Regulation of Short Term Vacation Rentals

Mission Beach.com

Smart Growth & Land Use
City Council Committee Item No. 3
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Issues

- Quality of life

- Reasonable use

- Predictability & certainty in regulations

- Infrastructure & neighborhood services

- Housing impacts

- Low cost visitor options

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City Strategic Plan Goals

- **Goal #2: Work in partnership with communities to achieve safe and livable neighborhoods**

    - Establish standards to maintain quality of life

    - Collect taxes (RUBT & TOT) to cover services

    - Require timely response/compliance by owners

- **Goal #3: Create and sustain a resilient and economically prosperous City**

    - Allow for reasonable use at a reasonable cost

    - Lower cost visitor options can help diversify and grow the local economy

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Short Term Vacation Rental of a Dwelling Unit

· **Create a new use category and define the use**
  – Rental of a dwelling unit for less than one calendar month

· **Regulate as a limited use and establish criteria**
  – i.e. Local contact and rental agreement

· **Require discretionary permit at certain threshold**
  – i.e. Specified occupancy and/or rental frequency

· **Identify areas for carve out where appropriate**
  – i.e. Areas of Mission Beach historically used as STVRs

· **Evaluate/modify other use categories accordingly**
  – i.e. Boarder/Lodger accommodations; Bed & Breakfast

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Requested Action

– Intent is to provide for reasonable use with a reasonable permit threshold

· Allow STVRs as limited use if operation meets criteria

· Require a discretionary permit for any operations that would exceed the set criteria

– Request SGLU input on desired policy direction

· Appropriate locations

· Criteria to be required

Next Steps

– Generate Draft for Public Input

· Post on web page & e-blast for review/comment

– Conduct Public Outreach

· Recommendations: CPC, CMT, TAC

– Planning Commission recommendation

– Return to SGLU (or direct docket to expedite)

– City Council hearings (introduce/adopt ord)

– State approvals (SDCRAA and CCC)