



Short Term Rental Information Sheet

What defines a short term rental?

- A short term rental is defined as rental less than the 30 days. This can be owner occupied or non-owner occupied.

What are the current barriers facing the short term rental industry?

- Currently our cities zoning does not allow for these business in single multifamily residential zones. Also, in the State of Washington business are required to install sprinkler systems.

If I operate a short term rental, why may there be a requirement for installation of sprinklers?

- It was found under the International Residential Code (IRC) R101.2, rentals less than 30 days with five or less bedrooms must install sprinklers to legally operate in the State of Washington. Cities are required to enforce this provision and are under no authority to change or lessen the restriction. However, Councilman Allen is pursuing a state amendment to the code.

What would be the cost of sprinklers?

- Initial cost estimates are between \$3,000- \$6,500, however costs are subject to change depending on size of the home and amount of bedrooms for rent.

How does this affect Bed and Breakfast operators?

- Because these businesses are already established, no new requirements will be imposed.

Why hasn't best practices been from other states and or cities?

- Many states are placing a restriction on this industry and that is a route the City of Spokane and a citizen stakeholder group has chosen not to pursue. The states that do allow short term rentals have different zoning in place that allows the practice and are not under the 2012 International Residential Code that requires the installation of sprinklers.

What are the current steps in place to allow short term rentals in the City of Spokane?

- From May to October of 2014, a stakeholder group comprised of industry representatives from the bed and breakfast industry, hotel/motel association, neighborhood advocates, city staff and short term rental operators meet to discuss a pathway to compliance. Draft recommendations are now going through the public process and can be found on the City of Spokane website under "City Council". All citizen feedback is welcomed and appreciated.

Short Term Rentals - Recommendation Matrix

	Type A - Low Intensity		Type B - High Intensity	
Permitting Requirements	Administrative Permit over the Counter Permit.			
	- Permit related inspection		Type III Conditional Use Review - Quasi judicial land use decision - Permit related inspection	
Number of Bedrooms	Type A - Low Intensity		Type B - High Intensity	
	Option #1: 1-2 bedrooms	Yes No	Option #1: 3-5 bedrooms	Yes No
Owner Occupancy Status	Type A - Low Intensity		Type B - High Intensity	
	Option #1: Must be owner occupied	Yes No	Option #2: 5 or more bedrooms	Yes No
Strategies to Limit Impact on Single Family Residential use	Type A - Low Intensity		Type B - High Intensity	
	Option #2: Can be non-owner occupied (whole dwelling unit)	Yes No	Can be non-owner occupied	Yes No
Building Type	Type A - Low Intensity		Type B - High Intensity	
	Discussion #1: Limit number of Licenses per neighborhood	Yes No	Not applicable, this type goes through substantial review under conditional use process	
	Discussion #2: Limit number of people that can stay	Yes No		
	Discussion #3: Limit Non-owner Occupied; no limit on owner-occupied.	Yes No		
Bedroom Requirements	Type A - Low Intensity		Type B - High Intensity	
	Discussion #4: Include "Hardship" clause for flexibility if permit limit reached in zones.	Yes No	Only Owner may apply for Type B	
Number of Guests	Type A - Low Intensity		Type B - High Intensity	
	Allow owners of dwellings to rent out. Tenants of apartments, condos, other rented units must comply with lease/rent agreements.	Yes No	Maximum number set through the Conditional Use Review.	
Number of Bedrooms	Type A - Low Intensity		Type B - High Intensity	
	Legal definition of a bedroom: Two points of egress, direct access to the room, no less than 7 feet in any horizontal direction, no less than 70 square feet (IRC)	Yes No		
Number of Guests	Type A - Low Intensity		Type B - High Intensity	
	Total Occupancy equals: 2 people per bedroom multiplied by total number of rooms.	Yes No		