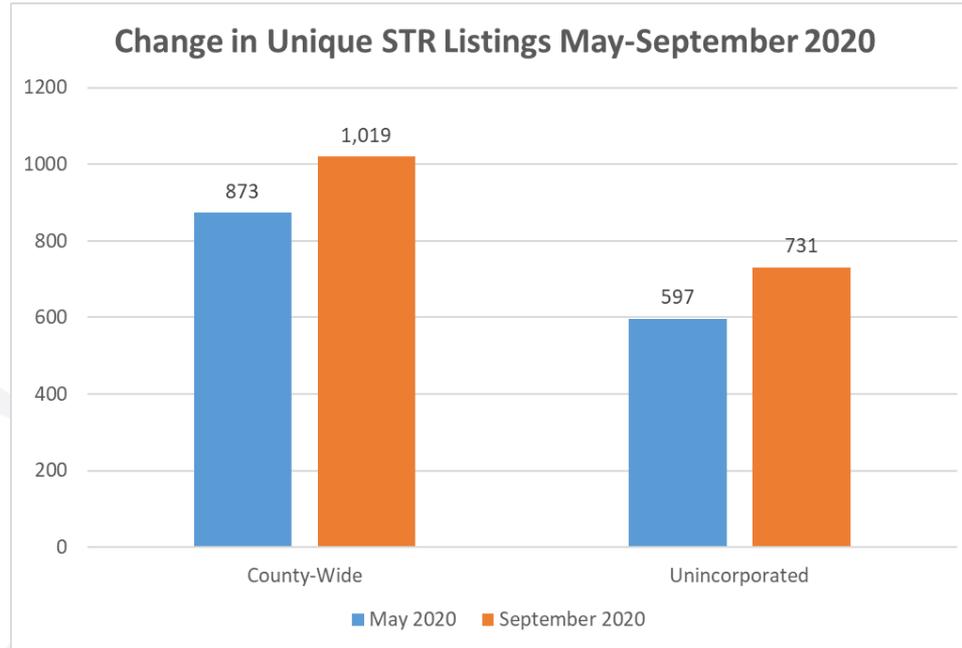


WEBER COUNTY

WWPC Work Session 9/15/20
Short-Term Rentals Discussion

Updated STR Statistics



STR Listings	May 2020	September 2020	Change	Percent Change
Unique County-Wide Listings	873	1,019	146	16.72%
Unique Unincorporated Listings	597	731	134	22.45%

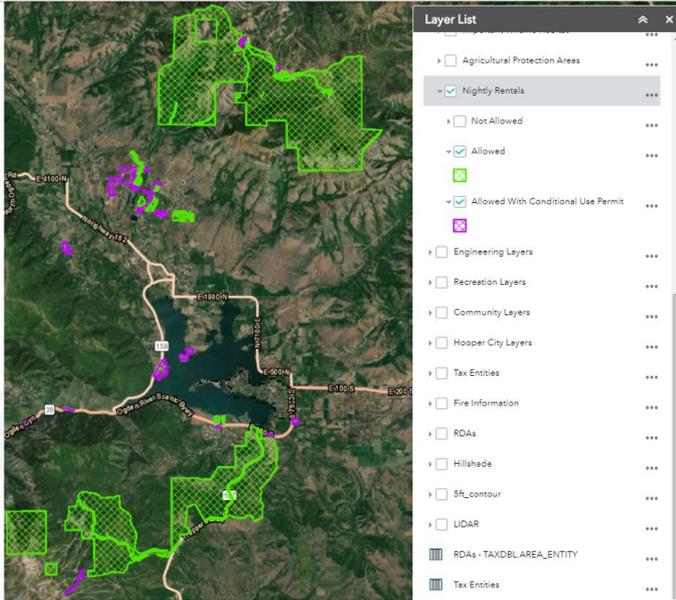
Western Weber STR Land Use Discussion

LUC § 108-7-25: “... Nightly rentals are allowed only when listed as either a permitted or conditional use in a specific zone or when approved as part of a planned residential unit development (PRUD).”

Where are Nightly Rentals Currently Allowed?

Properties in **green** (Destination Resort and Recreation DRR-1 Zone, or PRUD with nightly rental approvals) require a business license.

Properties in **purple** (FR-3 zone) require a business license and a conditional use permit.



Discussion during the 9/1/2020 Joint OVPC & WWPC work session, various Commissioners vocalized their desire to keep the current STR regulations regarding **WHERE** to allow STRs.

Many of the more vocal commissioners were from the OVPC.

What is the general consensus from the WWPC regarding this topic?

Current STR Enforcement Model

- Single Code Enforcement Officer
- Reactive complaint-based enforcement
- No operational standards
- No noise ordinance
- No STR parking requirements
- Fine structure under current code enforcement code may be considered a “cost of doing business”
 - \$100/day (1st citation)
 - \$200/day (2nd citation)
 - \$400/day (3rd citation)

Potential 3rd Party Enforcement Cost

<u>Potential Annual Licensing Costs*</u> :	Cost Per License	
	Annual Company A Cost = \$22,065	Annual Company B Cost = \$60,757
658 Licenses (90% Of All Unique STR Listings (731))	$\$22,065 / 658 = \33.53	$\$60,757 / 658 = \92.34
28 Licenses (Current STR Licenses)	$\$22,065 / 28 = \788.04	$\$60,757 / 28 = \$2,169.89$

* Does not factor in postage costs or offsetting income from violation fines

Summary - Keys to Enforcement

1. Updated STR Ordinance
 2. Licensing
 3. Inspections
 4. Responsible Agents
 5. 3rd Party Enforcement Support
 6. Fines & Permit Revocation
 7. Renewal Auditing
- 

Keys to Enforcement

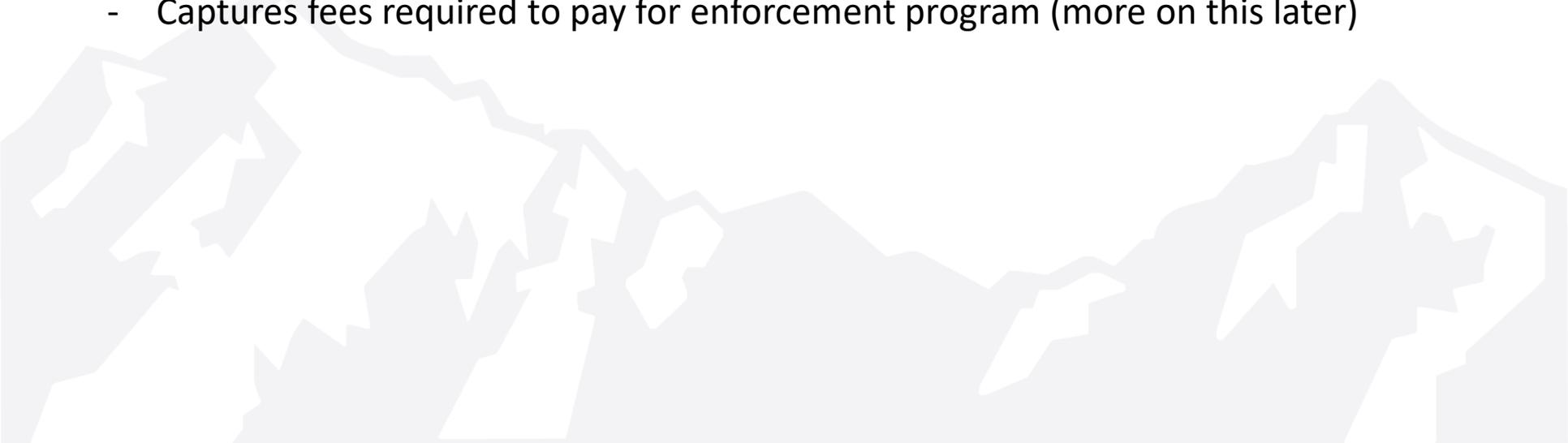
1. Updated STR Ordinance

- Crafted to ensure the enforcement of STRs is self-sustaining and mitigates any impacts to the health, safety, and welfare of owners, neighbors, and visitors.



Keys to Enforcement

2. Licensing

- Ensures everyone is playing on the same level
 - Captures contact information and tracking data
 - Educates owners on operational standards & enforcement mechanisms
 - Facilitates tax remittance and auditing
 - Captures fees required to pay for enforcement program (more on this later)
- 

Keys to Enforcement

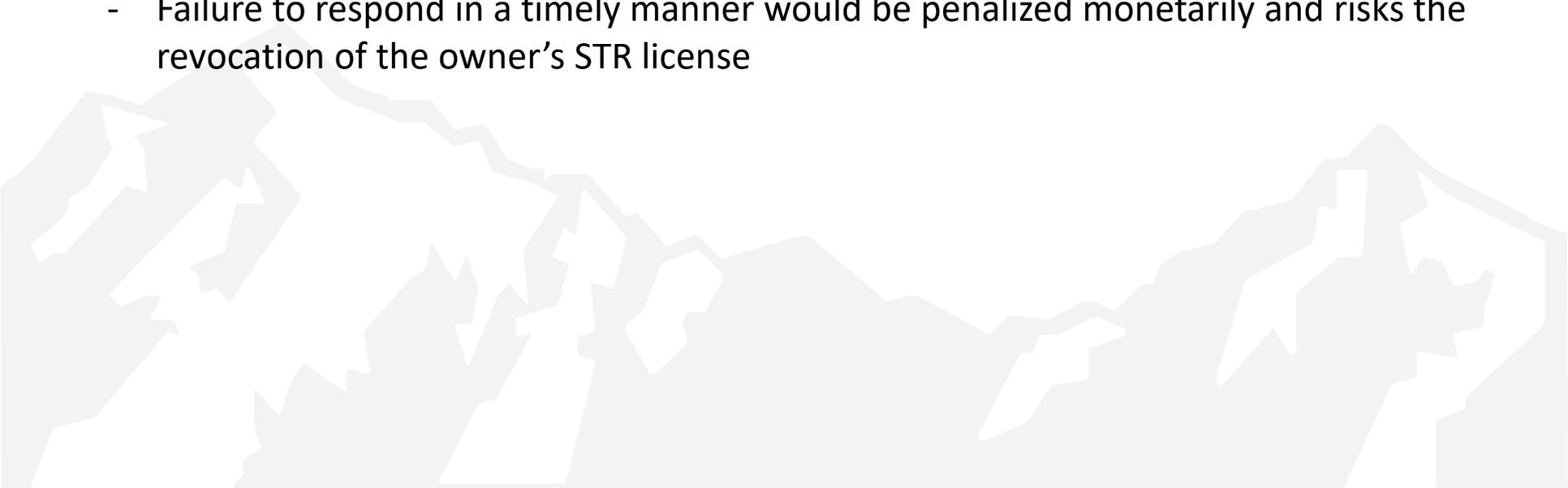
3. Inspections

- Ensures properties are meeting various operational and maintenance standards
- Establishes maximum occupancy
- Verifies parking plan and capacity
- Ensures a safe environment for tenants and residents (fire and building)



Keys to Enforcement

4. Responsible Agents

- “Deputizes” hundreds of enforcement personnel. One for every licensed property
 - Directly responsible to address property specific complaints 24/7
 - Must respond, in person if needed, within a set period of time (typically 60 mins)
 - Failure to respond in a timely manner would be penalized monetarily and risks the revocation of the owner’s STR license
- 

Keys to Enforcement

5. 3rd Party Enforcement Support

- “Scrapes” all major and many minor STR websites to identify unique listings and their specific addresses.
- STR-specific licensing system to allow for efficient licensing, tracking, and renewal
- Consistently monitors listings for compliance with County STR ordinance and licensing requirements
- Consistently monitors rental activity and collects data to be used for enforcement efforts, tax auditing, and other planning and tourism uses.
- Dedicated hotline staffed 24/7 for neighbors to report non-emergency STR complaints, submit evidence, and initiate automatic follow-up activities
 - Complaints received through the hotline are instantly routed to the authorized representative associated with the specific property. Authorized representatives would be required to follow-up with the hotline once an issue has been resolved. All communication is logged and saved to each property, licensed or not.

Keys to Enforcement

6. Fines & Permit Revocation

- **Minor Violations** (any violation of the operational standards)
 - One warning each year
 - 3 violations within 6 months = major violation
 - 4 violations within 3 months or 6 violations within 12 months = REVOCATION
 - May not reapply for a STR license for 1 year
 - Violation fine = 50% of the nightly rate
- **Major Violations** (responsible agent fails to perform responsibilities or failure to remit applicable taxes)
 - One warning each year
 - 2 violations within 3 months or 4 violations within 12 months = REVOCATION
 - May not reapply for a STR license for 2 years
 - Violation fine = 75% of the nightly rate
- **Illegal Rentals** – Daily fine = 100% of the nightly rate

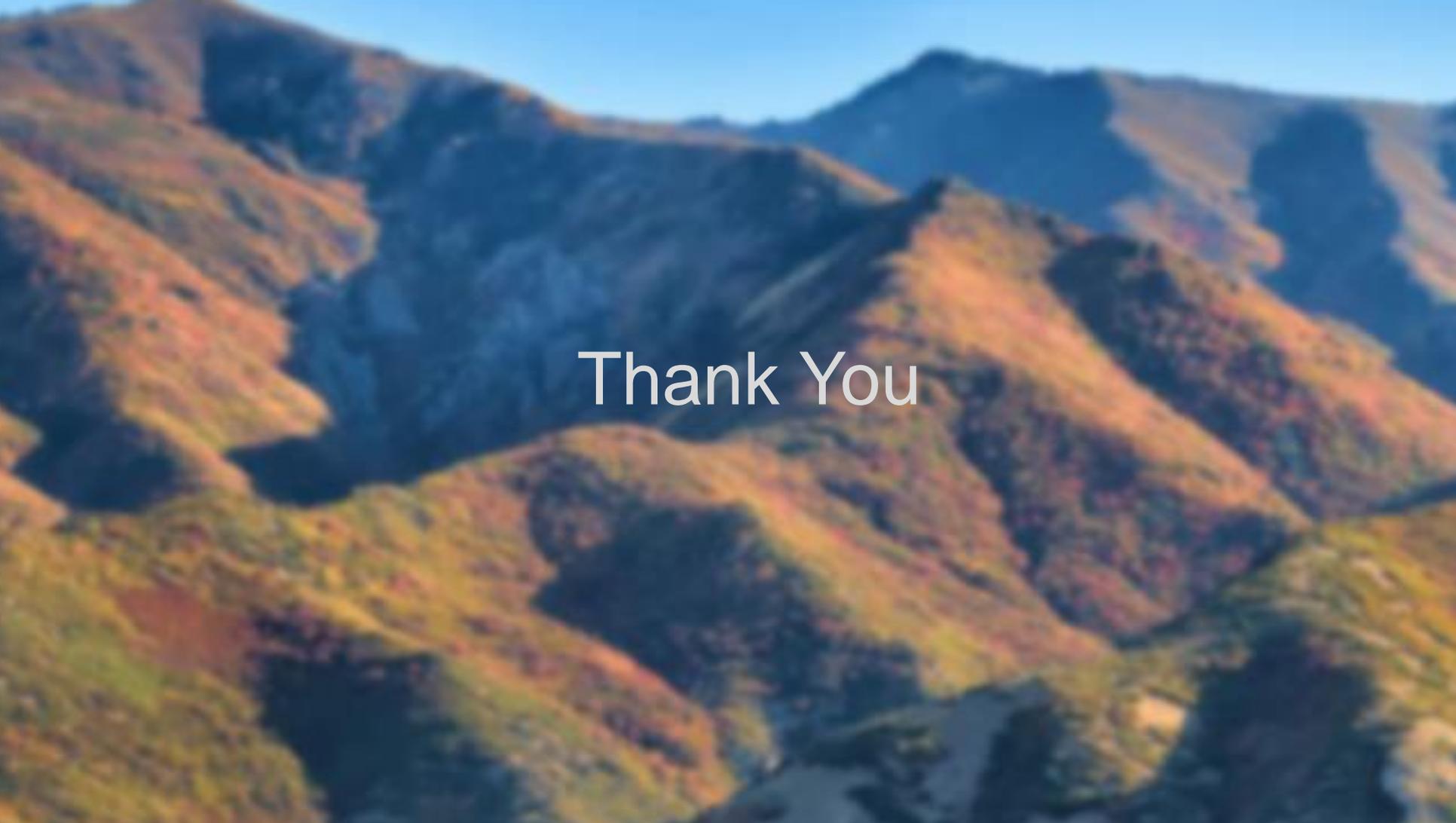
Keys to Enforcement

7. Renewal Auditing

- 3rd party enforcement scraping data allows for auditing of license activities such as :
 - Lengths of stay (compliant with minimum lengths of stay requirements?)
 - Estimated revenue and expected tax remittance
 - Violation tracking
- Renewal inspections to verify continued compliance with:
 - Parking plan
 - Garbage can storage
 - Information dissemination (signage, packets, online advertisements, etc.)
 - Maximum occupancy
 - Outdoor lighting

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- 

An aerial photograph of a mountain range during autumn. The mountains are covered in dense vegetation with vibrant colors of orange, red, and yellow. The terrain is rugged with deep valleys and sharp peaks. The sky is a clear, bright blue. The text "Thank You" is centered in the middle of the image in a white, sans-serif font.

Thank You