LLC	PO Box 721	Newport, OR 97365	541-270-1161	michele@michelelongoeder.com	Michele Longo Eder & Rob Mathewson	same	same	541-270-0590	michele@michelelongoeder.com	R-4	SFD	6	1307	199	5/30/2017	Michele Longo Eder, 4064 NW Cherokee Lane, PO Box 721, Newport, OR 97365

VACATION RENTALS AND BED AND BREAKFASTS  
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	Date Rcd.	Street Address	Property Owner	Address	City/State	Phone #	e-mail	Contact Name	Address	City/State	Phone #	e-mail	Zone	Const Type	Occ	Bus Lic #	Endors #	Date Notice mailed	Registered Agent / Trustee
165	3/31/2016	407 NW High St "Pietrok 2 LLC"	Pietrok 2, LLC (Gary A. Pietrok)	665 N 164th St	Omaha, NE 68118	402-707-8614	pietrokcgne@cox.net	Oceanfront Properties, Inc./ Brent Peterson	800 E Franklin St	Newberg, OR 97132	503-260-5087	oceanfrontpropertiesince@gmail.com	R-4	Duplex	10	5690	036-1	8/11/2016 & 10/16/17	David J Pietrok, 1495 Larkspur Lane NW, Salem, OR 97304
166	8/14/2017	420 NW High St "Hip Nautic"	Rina Myklak	8610 SW Ash Meadows Rd #615	Wilsonville, OR 97070	541-401-8677	rinanurse@hotmail.com	Sweet Home Rentals/Kasey Baker	PO Box 53	Yachats, OR 97498	541-961-5559	info@sweethomesrentals.com	R-4	SFD	6	5923	218	10/17/2017	
167	3/4/2014	4718 NW Cherokee Ln "Hoffstetter Vacation House"	Kirk Hofstetter & Mary Jo Moeller	2255 Dorchester Dr S	Salem, OR 97302	503-589-4402	maryjo2255@msn.com	same	same	same	same	same	R-4	SFD	10	5306	117	3/21/2014	
168	8/3/2015	4916 NW Woody Way "Broken Wheel Guest House "	Don P & Leona Rairigh	28145 E Hwy 20	Bend, OR 97701	541-413-0600		James Rairigh	PO Box 962	Salem, OR 97308	503-990-6161 or 503-583-5135 (cell)		R-4	SFD	8	1880	167	11/1/2015	
169	10/1/2012	4920 NW Woody Way "Ocean House Lodge LLC B&B "	Craig & Dawn Lodge	4920 NW Woody Way	Newport, OR 97365	541-265-3888	oceanhousebb@gmail.com	same	same	same	same	same	R-4	SFD	18	704	024	11/29/2012	Brian Haggarty, 236 W Olive St, Po Box 510, Newport, OR 97365
170	10/17/2012	4925 NW Woody Way "Tye Lodge B & B "	Douglas & Dee A. Nebert	4925 NW Woody Way	Newport, OR 97365	541-265-8953	deeanebert@gmail.com	same	same	same	same	same	R-4	SFD	12	1288	023	11/29/2012	
171	11/9/2017	521 NW Hubert St "Neptune's Lair by the Sea"	Debbie Sloan	2654 NE Laramie Way	Bend, OR 97701	541-419-4172	q.bee@bendbroadband.com	same	same	same	same	same	R-4	SFD	4	5974	238	2/26/2018	
172	9/3/2014	539 SW Park St "Toast of the Coast"	Michael Tran	2262 Sunrise Ave	Santa Rosa, CA 95409	503-810-1559		same	same	same	same		R-4	SFD	12	2702	150	10/15/2014	
173	3/30/2015	580 NW 6th St "Muenchmeyer Vacations "	Hans-Christian & Andrea Muenchmeyer	2330 NE Stanton St	Portland, OR 97212	971-263-5078 503-407-3886	hans-christian.muenchmeyer@comcast.net	same	same	same	same	same	R-4	SFD	8	5449	017-1	4/9/2015	
174	1/19/2018	582 NW 3rd St "BMD Rentals LLC "	Rachel Wold	12590 SW Glacier Lily Circle	Portland, OR 97223	541-961-8455		Seanna Lynn Dahl	2753 NE Old River Rd	Siletz, OR 97380	541-690-9823	bmd.llc.properties@gmail.com	R-4	SFD	8	5994	240	3/12/2018	
175	7/16/2012	589 W Olive St "Amarandos Rental "	Mark & Anna Amarandos	25292 Abilene Ct	Laguna Hills, CA 92653	949-360-6517	anna.amarandos@cox.net	Vacasa Vacation Rentals (Donna Rudd, regional mgr)	2865 NE Vine Maple Lp	Yachats, OR 97418	541-547-5177 or 971-998-2448	rudd.donna@gmail.com	R-4	SFD	8	4222	026	12/5/2012	
176	9/12/2017	610 NW 9th St "Newport House"	Betty Willis	610 NW 9th St	Newport, OR 97365	530-410-1391	0817betty@gmail.com	Vacasa/Chad Newlin	121 N 9th St Ste 302	Boise, ID 83702	503-345-9399/ 541-921-3438	charles.newlin@vacasa.com	R-4	SFD	8	5938	226	1/19/2018	
177	1/8/2014	757 SW 6th St "A-Frame"	Doug Chu	11954 NE Glisan St 134	Portland, OR 97220	503-888-6056	chewnews49@gmail.com	same	same	same	same	same	R-4	SFD	8	5280	112	2/6/2014	
178	11/14/2014	912 NW Coast St "Nye Beach Retreat"	Patricia A. Lee	6765 SW Molalla Bend Rd	Wilsonville, OR 97070	503-694-6452	palee03@comcast.net	Vacasa Rentals - Ted Dougherty	6281 NW Pacific Coast Hwy	Seal Rock, OR 97376	541-270-1287	vacasa.ted@gmail.com	R-4	SFD	6	5409	153	12/10/2014	
179	3/23/2017	946 NW High St "Bahler Rentals"	David Bahler	1910 Millcreek Way	Salt Lake City, UT 84106	801-455-3390	awbahler@gmail.com	Dean McElven	4786 SE Hwy 101	Lincoln City, OR 97367	503-528-3480	obv@oregonbeachvacations.com	R-4	SFD	6	5807	213	9/8/2017	
180	7/25/2013	1000 SE Bay Blvd #114 "Franck Vacation Rental"	Ellen & Lawrence Franck	205 Laguna Dr W	Litchfield Pk, AZ 85340	623-935-6092		same	same	same	same		W-2	Condo/Apt	4	5222	072	8/6/2013	
181	7/16/2013	1000 SE Bay Blvd #115	Morales/Bartus, LLC	10855 SW Cascade	Tigard, OR 97223	503-620-3691	dave@rtangle.net	Embarcadero Resort Service Provider, LLC	1000 SE Bay Blvd.	Newport, OR 97365	541-265-8521		W-2	Condo/Apt	4	5212	092	11/4/2013	David E Morales, 10855 SW Cascade Ave, Tigard, OR 97223
182	9/16/2013	1000 SE Bay Blvd #130 "Clopine Vacation Rental"	Robert, Betsey, Alan & Anne Clopine	PO Box 1401	Idyllwild, CA 92549	951-659-4590 or 858-442-9701	bbclopine@msn.com	Embarcadero Resort Service Provider, LLC	1000 SE Bay Blvd.	Newport, OR 97365	541-265-8521		W-2	Condo/Apt	4	5240	118	4/2/2014	
183	7/2/2013	1000 SE Bay Blvd #132 "Smith Newport Condo LLC"	Smith Newport Condo, LLC.	4601 NE 77th Ave Ste 180	Vancouver, WA 98662	360-326-6000	denas@mikatomi.co.	Embarcadero Resort Service Provider, LLC	1000 SE Bay Blvd.	Newport, OR 97365	541-265-8521		W-2	Condo/Apt	4	5203	088	11/4/2013	Jerome Elliot, 707 SW Washington St, Ste 1500, Portland, OR 97205
184	6/7/2017	1000 SE Bay Blvd #146 "Richen Vacation Rental"	Sylvia Richen	9031 SW Summerfield Ct	Tigard, OR 97224	503-624-6032	sylviarichen@comcast.net	Vacasa/Chad Newlin	121 N 9th St Ste 302	Boise, ID 83702	503-345-9399/ 541-921-3438	charles.newlin@vacasa.com	W-2	Condo/Apt	4	5879	234	2/9/2018	



VACATION RENTALS AND BED AND BREAKFASTS  
WITH ACTIVE ENDORSEMENTS AND BUSINESS LICENSES

	Date Rcd.	Street Address	Property Owner	Address	City/State	Phone #	e-mail	Contact Name	Address	City/State	Phone #	e-mail	Zone	Const Type	Occ	Bus Lic #	Endors #	Date Notice mailed	Registered Agent / Trustee
185	5/17/2013	1000 SE Bay Blvd #225	Christie M Connard	1585 SW Brooklane Dr	Corvallis, OR 97333	541-752-7800	connardc@peak.org	Vacasa Vacation Rentals (Ted Dougherty)	2865 NE Vine Maple Lp	Yachats, OR 97418	541-961-1287	tedd@vacasarentals.com	W-2	Condo/Apt	6	5175	145 Ltd	7/17/2014	
186	7/2/2013	1000 SE Bay Blvd #403 "Smith Newport Condo LLC"	Smith Newport Condo, LLC	4601 NE 77th Ave Ste 180	Vancouver, WA 98662	360-326-6000	denas@mikatomi.co.	Embarcadero Resort Service Provider, LLC	1000 SE Bay Blvd.	Newport, OR 97365	541-265-8521		W-2	Condo/Apt	4	5203	089	11/4/2013	Jerome Elliot, 707 SW Washington St, Ste 1500, Portland, OR 97205
187	7/2/2013	1000 SE Bay Blvd #427 (J-2)	Loranger Properties LLC	PO Box 326	Hillsboro, OR 97123	503-648-1911	lorangerco@aol.com	same	same	same	same	same	W-2	Condo/Apt	4	5225	130 - Ltd	5/20/2014	Claire Loranger, 2990 Baseline Rd, Cornelius, OR 97113
188	7/16/2013	1000 SE Bay Blvd #504 "Gould Family Trust"	Gould Family Trust, Terry & Janice Gould, co-trustees	5620 SW Riverside Ln Unit 16	Portland, OR 97239	541-285-6744	t.gould@comcast.net	Embarcadero Resort Service Provider, LLC	1000 SE Bay Blvd.	Newport, OR 97365	541-265-8521		W-2	Condo/Apt	6	5210	093	11/13/2013	Terri & Janice Gould, Trustees
189	7/16/2013	1000 SE Bay Blvd #642 "Cynthia Hinds"	Cynthia Kelley Hinds	569 Culpin St	Denver, CO 80218	303-888-4940	cindyhinds@hotmail.com	Embarcadero Resort Service Provider, LLC	1000 SE Bay Blvd.	Newport, OR 97365	541-265-8521		W-2	Condo/Apt	4	5207	082	10/2/2013	
190	4/11/2014	1000 SE Bay Blvd Unit #140 "VKN Vacation Rental"	VKN Vacation Rental, ATTN: Valerie K Nichols	940 NW Westwood Pl	Corvallis, OR 97330	541-757-3660		Embarcadero Restaurant & Lounge	1000 SE Bay Blvd.	Newport, OR 97365	541-265-8521		W-2	Condo/Apt	4	5251	121	5/1/2014	
191	1/23/2018	1000 SE Bay Blvd, Unit G-245 "Kevin Stewart House "	Kevin & Danielle Stewart	2100 NE Walnut Dr	Redmond, OR 97756	541-728-8708	fletmx@yahoo.com	Vacasa/Becca George	121 N 9th St Ste 302	Boise, ID 83702	503-345-9399/ 971-205-8700	becca.george@vacasa.com	W-2	Condo/Apt	6	6010	236	2/9/2018	
192	7/2/2012	144 SW 26TH #1 "Winward at the Rigatta"	Charles & Michele Acock	3142 Reservoir Rd	Walla Walla, WA 99362	509-522-1112	cowdoc543@AOL.com	same	same	same	same	same	W-2	Condo/Apt	6	4982	028	12/13/2012	
193	11/12/2015	859 SW Bay Blvd "Roger Yost's Pier House"	Roger Yost	189 Liberty St NE	Salem, OR 97301	503-884-7333	rogeryost@comcast.net	same	same	same	541-902-1973	same	W-2	Condo/Apt	6	5663	019-1	5/10/2016	
194	8/2/2012	890 SE Bay Blvd #205 "OR Bayfront Condo "	Gary H & F Rebecca Thorgaard	PO Box 514	Clarkston, WA 99403	509-432-6053	gthorgaard@gmail.com	same	same	same	same	same	W-2	Condo/Apt	4	5037	039	12/27/2012	
195	1/9/2013	890 SE Bay Blvd #314 "The Landing at Newport"	Debra Harland	PO Box 1545	Newport, OR 97365	541-270-1779	debbie@धारlandcpa.com	same	same	same	same	same	W-2	Condo/Apt	4	3184	046	1/11/2013	

## **Vacation Rental Ad-hoc Committee Agenda Item Report**

Meeting Date: June 27, 2018

Submitted by: Sherri Marineau

Submitting Department: Community Development

Item Type: Discussion

Agenda Section: Options for Amending VRD Regulations (50 MINS)

---

**Subject:**

PowerPoint Presentation

**Suggested Action:**

**Attachments:**

[Options for Amending Dev Standards\\_color.pdf](#)

[Options for Amending Dev Standards\\_black\\_white.pdf](#)

# CITY OF NEWPORT VACATION RENTAL CODE UPDATE

Cap Levels, Proximity Limits,  
Nye Beach Tourist Commercial,  
B&Bs and Home shares,  
Revisit of Occupancy and Tenancy Limits

June 27, 2018

Vacation Rental Ad-Hoc Committee Meeting

# MEETING OBJECTIVES

- Obtain Committee input on changes it would like to see made to safety and development standards for vacation rentals
- Topics to be covered include:
  - Cap Levels
  - Proximity Limits
  - Nye Beach Tourist Commercial Areas
  - Locations for B&Bs and Home shares
  - Revisit Overnight Occupancy and Tenancy Limits
- Staff will take feedback from this meeting to develop draft code amendments for review by the Committee at future meetings
- These same requirements apply to Bed & Breakfast (B&B) establishments, so if you see a reason to treat them differently relative to these topic areas, now is the time to point it out

# CAP LEVELS

## Issues

- What level(s) should caps be set at?
- 

## Observations

- ▣ Hard caps as a percentage of overall housing vary widely from jurisdiction to jurisdiction and can apply city-wide or to targeted locations
- ▣ Tourist oriented cities in Oregon with caps include:
  - ▣ Cannon Beach – 5% of total units (coupled with unlimited number of 14-day permits)
  - ▣ Lincoln City – 10% of total number of lots in certain zones (unrestricted in mixed-use / commercial zones)
  - ▣ Manzanita – 17.5% of total number of dwellings in certain zones
  - ▣ Yachats – 15% of the total number of dwelling units
- ▣ It may be prudent to provide 2 or 3 alternatives for policy makers to consider

# PROXIMITY LIMITS

## Issues

- What standard should be used to achieve desired spacing between dwelling units in R-1 and R-2 zone districts?
  - How should existing licensed vacation rentals that do not meet new spacing standards be handled?
- 

## Observations

- ▣ Proximity limits vary by jurisdiction (e.g. no more than 30% dwellings within 250-ft of property can be VRDs (Bandon) or one VRD per street segment (Durango))
- ▣ Street segment approach might work the best given the pattern of development. Could offer conditional use or alternate non-discretionary standard for particularly long street segments
- ▣ Grandfathering until a unit license expires, or amortization of the most recent licensed unit are approaches that could be used to address existing units that do not meet spacing standards

# NYE BEACH

## Issues

- What, if anything, should be done to limit growth of VRDs in Nye Beach?
- 

## Observations

- ▣ There is a threshold question of whether or not VRDs should be limited in a C-2 zone that caters to tourist commercial uses
- ▣ A cap in of itself may be sufficient to manage the overall number of rentals in Nye Beach and other areas
- ▣ Proximity limits are difficult to apply in mixed use areas and, if targeted at single-family dwellings, could result in VRDs being further concentrated in multi-family developments



# BED AND BREAKFAST ESTABLISHMENTS AND HOME SHARES

## Issues

- Should there be limits on the number and location of these units?
- 

## Observations

- ▣ Bed and Breakfast (B&B) establishments are currently allowed in existing residential units. There are no locational restrictions
- ▣ Home shares are presently identified as vacation rental dwellings. They represent a small percentage of the total (roughly 5%)
- ▣ The current proposal exempts B&B and home share arrangements from location and density limits

# REVISIT OCCUPANCY LIMITS

## Issues

- Request by committee member to retain existing overnight occupancy limit of two persons per bedroom, plus two
- 

## Observations

- ▣ Current proposal sets overnight occupancy at two persons per bedroom, with the optional addition of a provision that would exempt small children from the limit
- ▣ A policy alternative could be prepared to retain the existing two person per bedroom plus two standard (in addition to the current proposal)

# REVISIT TENANCY LIMITS

## Issues

- Request by committee member to revisit whether or not tenancy limits should be imposed in some manner?
- 

## Observations

- ▣ Tenancy limits reduce the frequency of guests coming to and from a unit decreasing the chances of nuisance issues
- ▣ There are significant differences in how local governments apply tenancy limits (e.g. Cannon Beach no more than one tenancy every 14-days, and Hood River 90-days in a calendar year)
- ▣ Can be difficult to enforce and would not apply to non-paying guests
- ▣ Should be viewed in context with other use limitations
- ▣ Current proposal does not include tenancy limits

QUESTIONS?

## CITY OF NEWPORT VACATION RENTAL CODE UPDATE

Cap Levels, Proximity Limits,  
Nye Beach Tourist Commercial,  
B&Bs and Home shares,  
Revisit of Occupancy and Tenancy Limits

June 27, 2018  
Vacation Rental Ad-Hoc Committee Meeting

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## PROXIMITY LIMITS

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4

## NYE BEACH

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5

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6



## REVISIT OCCUPANCY LIMITS

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7

## REVISIT TENANCY LIMITS

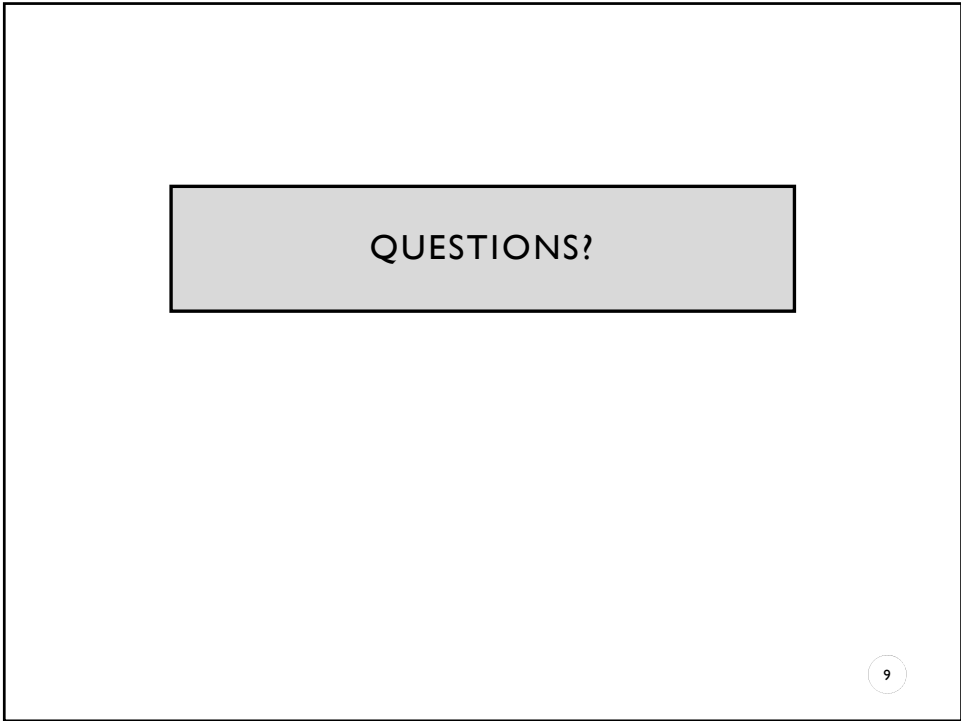
### Issues

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- 

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8



## Vacation Rental Ad-hoc Committee Agenda Item Report

Meeting Date: June 27, 2018

Submitted by: Sherri Marineau

Submitting Department: Community Development

Item Type: Discussion

Agenda Section: Options for Amending VRD Regulations (50 MINS)

---

**Subject:**

VRD Maps

**Suggested Action:**

**Attachments:**

[Agate\\_25ft.pdf](#)

[Agate\\_50ft.pdf](#)

[Agate\\_100ft.pdf](#)

[Agate\\_StreetSegments.pdf](#)

[Central\\_25ft.pdf](#)

[Central\\_50ft.pdf](#)

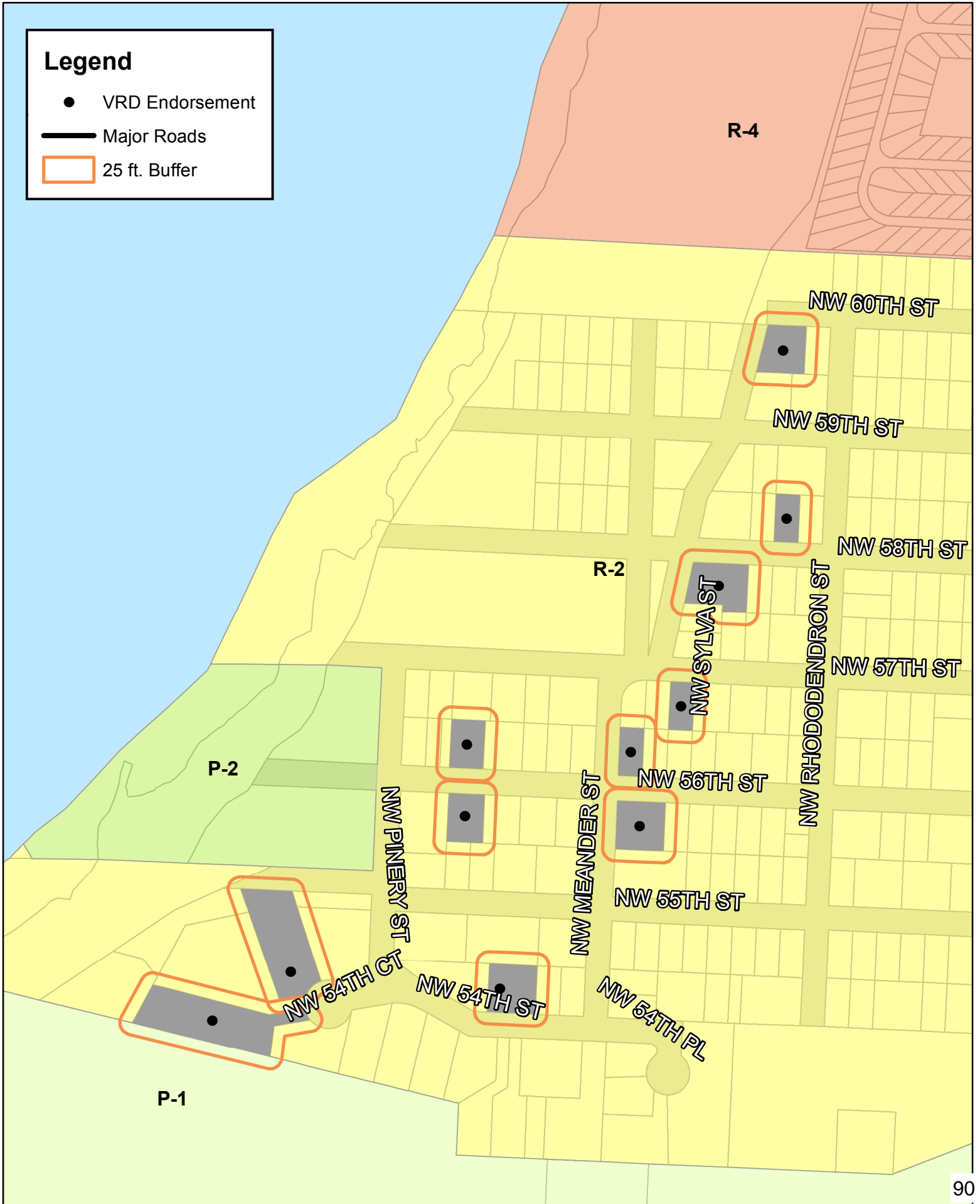
[Central\\_100ft.pdf](#)

[Central\\_StreetSegments.pdf](#)

[Nye Beach.pdf](#)

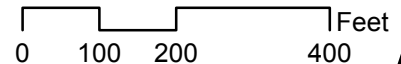
# Legend

- VRD Endorsement
- Major Roads
- 25 ft. Buffer



City of Newport  
Community Development Department  
169 SW Coast Highway  
Newport, OR 97365  
Phone: 1.541.574.0629  
Fax: 1.541.574.0644

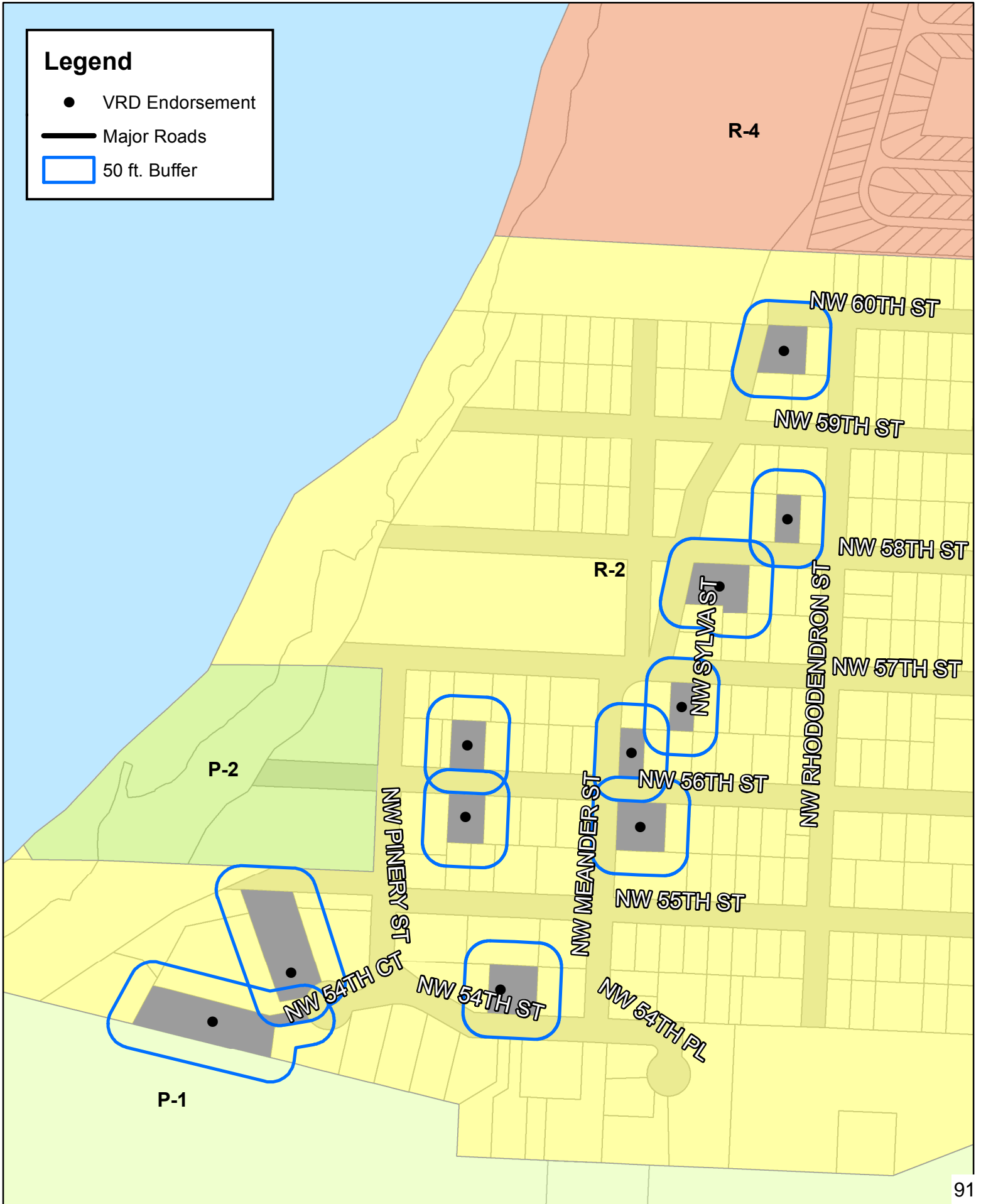
## Agate Beach - 25 Foot Buffers with Zoning



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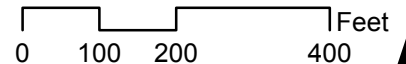
# Legend

- VRD Endorsement
- Major Roads
- 50 ft. Buffer



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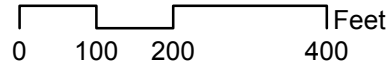
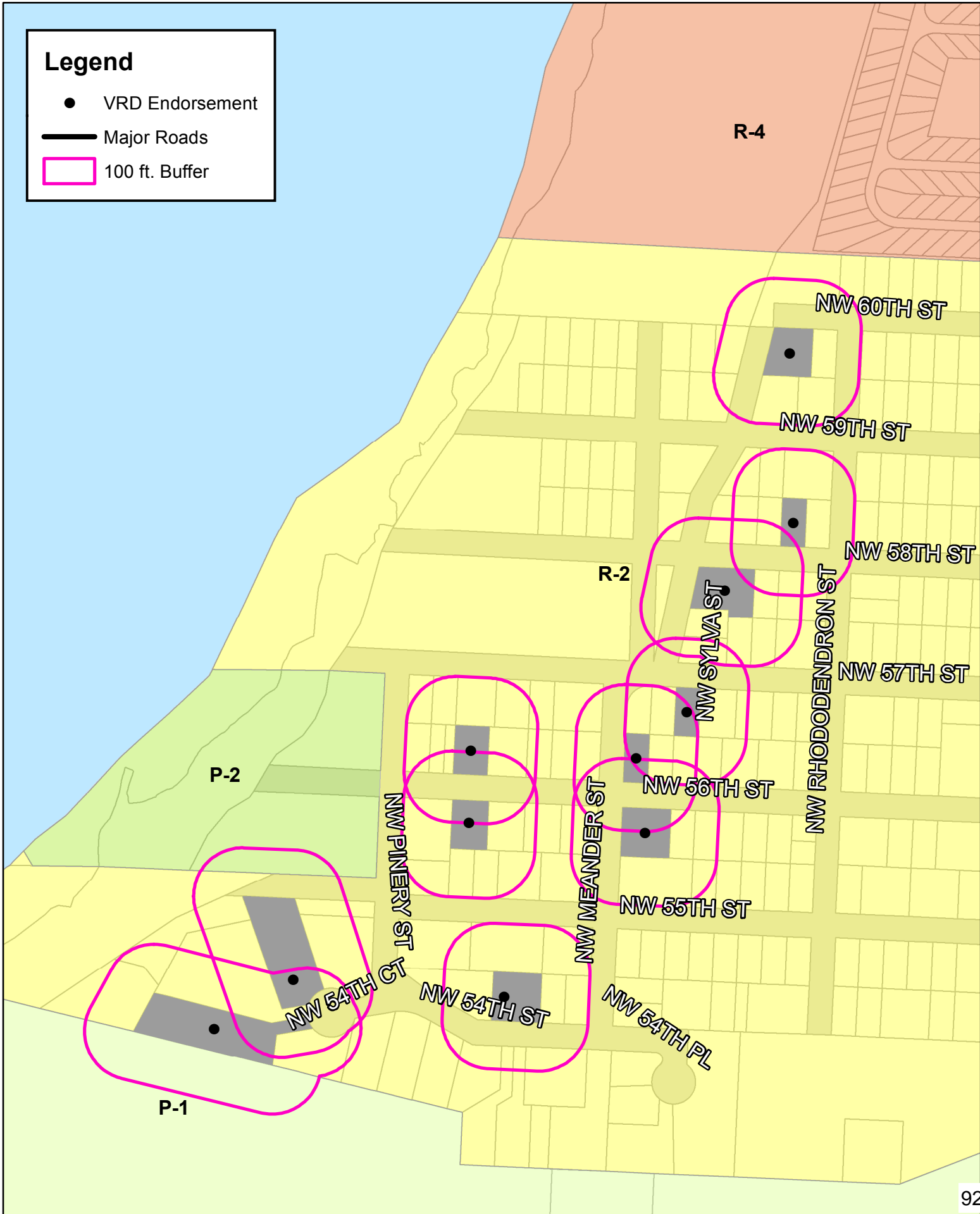
## Agate Beach - 50 Foot Buffers with Zoning



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# Legend

- VRD Endorsement
- Major Roads
- 100 ft. Buffer

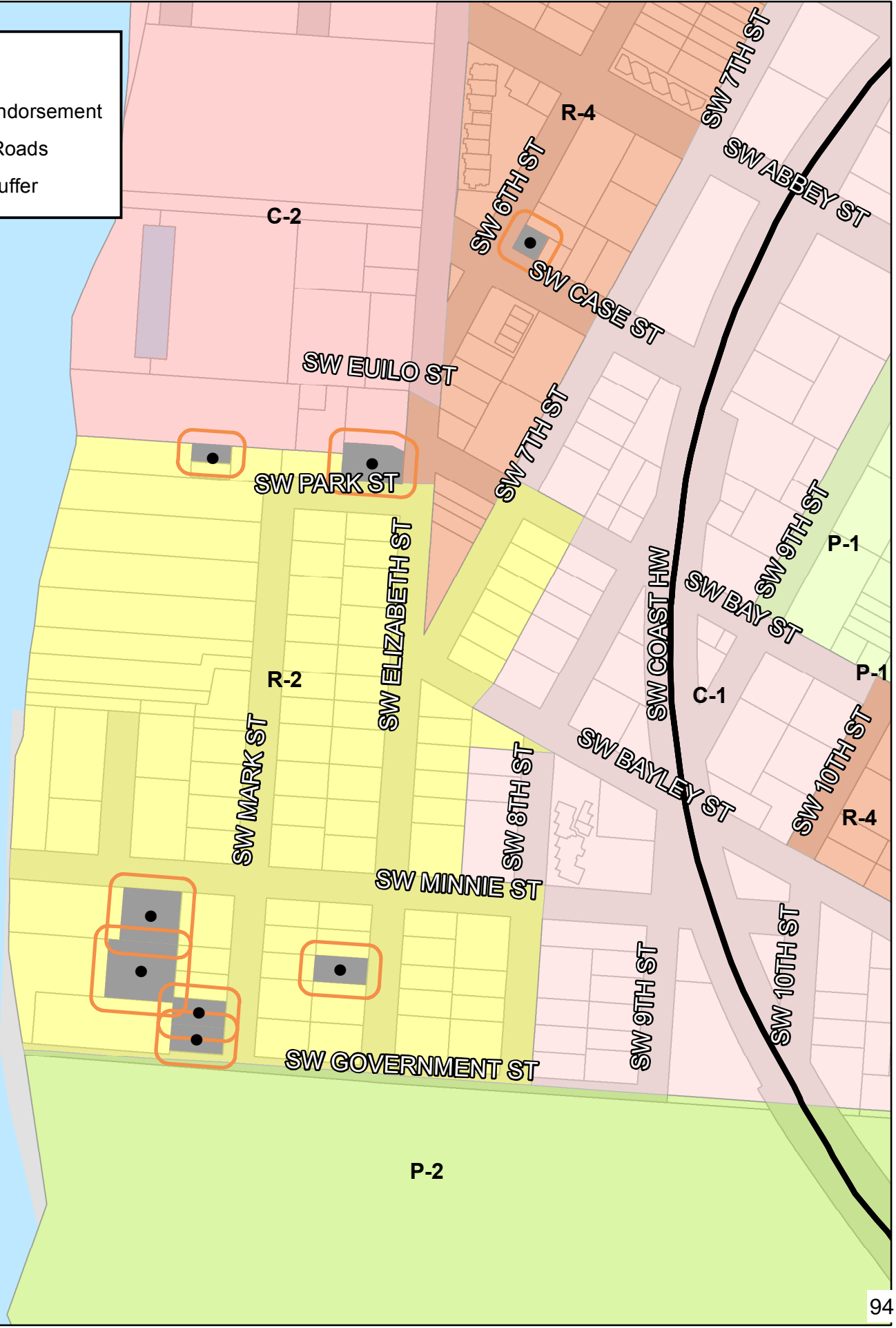


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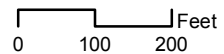


# Legend

- VRD Endorsement
- Major Roads
- 25 ft. Buffer



## Central Newport - 25 Foot Buffers with Zoning

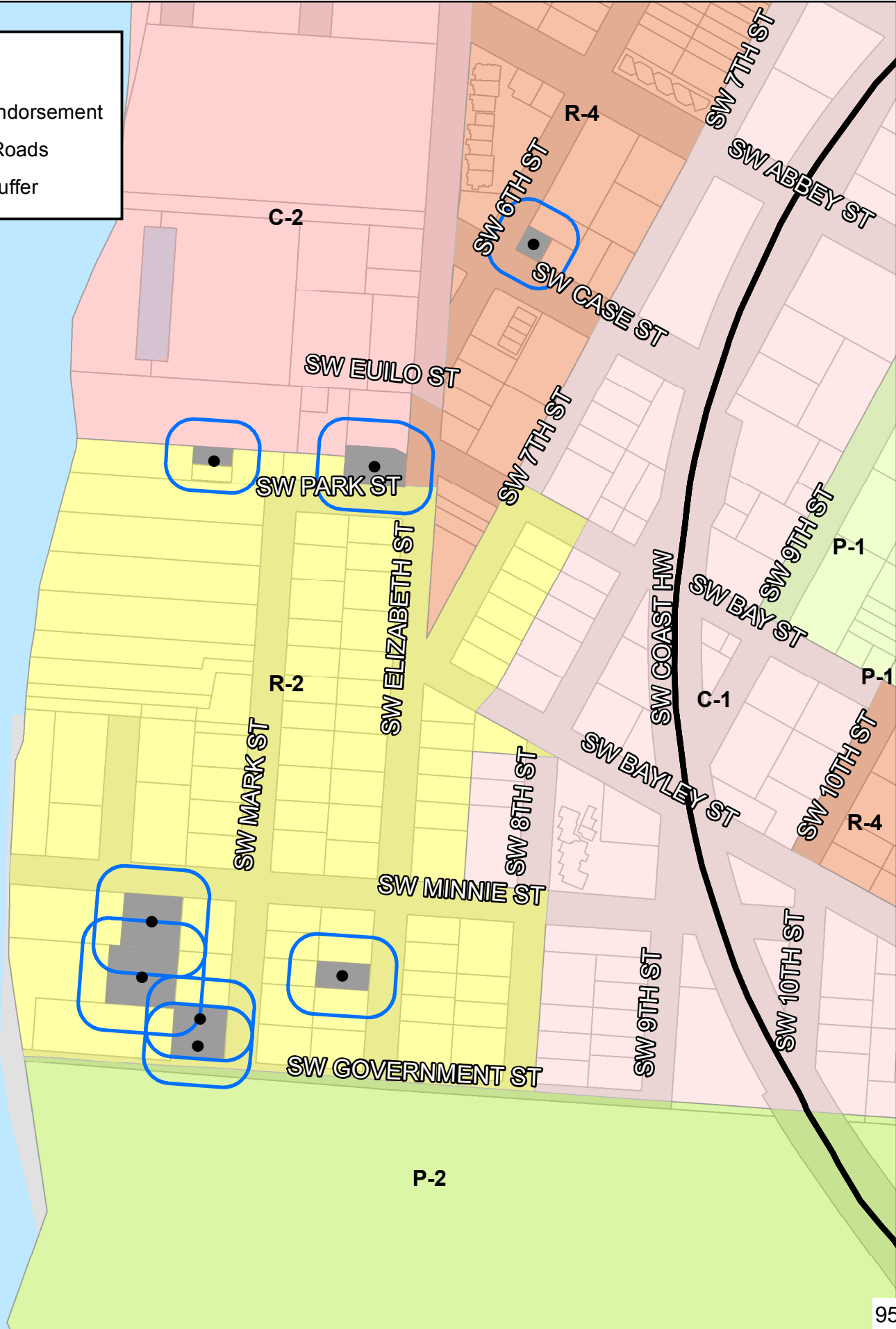


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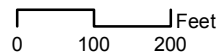


# Legend

- VRD Endorsement
- Major Roads
- 50 ft. Buffer



## Central Newport - 50 Foot Buffers with Zoning



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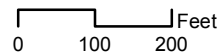
# Legend

- VRD Endorsement
- Major Roads
- VRD Possible
- VRD **NOT** Possible



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 Community Development Department  
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## Central Newport - Street Segments






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## Legend

- Single VRD Endorsement
- Multiple VRD Endorsement

 Nye Beach Overlay

### Zone Type

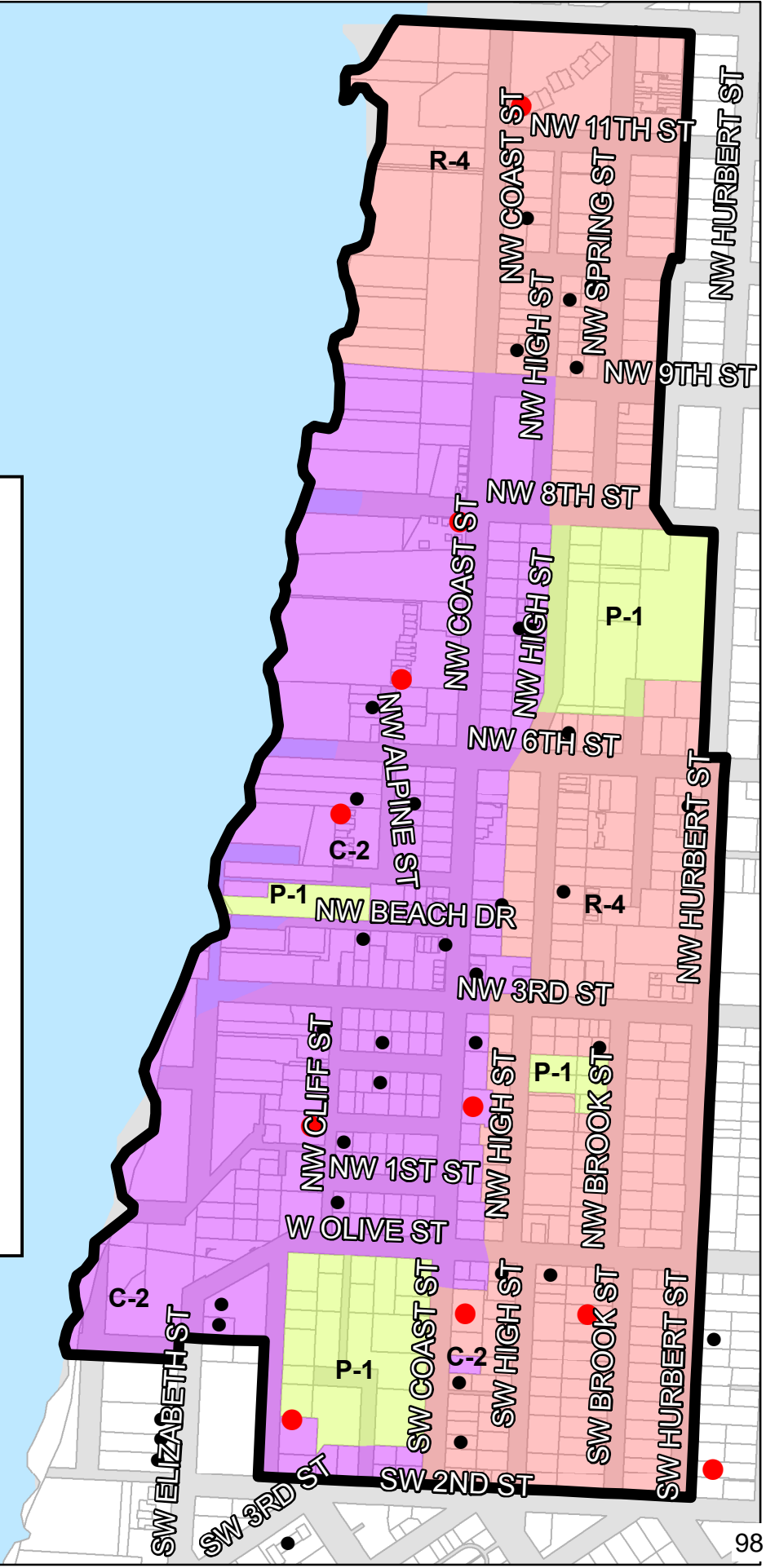
-  P-1
-  C-2
-  R-4

### C-2 Zone

**47** Vacation Rental Endorsements  
**279** Address Points  
**328** Taxlots  
 Approx. **225** Dwellings  
 VRDs = **14.3%** of Taxlots  
 VRDs = **~20.9%** of Dwellings

### R-4 Zone

**32** Vacation Rental Endorsements  
**287** Address Points\*  
**344** Taxlots\*  
 Approx. **300** Dwellings  
 VRDs = **9.3%** of Taxlots  
 VRDs = **~10.7%** of Dwellings



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## Nye Beach Design Review Overlay VRDs and Zoning

0 0.05 0.1 Miles



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## **Vacation Rental Ad-hoc Committee Agenda Item Report**

Meeting Date: June 27, 2018

Submitted by: Sherri Marineau

Submitting Department: Community Development

Item Type: Discussion

Agenda Section: Policy Options for Code Amendments by Topic Areas (10 MIN)

---

**Subject:**

Policy Options by Topic Area

**Suggested Action:**

**Attachments:**

[Policy Options by Topic Area.pdf](#)

CITY OF NEWPORT  
169 SW COAST HWY  
NEWPORT, OREGON 97365

COAST GUARD CITY, USA



phone: 541.574.0629  
fax: 541.574.0644  
<http://newportoregon.gov>  
mombetsu, japan, sister city

June 22, 2018

## VACATION RENTAL AD-HOC COMMITTEE

### POLICY OPTIONS FOR CODE AMENDMENTS BY TOPIC AREAS

---

**Rationale for Regulating** - Add language to the purpose section of the vacation rental code indicating that (a) regulations are intended to protect long term housing supply by limiting conversion of residential land to transient use and (b) acknowledge the need to weigh VRD limitations against the economic benefit of short term rentals.

**Definitions** – Definitions for “home share” and “owner” will provided and the five (5) guest room limit for a VRD (as opposed to a hotel or motel) will be listed as a development standard. The definition for “bed & breakfast” will be revisited to ensure there is a clear distinction between VRDs and B&B units.

**Safety** – The standards will be updated in line with the Building Official memo distributed at the 2/28/18 meeting. Responsibilities for common areas will be clarified and language will be prepared outlining the Fire Departments inspection responsibilities

**Off-Street Parking** – Off-street parking standard of one-space per bedroom to be retained. Applicants to be required to show that spaces are sized to meet City parking stall dimensional standards. Driveways for required off-street parking may extend into underdeveloped rights-of-way. In such cases, approvals will include a stipulation that the permit will be revisited if the street is improved such that the driveway is shortened. With respect to VRD proposals in “parking districts,” two options will be developed for circumstances where public parking is provided and relied upon to meet need. One will require VRDs to conform to the same rules that all other uses in the district are required to meet. It would be non-discretionary. The other will retain the conditional use process, which allows VRD requests in districts that rely on public parking to be addressed on a case by case basis, following a public hearing. Maps of the parking districts will be made available to the Committee with the draft code amendments.

**Landscaping** – No changes. Existing language requiring a fixed percentage of the lot area be retained in landscaping for VRDs in residential zones will be retained. The same goes for the conditional use option, as an alternative for those that cannot meet the landscaping standard.

**Waste Management** – The ability to require “valet service” will be added as an enforcement tool for properties waste management (or lack thereof) is a reoccurring issue. No changes proposed to existing provisions requiring weekly solid waste disposal service while the unit is occupied, and that receptacles be stored such that they are out of plain view from the street.

**Noise** – No changes. Decibel limitations contained in the City nuisance code are clear. Issue is enforcement.

**Signage** – Language will be prepared requiring VRD operators to post a sign in plain view of the street identifying the unit as a vacation rental with a phone number for the designated contact.

**Other Use Limitations** – Add language prohibiting use of VRDs for events.



**Overnight Occupancy** – Set overnight occupancy to two per bedroom, and drop the plus two allowance. Prepare optional language that would exempt small children. Define the term bedroom. A definition does not exist in the building code, but is provided in statute under the Residential Landlord and Tenant Laws. That definition reads: “Bedroom” means a habitable room that (a) is intended to be used primarily for sleeping purposes; (b) contains at least 70 square feet; and (c) is configured so as to take the need for a fire exit into account *ORS 90.262(4)(a)*. No restrictions to be imposed on use of surplus bedrooms in VRDs where maximum occupancy is less than the number of available bedrooms (typically due to lack of parking).

**Daily Occupancy** – Continue to rely upon fire code for maximum building occupancy.

**Residency Requirements** – Develop an alternative set of rules for persons who rent a room(s) in their primary dwelling (i.e. “home share”). Require the owner be residing at the home when it is rented. Committee to further discuss use allowances to be provided to home share arrangements.

**Lighting** – Desire to see standards put in place for situations where outdoor lighting is directed onto neighboring properties. Committee recognizes that this is not an issue specific to VRDs.

**Allowed Locations** – Three alternatives have been developed by the group. The first uses US 101 and US 20 as a boundary, with vacation rental dwellings being prohibited in areas north of US 20 and east of US 101. The second alternative is similar but picks up areas west of US 101 and south of US 20 that lack tourist amenities. The final alternative limits vacation rentals to areas that are close to the Nye Beach and Bayfront tourist commercial areas. All three alternatives will move forward as options.

**Density Limits** – Hard caps on the total number of licensed vacation rentals to be developed for all three map alternatives. Additional committee discussion needed on the specific thresholds. Proximity limits (i.e. spacing requirements) will also be developed for vacation rentals proposed in R-1 and R-2 zones.

**Tenancy/Ownership Limits** – No tenancy or ownership limits are proposed at this time.

**Home shares** – Alternative to be developed to allow home shares (i.e. where a dwelling is a person’s primary residence) and B&Bs to be exempt from the VRD location and density limits.

**Enforcement** – Develop centralized complaint system that facilitates transparency and citizen access to information. Consider third party vendor, like “Host Compliance” to achieve centralized database with 24/7 complaint hotline and to provide ongoing monitoring of vacation rentals for permit and tax collection compliance through the initial “voluntary compliance” stage of enforcement. Require VRD license number in advertisements. Structure progressive enforcement to achieve “Three strikes you are out.” Optional language to be drafted to establish a two year cooling off period before an individual that had a license revoked can reapply. Vacation rental operators to have local contact capable of responding to the premises within 30 minutes. Designated contact to provide street address (i.e. not only a P.O. Box number).

**License Renewal & Registration** – Desire to see annual license renewal with proof of insurance, which also offers opportunity to update designated contact information. Automatic expiration language to be crafted for inactive licenses to head off “license hoarding” under a cap system. Two alternatives to be developed regarding license transfers, with the first being that an owner can renew license under a cap indefinitely but cannot transfer the right to a license with the sale of a property. Second option would allow licenses to be transferred to new owner.

**Fees** – Set VRD, home share, and B&B business license endorsements at a figure sufficient to cover the annual cost of contract host compliance services. Number will be dependent upon cap level.

**Posting and Guest Registry Requirements** – General agreement that existing posting and registry requirements are sufficient. Access to guest registry limited to emergency responders (privacy).

**Approval Process and Notice** – Non-discretionary, over the counter process with notice to neighbors after approval to remain, with limited conditional use options where neighbors receive advance notice.

**Effect on Existing Rentals** – Prior conditional use approvals will not be grandfathered. Where units are no longer allowed, they will be permitted to remain for a fixed period of time (5-7yrs) to realize return on investment.

## **Vacation Rental Ad-hoc Committee Agenda Item Report**

Meeting Date: June 27, 2018

Submitted by: Sherri Marineau

Submitting Department: Community Development

Item Type: Discussion

Agenda Section: Review Committee Schedule (10 MINS)

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**Subject:**

Committee Schedule

**Suggested Action:**

**Attachments:**

[Committee Schedule - 6.22.18 Draft.pdf](#)



# City of Newport – Vacation Rental Ad-Hoc Committee Schedule

<b>Meeting #1</b>	January 31, 2018
<ul style="list-style-type: none"> <li>• Committee Organization and Responsibilities</li> <li>• Future Meeting Schedule and Topics</li> <li>• History of VRD Regulations in Newport</li> </ul>	
<b>Meeting #2</b>	February 14, 2018
<ul style="list-style-type: none"> <li>• Review and Discuss VRD Best Management Practices</li> </ul>	
<b>Meeting #3</b>	February 28, 2018
<ul style="list-style-type: none"> <li>• Rationale for Regulating</li> <li>• Safety Requirements (Building Official / Fire Dept. Attended)</li> <li>• Definitions</li> </ul>	
<b>Meeting #4</b>	March 14, 2018
<ul style="list-style-type: none"> <li>• Off-Street Parking Requirements</li> </ul>	
<b>Meeting #5</b>	April 4, 2018
<ul style="list-style-type: none"> <li>• Continued Discussion Off-Street Parking</li> <li>• Landscaping / Waste Management / Noise / Signage</li> </ul>	
<b>Meeting #6</b>	April 18, 2018
<ul style="list-style-type: none"> <li>• Maximum Overnight/ Daily Occupancy / Residency Requirements</li> <li>• Locational Concerns – Mapping Exercise</li> </ul>	
<b>Meeting #7</b>	May 2, 2018
<ul style="list-style-type: none"> <li>• Locational Concerns Map (Rendered in GIS with Dwelling Unit Count and Zoning)</li> <li>• Allowed Locations / Density Limits / Tenancy Limitations</li> </ul>	
<b>Meeting #8</b>	May 16, 2018
<ul style="list-style-type: none"> <li>• Enforcement Overview (Police Department Staff to Attend)</li> <li>• Discuss Enforcement Policies / License Renewal and Expiration</li> </ul>	
<b>Meeting #9</b>	June 13, 2018
<ul style="list-style-type: none"> <li>• Continued Discussion License Renewal and Expiration</li> <li>• Approval Process / Posting Requirements / Effect on Existing Rentals</li> <li>• Room Tax &amp; Fees</li> </ul>	
<b>Meeting #10</b>	June 27, 2018
<ul style="list-style-type: none"> <li>• Revisit Occupancy Limits &amp; Tenancy Limitations / Cap Levels / Proximity Limits</li> <li>• Locations for B&amp;Bs and Home shares / Options for Nye Beach Tourist Commercial</li> </ul>	
<b>Meeting #11</b>	July 11, 2018
<ul style="list-style-type: none"> <li>• Wrap up Topic Area Assessments</li> <li>• Review Draft Policy Alternatives (may necessitate an additional meeting)</li> </ul>	
<b>Meeting #12</b>	July 25, 2018
<ul style="list-style-type: none"> <li>• Finalize Policy Alternatives</li> </ul>	
<b>Outreach</b>	<i>Public Open Houses (August)</i>
<b>Meeting #13/14</b>	September 5, 2018 and September 19, 2018 (if needed)
<ul style="list-style-type: none"> <li>• Reconvene to Review Feedback and Adjust Recommended Alternatives, as Needed</li> <li>• Recommendation to Planning Commission (Start of Formal Adoption Process)</li> </ul>	

\* All meetings to be held 1 – 3pm in Newport City Hall Council Chambers unless otherwise noted on agenda.

\*\* Mtg materials will be posted to the Committee webpage at: <http://newportoregon.gov/citygov/comm/vr.asp>

## **Vacation Rental Ad-hoc Committee Agenda Item Report**

Meeting Date: June 27, 2018

Submitted by: Sherri Marineau

Submitting Department: Community Development

Item Type: Discussion

Agenda Section: Public Comments

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**Subject:**

Public Member Meeting Submittals

**Suggested Action:**

**Attachments:**

[Meeting\\_Submittal\\_Rod\\_Croteau\\_Hawaii\\_VRD\\_Article.pdf](#)

## Sherry Marineau

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**From:** Derrick Tokos  
**Sent:** Thursday, June 21, 2018 1:05 PM  
**To:** Sherry Marineau  
**Subject:** FW: VRD item

Could you please add this to the committee packet?

Derrick

-----Original Message-----

From: Rod & Darlene Croteau [mailto:croteau@charter.net]  
Sent: Thursday, June 21, 2018 12:10 PM  
To: Derrick Tokos <D.Tokos@NewportOregon.gov>  
Subject: VRD item

Hi Derrick,

Would you please include the following in the packet for the upcoming VRD Ad Hoc Committee meeting. It was forwarded to me from one of our Ad Hoc Committee interviewees and has some interesting points of view regarding VRDs and natural disasters like volcanoes, tsunamis and earthquakes.

Thanks, Rod

<http://www.westhawaiiitoday.com/2018/06/19/hawaii-news/vacation-rental-bill-postponed-again/>

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Rod & Darlene Croteau  
5524 NW Pinery St  
Newport, OR 97365  
541-265-8298

# Vacation rental bill postponed again

By [Nancy Cook Lauer West Hawaii Today ncook-lauer@westhawaii.com](mailto:ncook-lauer@westhawaii.com) | Tuesday, June 19, 2018, 12:05 a.m.

*Share this story*



A cyclist rides past a vacation rental on Alii Drive in this undated photo. (Laura Rumisnki/West Hawaii Today)

HILO — After hearing pleas from short-term vacation rental operators in Puna and elsewhere asking the county put a vacation rental bill aside until Puna and the county recover from its ongoing lava emergency, the County Council Planning Committee postponed action Monday until July 10.

Puna Councilwoman Eileen O’Hara tried to sweeten the deal by adding language that would allow the planning director to accept applications for new short-term vacation rentals to replace those lost during an emergency. She estimated as many as 400 vacation rentals, almost half of the inventory in her district, were destroyed by lava flows.

“Visitors are going to want to come to my district,” O’Hara said. “They’d like to view the volcano; they’d like to see the results of the volcano.”

O'Hara's extensive amendments were postponed along with the bill.

Other officials were unsure about allowing vacation rentals to be rebuilt when the point of the bill is to move them out of inappropriate zones.

Deputy Planning Director Daryn Arai agreed. He said county agencies do have latitude during declared emergencies.

"While I totally understand that it would have significant effect on inventory ... it does run counter to the original purpose of the bill," he said.

Hilo Councilwoman Sue Lee Loy saw the same problem.

"That seems to go contrary to the original intent of this bill, to get the vacation rentals into the zoning areas that support it ... and out of our neighborhoods," she said.

North Kona Councilwoman Karen Eoff, a bill co-sponsor, said the council, after numerous meetings, has taken a moderate approach.

"It's still going to be difficult to please all the competing interests," Eoff said.

Bill 108 applies only to unhosted, short-term or vacation rentals where the owner does not live on site. Hosted rentals, such as bed and breakfasts and home-sharing units, are not addressed in the bill.

The measure is an attempt to prohibit unhosted short-term rentals in residential and agricultural zones, while allowing them in hotel and resort zones as well as commercial districts. Existing rentals in disallowed areas would be able to be grandfathered in by applying for a nonconforming use certificate that must be renewed annually at a cost of \$500.

The bill tries to strike a balance between residents facing an inundation of vacationers in their once-quiet neighborhoods, and those trying to supplement their income, or make an income, by renting homes to vacationers.

"(Vacation rentals) are deeply impacting your life and the characteristics of the neighborhood," Kohala Councilman Tim Richards said to testifiers. "We can't make ends meet at the expense of everyone else in the community."

But others saw the bill as being ill-advised during the current emergency that already is causing losses in the tourism economy.

"Tourism and the vacation rental business have been hit hard by the volcano eruption," said Debbie Sharp, a property manager at Kohala Ranch, where, combined with Kohala Estates, have almost 50 such rentals in an agricultural zone. "It will devastate the economy right now. ... We really don't need another obstacle to the tourism business right now when we are fighting for our livelihood."

Several Puna residents testified in agreement.

"Now is an inappropriate foolhardy time to consider this legislation, as scores of Puna residents — including quite a few vacation rental owners that would be subject to the bill — are displaced due to the ongoing lower Puna eruption," said Volcano resident Matt Hubner. "Not only is the county losing property income from the lost housing in lower Puna, but from my personal experience renting my house as a vacation rental, tourists are fearful to come and visit the island as a whole. Businesses are suffering."

“I urge you not to hamstring lower Puna’s economy, in our great time of need, by making it impossible for visitors to stay here,” said Paul Crawford, of Pahoā.

“If you have any interest in helping rebuild Puna and our community, modify to allow rentals on ag land, if only for a time, so we can get back on our feet after the eruption subsides,” said Joe Sowker, of Pahoā. “We have been through a lot here, and the threat continues, but with your assistance there could be a light at the end of the tunnel.”