



STAFF REPORT

Date: April 21, 2021
To: TRPA Governing Board
From: TRPA Staff
Subject: Release and Distribution of 2021 and 2022 Residential Allocations

Summary and Staff Recommendation:

The Tahoe Regional Planning Agency (TRPA) Governing Board considers the release of residential allocations every four years and distribution of residential allocations to local jurisdictions every two years. A residential allocation is required to build a new market rate residential unit. Distribution of residential allocations to the local jurisdictions is based on three criteria: 1) residential permit review and code compliance; 2) Lake Tahoe Total Maximum Daily Load (TMDL) implementation; and 3) short-term rental neighborhood compatibility (TRPA Code, Section 50.5). The Performance Review Committee (PRC), comprised of staff from each participating local jurisdiction and TRPA, reviewed the Performance Review System results as set forth in this staff report and is recommending distribution for 2021 and 2022 as follows:

Douglas County	20 allocations
El Dorado County	60 allocations
Placer County.	74 allocations
City of South Lake Tahoe.	66 allocations
<u>Washoe County.</u>	<u>12 allocations</u>
Total	232 allocations

Based on the findings in this staff report and the PRC recommendation, TRPA staff is recommending the Governing Board release residential allocations for the next four years and distribute residential allocations to the local jurisdictions (City of South Lake Tahoe, El Dorado County, Placer County, Douglas County and Washoe County) for the next two years.¹

Required Motions:

In order to approve the proposed residential allocation release and distribution, the Governing Board must make the following motions, based on this staff report and the evidence in the record:

¹Pursuant to TRPA Code 50.5.2.A.1, TRPA will reserve 10% of each jurisdiction’s annual allocations for distribution to parcels below the Individual Parcel Evaluation Score (IPES) line.

- 1) A motion to release 520 residential allocations for the next four years in accordance with TRPA Code, Section 50.4.2;
- 2) A motion that the proposed distribution of residential allocations for 2021 and 2022 to the local jurisdictions meets the requirements of TRPA Code, Section 50.5: *Allocation of Additional Residential Units*; and
- 3) A motion to adopt the attached Resolution (see Attachment A).

In order for the motions to pass, an affirmative vote of any eight Board members is required.

Background:

TRPA Code, Section 50.4.2, states TRPA shall release residential allocations in four-year cycles up to a maximum of 20 percent of the 2013 additions (refer to Table 50.4.1-1 in the TRPA Code), which is a total of 520 residential allocations.² Of the 520 allocations, 480 allocations may be distributed to the local jurisdictions and the other 40 allocations will be placed in the residential allocation incentive pool. Allocations not distributed to local jurisdictions under the Performance Review System will also be assigned to allocation incentive pool (refer to TRPA Code, Section 50.5.1.D). Distribution of residential allocations to the local jurisdictions is based on the Performance Review System, which includes three criteria: 1) residential permit review and code compliance; 2) Lake Tahoe Total Maximum Daily Load (TMDL) implementation; and 3) short-term rental neighborhood compatibility (TRPA Code, Section 50.5). A summary of Performance Review Systems Results is provided below.

Residential Audits:

In 2019 and 2020, TRPA staff completed residential project review and code compliance audits for each local jurisdiction (City of South Lake Tahoe, Douglas County, El Dorado County, Placer County, and Washoe County), as required by TRPA Code of Ordinances Section 50.5.2.E. The purpose of these audits is to (1) ensure residential projects reviewed and inspected by Memorandum of Understanding (MOU) partners on behalf of TRPA comply with the TRPA Code and Rules of Procedure, (2) identify project review training and education opportunities for MOU partners, and (3) provide the Performance Review Committee with a summary of MOU performance for the distribution of residential allocations.

The 2019 and 2020 audit results are provided below. Local jurisdictions were provided initial audit results and provided an opportunity to work with TRPA to address comments before final scores were determined. In jurisdictions without an active MOU, permits issued by TRPA were audited by TRPA staff. Overall, MOU partners did an exceptional job completing TRPA environmental review, ensuring project files were complete and well organized, and completing

² This release of residential allocations is premised on the Governing Board approving Agenda Items VII.A.1, 2, and 3. These actions will delink the current code requirement for the release of residential allocation and Threshold Standard AQ-4. As amendments to TRPA's Code of Ordinances do not become effective for 60 days, the release and distribution requested here will not become effective for 60 days. Local jurisdictions may loan each other allocations during this delay in order to meet any unmet demand during this time period.

inspections. As a result, TRPA staff is not recommending any deductions to allocations because all jurisdictions received audit scores of greater than 90%.

Table 1: 2019 & 2020 MOU Residential Project & Compliance Review Audits						
Jurisdiction	2019			2020		
	Project Review	Compliance	Average	Project Review	Compliance	Average
City of South Lake Tahoe	90%	95%	93%	95%	95%	95%
Douglas County	95%	97%	96%	92%	97%	95%
El Dorado County	94%	96%	95%	92%	97%	95%
Placer County	96%	93%	95%	95%	93%	94%
Washoe County	92%	94%	93%	96%	95%	96%

As part of the audit, TRPA identified potential training and educational opportunities the Agency could facilitate in collaboration with local jurisdictional partners to ensure successful delegation. In response, the Agency has and will continue to provide virtual trainings to local jurisdictions on permit review and inspections.

TMDL Implementation:

According to the Lahontan Regional Water Quality Control Board and Nevada Division of Environmental Protection, all jurisdictions in California and Nevada achieved their 2019 and 2020 Lake Tahoe Total Maximum Daily Load (TMDL) credit targets. The detailed results are documented on the Lake Tahoe Info Lake Clarity Tracker Urban Uplands Results page (<https://clarity.laketahoeinfo.org/Results/Detail/UrbanUplands>) and in the 2020 TMDL Performance Report.³ As a result, TRPA staff is not recommending any deductions to allocations because all jurisdictions are in compliance with TMDL crediting targets.

Short-Term Rental Neighborhood Compatibility:

In 2019, TRPA’s Local Government and Housing Committee convened a Short-Term Rental (STR) Neighborhood Compatibility Working Group to develop STR Neighborhood Compatibility Guidelines and a Code amendment to make STR neighborhood compatibility a third criterion of the Performance Review System. The Guidelines were developed to provide local jurisdictions a range of options and flexibility in implementing and achieving STR neighborhood compatibility. TRPA maintains information developed by the STR Neighborhood Compatibility Working Group and links to local jurisdiction STR (also referred to as Vacation Home Rentals, or VHRs) permitting and enforcement programs at: <https://www.trpa.gov/regional-plan/code-amendments/>.

On October 23, 2019, the TRPA Governing Board added STR neighborhood compatibility as a third criterion to the Performance Review System and directed staff to use the Guidelines during the application of the Performance Review System (TRPA Code, Section 50.5.2.E). The Code states that a local jurisdiction that receives a score of 90 percent or greater based on the

³ Source: Mary Fiore-Wagner, Lahontan Regional Water Quality Control Board, and Jason Kuchnicki, Nevada Division of Environmental Protection.

Guidelines shall receive their full allotment of residential allocations, be penalized one increment of deduction for a score between 75 and 89 percent, or be penalized two increments of deduction for a score below 75 percent.

In November 2020, TRPA staff provided the Guidelines to local jurisdiction staff and asked that they provide a response as to how their jurisdiction is addressing STR neighborhood compatibility locational, operational, and enforcement criteria. TRPA found that all the local jurisdictions now have adopted STR/VHR ordinances that address noise, occupancy, parking, refuse, defensible space, and public health and safety. At this time, none of the local jurisdictions are addressing water quality (requiring applicants to obtain a Best Management Practices certificate before obtaining a STR/VHR permit). All of the local jurisdictions have also implemented, or in the process of implementing, STR/VHR enforcement programs.

The locational criterion continues to be the most challenging criterion for the local jurisdictions to address. Under the locational criterion a local jurisdiction must demonstrate that STRs are being located consistent with Regional Plan Land Use Goals and Policies, including directing STRs towards Town Centers, tourist lodging and/or commercial areas, major non-auto dependent transportation corridors and/or near tourist-oriented regional recreational amenities; address residential compatibility issues such as the over saturation (“clustering”) of STRs and the construction of large STRs in residential neighborhoods; and support Regional Plan Transportation Goals and Policies, including directing STRs to areas where alternative transportation options (shared-use paths, bike lanes/routes, and public transit) are available.

A summary of recent local jurisdiction activity related to STR management is provided below:

Douglas County – In 2019, the Douglas County Board of Commissioners directed the County Manager to create a citizen’s taskforce to assist the County Manager in developing recommendations to address VHRs in the Tahoe Township. The VHR Taskforce was formed and conducted several meetings in 2019 and 2020. The VHR Taskforce considered the TRPA STR Neighborhood Compatibility Guidelines when developing their recommendations. The County Manager subsequently created a Technical Advisory Group to review the recommendations. In August 2020, the Board reviewed the recommendations, which include creating a cap of 725 VHR permits in the Tahoe Township and updating the County’s existing VHR Ordinance to better address permitting, parking, noise and trash. The Board decided to delay any decisions until the new Board was put in place in 2021. On February 18, 2021, the Board decided to temporarily suspend the issuance of new VHR permits until the Board approves a new ordinance intended to address ongoing issues concerning public health, safety and welfare. On April 15, 2021, the Board considered a plan that includes density caps on STRs to address neighborhood compatibility. Information on the County’s VHR Permitting and Enforcement Program is available at: www.douglascounty.gov.

El Dorado County – In 2020, the County held virtual public meetings to discuss limiting the number and density of VHRs in the Tahoe Basin, focusing on the guidelines from TRPA. On December 2, 2020, the Board of Supervisors updated the County's VHR Ordinance limiting the total amount of VHR permits that may be issued to 900. On February 9, 2021, the Board discussed the concept of adding buffers around VHRs. The Board directed staff to come back

in 30 to 60 days with more detail on 300 foot and 500-foot buffers and a 1,000 foot buffer around large homes. The Board requested more data on the cost to implement buffers versus the benefit. The Board is scheduled to consider clustering at their May 11, 2021, meeting. Information on the County's VHR Permitting and Enforcement Program is available at: www.edcgov.us/Government/planning/vhr.

Placer County – In 2019, the Placer County Board of Supervisors adopted an STR Ordinance and expanded their enforcement program. Placer County considered the STR Neighborhood Compatibility Guidelines when developing their STR program. The County has a Transit Occupancy Tax (TOT) Rebate Program to incentivize lodging in Town Centers and is using TOT funds to fund improvements to the County's transit system to help address the impacts of tourism in the Tahoe Region and to support affordable housing projects. Information on the County's STR Permitting and Enforcement Program is available at: www.placer.ca.gov/6109/Short-Term-Rental-Program.

City of South Lake Tahoe - Measure T was approved by voters on November 6, 2018. Measure T requires the phase-out of all VHR permits in residential areas and all multi-family properties over a three-year period, with full implementation of these provisions to occur by December 31, 2021. Measure T prohibits the issuance of new VHR permits in residential areas. Measure T does not affect existing or future VHR permits in non-residential areas (i.e., tourist core, commercial, and recreation zones) of South Lake Tahoe, except for multi-family properties where VHR permits are no longer allowed anywhere in the City. In compliance with the City VHR Ordinance (Measure T), VHR permits in residential areas will not be renewed when they expire throughout 2021. Measure T allows for properties within a residential zone, whose owner is a permanent resident of the City, to vacation rent the entire dwelling for up to 30 days (consecutive or non-consecutive) total per one-year permit period. In November 2020, the City Council adopted a hosted rental ordinance establishing regulations allowing a qualified homeowner or tenant to rent a portion of their home. Information on the City's VHR and Hosted Rental Programs are available at: cityofslt.us/453/Vacation-Home-Rentals and www.cityofslt.us/1089/Hosted-Rentals.com

Washoe County – On March 23, 2021, the Washoe County Board of Commissioners adopted their first STR ordinance. The ordinance defines what a STR is and creates specific requirements to mitigate the issues of concern, as well as to create an enforcement process. Highlights of the ordinance include no parties or events including weddings, quiet hours, one parking space per four occupants and no on-street parking, and use of wildlife-resistant trash containers. Washoe County plans to collect feedback during the summer travel season and plans to modify the ordinance as needed before the end of the year. Information on the County's STR Ordinance is available at: www.washoecounty.us/csd/planning_and_development/str.php

All of the jurisdictions are now using Host Compliance to monitor the location of STRs and bring illegal STRs into compliance with local requirements.

A summary of the points TRPA is recommending be awarded to each of the local jurisdictions based on the STR Guidelines is provided in Table 2 (below). The Guidelines submitted by the local jurisdictions are provided as Attachment D.

Table 2: Short-Term Rental Neighborhood Compatibility Scores					
BEST PRACTICES	DC	EDC	PC	CSLT	WC
LOCATIONAL (maximum 30 points)					
Land Use (10 points)	0	0	0	10	0
Residential Compatibility (10 points)	6	10	2	10	0
Transportation (10 points)	4	2	10	8	0
Other Best Practices (can substitute up to 30 points)*	10	10	8	2	0
OPERATIONAL (maximum 30 points)					
Noise (5 points)	5	5	5	5	5
Occupancy (2.5 points)	2.5	2.5	2.5	2.5	2.5
Parking (5 points)	5	5	5	5	5
Refuse (5 points)	5	5	5	5	5
Defensible Space (2.5 points)	2.5	2.5	2.5	2.5	2.5
Water Quality (2.5 points)	0	0	0	0	0
Public Health & Safety (5 points)	5	5	5	5	5
Education (2.5 points)	2.5	2.5	2.5	2.5	2.5
Other Best Practices (can substitute for up to 30 points)**	2.5	2.5	2.5	2.5	2.5
ENFORCEMENT (maximum 40 points)					
Implementation (15 points)	15	15	15	15	15
Funding (10 points)	10	10	10	10	10
Education (10 points)	10	10	10	10	10
Penalties (5 points)	5	5	5	5	0
Other Best Practices (can substitute for up to 40 points)	n/a	n/a	n/a	n/a	5***
TOTAL	90	92	90	100	70

*TRPA is recommending Douglas County and El Dorado County be able to substitute points for developing working groups and hosting public workshops that informed locational criterion policy recommendations and actively working to implement those recommendations. TRPA is recommending that Placer County be able to substitute points for using TOT funding generated from STRs to fund transportation projects, including transit, to offset the impacts of tourism and to support affordable housing projects.

**TRPA is recommending that local jurisdictions be able to substitute up to 2.5 points, to achieve a maximum score of 30 under the operational criterion, because all of the jurisdictions are maintaining websites, are requiring permits, and formed working groups that informed the development of their STR/VHR ordinances and programs.

***TRPA is recommending that Washoe County receive 5 points for forming a working group that provided recommendations on the provisions of the County's STR enforcement program.

Performance Review Committee:

The Performance Review System process includes the review of the staff recommendation by the Performance Review Committee (PRC). On February 23, 2021, the PRC reviewed TRPA staff's

recommendation regarding the distribution of allocations. The Committee supported TRPA's staff recommendation, while at the same time recommended that local jurisdictions that make improvements to their Short-Term Rental/Vacation Home Rental (STR/VHR) programs be given the opportunity to provide a memorandum to TRPA outlining the progress they have made and, if a local jurisdiction can demonstrate that they have made changes that warrant additional points under the STR Neighborhood Compatibility Guidelines (Guidelines), that TRPA staff consider revising their recommendation to the Governing Board. The Committee also recommended that TRPA take into consideration other efforts local jurisdictions are making to manage the impacts of STRs and tourism, such as using Transit Occupancy Taxes (TOT) to fund improvements to transit. In addition, the Committee recommended revisiting the Guidelines to make the scoring more consistent before the next PRC meeting in 2023.

Discussion and Analysis:

More detailed discussion on the TRPA staff and PRC recommendations is provided below:

Douglas County – When the PRC reviewed TRPA staff's Performance Review System recommended results, TRPA staff was recommending subtracting one increment of deduction (2 allocations) from Douglas County's annual base allocation for both 2021 and 2022 because the County had a score between 75% and 89% on the STR Neighborhood Compatibility Guidelines. The County received a score of 85% because it had not adequately addressed the location criteria. TRPA staff did however recommend that Douglas County receive its full base allocation if the Board of Commissioners adopted the VHR Task Force recommendations, including the 725 cap by the time the TRPA Governing Board considered the distribution of allocations. In addition, TRPA recommended that the County consider requiring Best Management Practices be installed at all VHRs in the Tahoe Township. Since that time, Douglas County has suspended the issuance of new VHR permits and committed to working to address neighborhood compatibility issues. As a result, the County is requesting that it be awarded 10 points for Neighborhood Compatibility under the STR Neighborhood Compatibility Guidelines and TRPA revise its recommendation and award Douglas County its full allotment of allocations (see Attachment B – Douglas County STR Update Memo). TRPA staff reviewed the request and is now recommending that the County receive 6 points for Neighborhood Compatibility based on the STR Neighborhood Compatibility Guidelines, which increases the County's total score to 90%. Therefore, TRPA staff revised its recommendation and is recommending that the County receive its full allotment of allocations.

El Dorado County - El Dorado County scored over 90% on the STR Neighborhood Compatibility Guidelines and therefore no deductions are recommended by TRPA. TRPA recommends that the County move forward with addressing the issue of clustering STRs and consider requiring Best Management Practices be installed at all STRs.

Placer County – At the PRC meeting, TRPA recommended one increment of deduction (6.5 allocations, rounded up to 7) be subtracted from Placer County's annual base allocation for both 2021 and 2022 because the County scored between 75% and 89% on the STR Neighborhood Compatibility Guidelines because they had yet to address the locational criterion or water quality. Following the PRC meeting, Placer County submitted the attached

memorandum outlining how the County is using transit occupancy tax (TOT) funding to offset the impacts of tourism and to support affordable housing projects and requested that TRPA reconsider its recommendation. The memorandum is provided as Attachment C. TRPA reviewed the memorandum and is now recommending Placer County receive its base allocation. TRPA recommends that the County consider implementing additional locational criteria that support Regional Plan Goals and Policies and consider requiring Best Management Practices be installed at all STRs.

City of South Lake Tahoe - The City of South Lake scored over 90% on the STR Neighborhood Compatibility Guidelines and therefore no deductions are recommended by TRPA. TRPA recommends the City consider requiring Best Management Practices be installed at all STRs.

Washoe County - TRPA is proposing to subtract two increments of deduction (3.5, rounded up to 4) from Washoe County's annual base allocation for both 2021 and 2022 because the County scored below 75% on the STR Guidelines. TRPA recommends that the County develop and implement locational criteria, stormwater best management practices and penalties for those that fail to comply with STR permit requirements.

TRPA recognizes that local jurisdictions had just over a year to develop and/or update STR programs following the adoption of the Performance Review System Code update and Guidelines and that all of the jurisdictions have been impacted by COVID-19. TRPA took these factors into consideration when developing the recommendations. The Agency sincerely appreciates the significant amount of work and time local jurisdictions and citizens have put into developing programs to better manage STRs in the Tahoe Region.

Performance Review System Results: The following provides more detail including the base allocations, analysis based on the three performance measures in the Code, and the calculation of the scores and allocations for each jurisdiction.

Douglas County – Base number of residential allocations is 10 per year.

- 2019 Permit Monitoring and Compliance: Douglas County scored 95% on the project review portion of the performance audit and scored 97% on the compliance portion.
- 2020 Permit Monitoring and Compliance: Douglas County scored 92% on the project review portion of the performance audit and scored 97% on the compliance portion.
- TMDL Implementation: Douglas County is meeting all TMDL targets pursuant to their Interlocal Agreement (ILA).
- Short-Term Rental Neighborhood Compatibility Guidelines: Douglas County scored 90% on the STR Neighborhood Compatibility Guidelines.
- Recommendation: TRPA staff recommends that Douglas County receive 10 residential allocations for 2021 and 10 residential allocations for 2022.

El Dorado County – Base number of residential allocations is 30 per year.

- 2019 Permit Monitoring and Compliance: El Dorado County scored 94% on the project review portion of the performance audit and scored 96% on the compliance portion.
- 2020 Permit Monitoring and Compliance: El Dorado County scored 92% on the project review portion of the performance audit and scored 97% on the compliance portion.

- TMDL Implementation: El Dorado County is in compliance with Lake Tahoe TMDL and Municipal Storm Water Permit requirements, including Lake Clarity Credit requirements.
- Short-Term Rental Neighborhood Compatibility Guidelines: El Dorado County scored 92% on the STR Neighborhood Compatibility Guidelines.
- Recommendation: Staff recommends that El Dorado County receive 30 residential allocations for 2021 and 30 residential allocations for 2022.

Placer County – Base number of residential allocations is 37 per year.

- 2019 Permit Monitoring and Compliance: Placer County scored 96% on the project review portion of the performance audit and scored 93% on the compliance portion.
- 2020 Permit Monitoring and Compliance: Placer County scored 95% on the project review portion of the performance audit and scored 93% on the compliance portion.
- TMDL Implementation: Placer County is in compliance with Lake Tahoe TMDL and Municipal Storm Water Permit requirements, including Lake Clarity Credit requirements.
- Short-Term Rental Neighborhood Compatibility Guidelines: Placer County scored 90% on the STR Neighborhood Compatibility Guidelines.
- Recommendation: Staff recommends that Placer County receive 37 residential allocations for 2021 and 37 residential allocations for 2022.

City of South Lake Tahoe – Base number of residential allocations is 33 per year.

- 2019 Permit Monitoring and Compliance: The City of South Lake Tahoe scored 90% on the project review portion of the performance audit and scored 95% on the compliance portion.
- 2020 Permit Monitoring and Compliance: The City of South Lake Tahoe scored 95% on the project review portion of the performance audit and scored 95% on the compliance portion.
- TMDL Implementation: The City of South Lake Tahoe is in compliance with Lake Tahoe TMDL and Municipal Storm Water Permit requirements, including Lake Clarity Credit requirements.
- Short-Term Rental Neighborhood Compatibility Guidelines: The City of South Lake Tahoe scored 100 % on the STR Neighborhood Compatibility Guidelines.
- Recommendation: Staff recommends that the City of South Lake Tahoe receive 33 residential allocations for 2021 and 33 residential allocations for 2022.

Washoe County – Base number of residential allocations is 10 per year.

- 2019 Permit Monitoring and Compliance: Washoe County scored 92% on the project review portion of the performance audit and scored 94% on the compliance portion.
- 2020 Permit Monitoring and Compliance: Washoe County scored 96% on the project review portion of the performance audit and scored 95% on the compliance portion.
- TMDL Implementation: Washoe County is meeting all TMDL targets pursuant to their Interlocal Agreement (ILA).
- Short-Term Rental Neighborhood Compatibility Guidelines: Washoe County scored 70% on the STR Neighborhood Compatibility Guidelines.
- Recommendation: Based on TRPA Code, Section 50.5.2, which requires two increments of deduction for a score below 75% on the STR Neighborhood Compatibility Guidelines,

staff recommends that Washoe County be deducted two increments (3.5 rounded up to 4) from their base allocation for 2021 and 2022. Thus, staff recommends Washoe County receive 6 residential allocations for 2020 and 6 residential allocations for 2021.

Jurisdiction	Annual Base Allocation*	Deduction Increments*	Minimum Allocation with Deductions	Total Recommended 2021 and 2022 Allocations
Douglas County	10	2.0	2	20
El Dorado County	30	5.5	8	60
Placer County	37	6.5	11	74
City of South Lake Tahoe	33	5.75	10	66
Washoe County	10	1.75	3	12
Total	120		34	232

* The Annual Base Allocation and Deduction Increments are provided in Table 50.5.2 of TRPA Code. One deduction increment equals the number of allocations shown for individual jurisdictions. If the final allocation results in a decimal ending in 0.5 or higher, the allocation is rounded up to the nearest whole number.

Allocations not distributed under the Performance Review System will be assigned to TRPA’s Residential Allocation Incentive Pool. Individuals can apply for an allocation from the Residential Allocation Incentive Pool in exchange for retiring a sensitive lot and local jurisdictions can apply for allocations in exchange for restoring stream environment zones, building multi-family housing in Town Centers, transferring residential development rights to Town Centers, maintaining a Certified Local Government Moderate Income Housing Program, and demonstrating progress towards other Regional Plan Goals and Policies (refer to TRPA Code, Section 50.5.1.D).

The allocations distributed for 2021 and 2022 will be added to the total remaining allocations shown in Table 4.

Table 4: Total Remaining Allocations	
Jurisdiction	Total Remaining Allocations
Douglas County, NV	45
El Dorado County, CA	34
Placer County, CA	193
City of South Lake Tahoe, CA	56
Tahoe Regional Planning Agency	62
Washoe County, NV	116
Total	506

Source: LakeTahoeInfo 4/6/2021

TRPA staff appreciates the efforts of the local jurisdictions in helping to achieve the targets of the residential allocation program.

Contact Information:

For questions regarding this agenda item, please contact Brandy McMahon, AICP, Local Government Coordinator, at (775) 589-5274 or bmcMahon@trpa.gov.

Attachments:

- A. Resolution
- B. Douglas County STR Memo
- C. Placer County STR Memo
- D. Local Jurisdictions Completed STR Neighborhood Compatibility Guidelines

Attachment A

Resolution

TAHOE REGIONAL PLANNING AGENCY
TRPA RESOLUTION NO. 2021 –

RESOLUTION OF THE GOVERNING BOARD OF THE TAHOE REGIONAL PLANNING AGENCY TO
RELEASE 520 RESIDENTIAL ALLOCATIONS FOR THE NEXT FOUR YEARS AND DISTRIBUTE
RESIDENTIAL ALLOCATIONS FOR 2021 AND 2022 TO THE CITY OF SOUTH LAKE TAHOE, EL
DORADO COUNTY, PLACER COUNTY, WASHOE COUNTY, AND DOUGLAS COUNTY

WHEREAS, the Tahoe Regional Planning Compact (P. L. 96-551, 94 Stat. 3233, 1980) created the Tahoe Regional Planning Agency (TRPA) and empowered it to set forth environmental threshold carrying capacities (“threshold standards”) for the Tahoe Region; and

WHEREAS, the Compact directs TRPA to adopt and enforce a Regional Plan that, as implemented through agency ordinances, rules and regulations, will achieve and maintain such threshold standards while providing opportunities for orderly growth and development consistent with such thresholds; and

WHEREAS, the Compact further requires that the Regional Plan attain and maintain federal, state, or local air and water quality standards, whichever are strictest, in the respective portions of the region for which the standards are applicable; and

WHEREAS, in the Tahoe Region, residential allocations may be released every four years pursuant to TRPA Code, Section 50.4.2; and

WHEREAS, in the Tahoe Region, residential allocations may be distributed to local jurisdictions every two years based on the results of the Performance Review System (TRPA Code, Section 50.5); and

WHEREAS, on February 23, 2021, the Performance Review Committee (PRC), comprised of staff from each participating local jurisdiction and TRPA, reviewed the Performance Review System results and voted unanimously to recommend distribution of residential allocations for 2021 and 2022 to the local jurisdictions; and

WHEREAS, on April 28, 2021, the Governing Board reviewed TRPA staff’s recommendation to release residential allocations and the Performance Review System results and voted to release 520 residential allocations for the next four years and distribute residential allocations for 2021 and 2022 to the local jurisdictions; and

NOW, THEREFORE, BE IT RESOLVED that the Governing Board of the Tahoe Regional Planning Agency hereby approves the release of 520 residential allocations and distribution of residential allocations to the local jurisdictions for 2021 and 2022 as follows:

2021 Residential Allocations

Douglas County	10 allocations
El Dorado County	30 allocations
Placer County	37 allocations
City of South Lake Tahoe	33 allocations
<u>Washoe County</u>	<u>6 allocations</u>
Total	116 allocations

2022 Residential Allocations

Douglas County	10 allocations
El Dorado County	30 allocations
Placer County	37 allocations
City of South Lake Tahoe	33 allocations
<u>Washoe County</u>	<u>6 allocations</u>
Total	116 allocations

PASSED and ADOPTED by the Governing Board of the Tahoe Regional Planning Agency this ____ day of _____, 2021, by the following vote:

Ayes:
Nays:
Absent:

Mark Bruce, Chair
Tahoe Regional Planning Agency
Governing Board

Attachment B
Douglas County STR Memo

PATRICK CATES
County Manager

JENIFER DAVIDSON
Assistant County Manager



1594 Esmeralda Avenue
Minden, Nevada 89423

www.douglascountynv.gov
775-782-9821

OFFICE OF THE COUNTY MANAGER

MEMORANDUM

To: Brandy McMahon, Local Government Coordinator,
Tahoe Regional Planning Agency

From: Jenifer Davidson, Assistant County Manager *JJD*

Date: February 23, 2021

Re: Update Short Term Rental Program Douglas County

On February 18, 2021, the Douglas County Board of County Commissioners took action to temporarily suspend the issuance of new vacation home rental (VHR) permits effective February 18, 2021. The suspension is effective until the Board approves a new ordinance intended to address ongoing issues concerning public health, safety and welfare in relation to the operation of VHRs in the County. The Douglas County Manager's Office is dedicated to making the issues surrounding VHRs a priority and will work with the Chairman of the Board to appropriately place future items on the agenda for consideration by the Board until the necessary changes to the program can be enacted.

It is the belief of County Staff that this action effectively limits the total number of STRs in Douglas County consistent with guideline 4 under "Example Residential Compatibility Best Practices," worth 10 points.

For this reason, Douglas County would respectfully request that the recommendation regarding the distribution of allocations to the county be updated to reflect this change.

Please let me know if you require any additional information or documentation. Douglas County appreciates your consideration of this request.

Attachment C

Placer County STR Memo

MEMORANDUM

DATE: March 31, 2021
TO: Brandy McMahon, TRPA Local Government Coordinator
FROM: Crystal Jacobsen, Placer County Tahoe CDRA Deputy Director
SUBJECT: STR Audit and TRPA 2021/2022 Residential Allocation Distribution

Purpose

This memo is in response to the TRPA's recommendation for distribution of 2021 and 2022 residential allocations to Placer County. The information contained in this memo is intended to augment the County's responses to the Short-Term Rental (STR) Neighborhood Compatibility Guidelines to provide additional information pertaining to the County's STR program and efforts to address neighborhood compatibility as well as the County's overall approach to mitigate the impacts of tourism in our region.

North Lake Tahoe has and will always be a vacation destination, and tourism is the main driver of the North Lake Tahoe economy. Most homes in the Tahoe area were initially constructed as vacation cabins and to this day, many homes still serve as vacation homes. It is important to note that Placer County currently lacks the quantity and quality of hotel/motel lodging in its Town and Village Centers, and so STRs in the Tahoe Basin area of Placer County fill a lodging need. With more than half of North Lake Tahoe's as overnight visitors, who spend almost twice as much in the local economy as day visitors, the local economy sees far greater returns from tourists staying in local lodging.

1.5 Million+ visitors to North Lake Tahoe annually:

- 58% of visitors are overnight visitors¹
 - Overnight visitors spent 22,800 visitor days in North Lake Tahoe in 2016
 - 81% of those nights spent in private/vacation homes
 - 9% spent in hotels/motels
- Overnight visitors spend about twice as many dollars per day than a day-visitor (\$250/person/day for overnight visitors, versus \$128/person for day visitors²)

¹ The Economic Significance of Travel to the North Lake Tahoe Area, October 2017, prepared by Dean Runyan Associates for the North Lake Tahoe Resort Association.

² The Economic Significance of Travel to the North Lake Tahoe Area, October 2017, prepared by Dean Runyan Associates for the North Lake Tahoe Resort Association.

- Overnight visitors stay on average approximately 3.5 days (e.g. \$875/person for their stay) versus the \$128 for a day visitor
- Tourist Accommodations³:
 - 14,000 private and vacation homes
 - 2,000 traditional hotel/motel/B&B lodging units
 - Placer County's hotels/motels/B&Bs were last built in 1960s and are dated

The greatest economic engine for our tourist-driven community is driven by the overnight stays, as those visitors are critical to supporting restaurants, retail, and recreation in the region. The Transient Occupancy Tax (TOT) revenue those overnight guests generate is also important to the community because it provides funding for infrastructure, amenities, and local services that benefit visitors and the local community. Without a robust, updated, competitive hotel/motel supply, the 622 permitted STRs within the Tahoe Basin portion of Placer County are critical to enabling visitors who choose to spend more time in North Lake Tahoe.

While Placer County is working to spur reinvestment and promotion of mixed-use projects that include lodging in its Town Centers, the County does not believe that locational STR ordinance provisions geared at shifting STRs toward Town Centers is an effective way to regulate the County's STR. Our Town Centers are small, predominantly commercial cores which do not include a significant number of residential uses. The physical layout of Placer County's Town Centers are constrained so that they could never support a Town Center locational STR program as there is very limited vacant space to create new residential uses. Furthermore, Placer County worked collaboratively with Tahoe Regional Planning Agency to adopt the Tahoe Basin Area Plan, which includes regulations that encourage and allow for the highest and best uses for these areas continue to focus on retail and lodging uses, with a limited residential component. See maps attached which show the boundaries of the County's Town Centers and proximity of STRs to the Town Centers in Placer County (Exhibits 1 through 3).

Placer County understands issues surrounding vacation/second homes and STRs, from nuisance concerns and neighborhood compatibility to concerns about the lack of housing stock available for the local workforce. The County also understands issues related to tourist-based economies and the need to address tourism impacts, such as increased traffic and garbage/trash, etc. in the communities of North Lake Tahoe. Placer County recognizes the need for STRs and strives hard to create a multi-pronged

³ North Lake Tahoe Tourism Master Plan, 2015

approach to balance the impacts from tourism to our local community and environment while simultaneously promoting economic development and revitalization.

The County sees its STR ordinance as being only one component of our approach to address tourism and STR impacts. A myriad of other initiatives and priorities that the County is undertaking are designed to mitigate tourism impacts. These initiatives are as described in greater detail below and should be considered in TRPA's evaluation of Placer County's Short-Term Rental Neighborhood Compatibility Program and distribution of residential allocations.

Operational

In the July 2019 the County Board of Supervisors directed staff to create an STR ordinance and accordingly the County formed a multi-disciplinary STR Team to develop and administer the STR program including staff from the County's Executive Office, Revenue Services, Environmental Engineering, Planning Services, Building Services, Code Compliance, Sheriff Services, and Department of Public Works. This team developed STR operational standards and an STR permitting system, and continues its work efforts to address on-going tourism and STR operational issues including occupancy, traffic, parking, garbage/trash, and noise. The STR program includes the following operational components:

- STR Ordinance adopted in November 2019, which went into effect in January 2020 and establishes the following operational regulatory provisions:
 - Places responsibility on owner to prevent nuisance behavior and maintain neighborhood peace and quiet
 - Requirement for local contact person/property manager to be available on 24-hour basis to assume management of STR
 - On-site parking standards to prevent spill-over parking into neighborhood streets
 - Noise limits and requirements to ensure compliance with neighborhood noise ordinance standards
 - Trash and refuse requirements
 - Informative postings/signage requirements to educate STR guests on neighborhood compatibility standards
 - Public safety standards, enforced by local fire districts
 - Establishes prohibitions and restrictions on occupancy, special events, outdoor fireplaces, grills and barbecues, and outdoor camping
 - Provides exemptions to permit requirement to STRs in resort communities as a way to incentivize STRs in those areas
 - Outlines penalty provisions including citations, fees, permit suspension and revocation process

- March 30, 2021 STR Ordinance Update – A year after implementation and upon reflecting on the STR ordinance successes and challenges, the STR Team has embarked on an ordinance update that is intended to strengthen the ordinance with the following:
 - Align the STR ordinance boundary of applicability with the eastern Placer boundary for collection of TOT revenues. TOT revenues are used to directly and indirectly to mitigate tourism impacts (e.g. additional trash pick-up at public areas where our tourists and STR patrons visit, education and outreach to tourists on how to reduce their impact, contributing to transit programs such as the micro-shuttle pilot project to reduce traffic impacts and VMT, etc.). By aligning this boundary, a greater amount of the TOT revenue is funneled directly back into the Tahoe Basin portion of Placer County.
 - Set maximum occupancy standards to not exceed California Building Code limits to effectively cap the number of guests in an STR and the associated noise, parking and trash impacts of an over-crowded unit
 - Requires TOT fees to be paid prior to STR permit issuance, fees, which noted above are used to mitigate tourism impacts
 - Adds language requiring parking standards for boat/trailer parking, an impact which our enforcement team identified as a common complaint over the first year of the STR ordinance implementation
 - Adds language to trash and refuse requirements, including minimum service level and “animal/bear proofing”
 - Requirements for interior posting requirements to inform guests of local contact information, emergency evacuation information and penalties for violating the STR ordinance
 - Clarification on fire inspection requirements
 - Further restricts guests from bringing personal fireplaces, firepits, or personal grills to STR properties
 - Establishes limitations on renting STRs when an active building permit is in place to ensure public safety of guests
 - Offers a reduction in permit fees for STRs in Town /Village Centers in the Tahoe Basin as a way to incentivize STRs in those areas

Enforcement

As outlined in Placer’s responses to the Short-Term Rental (STR) Neighborhood Compatibility Guidelines, Placer County has established a robust enforcement approach to its STR program. Since adoption of the STR ordinance in November 2019, the County has developed an enforcement team which is housed out of its Tahoe City office. While the County sees the enforcement arm as a key component to address complaints and ultimately reduce the impacts of STRs and tourism, it also views enforcement as educators about the program and about being a good “guest” neighbor, data gatherers on what is/not working, and

on-the-ground resources to identify new or adapted mitigations that should be implemented (both within the parameters of the STR ordinance and in the County initiatives as a whole).

Furthermore, the County has prioritized expansion of the Tahoe City STR enforcement unit which now includes the following staff and enforcement elements:

- Tahoe Deputy Director to oversee STR enforcement
- Tahoe STR Enforcement Supervisor
- Two Tahoe STR enforcement officers
- Tahoe STR administrative staff
- A 7-day a week STR enforcement presence, including Tahoe CDRA STR nuisance enforcement (with branded STR program vehicles) until midnight Thursday-Mondays and Sheriff STR nuisance enforcement Tuesday and Wednesday nights and beyond midnight 7-days a week.
- A dedicated STR hotline for nuisance complaints
- A dedicated STR administration phone line for program assistance
- Promotion/education of STR program and enforcement process, including updates to dedicated webpage, PIO press releases, reporting at community meetings, etc.
- Effective management of enforcement/compliance work program which includes real-time investigation of complaints, issuance of citations, administrative hearings, collection of fines, and suspension/revocation of STR permits

Locational - Integrated Approach and Best Practices

As outlined above, the County's current STR ordinance contains mostly operational and enforcement elements geared at addressing nuisance concerns related to occupancy, garbage/trash, parking and noise. However, it is important to note that the County maintains an integrated best management approach to safeguard residential neighborhoods and to mitigate the impacts that are associated with tourism that the Tahoe area attracts. While we don't have specific locational provisions in our STR ordinance to cap, cluster, or locate STRs in Town Centers, we have initiated and are advancing a myriad of other initiatives that work towards and support neighborhood compatibility. These efforts are noteworthy – they help address local concerns of Placer County residents and mitigate regional tourism impacts experienced by the broader North Lake Tahoe area.

Funding Tourism Mitigation

STRs generate a significant amount of TOT revenue for Placer County, which is then reinvested into the community. Placer County continues to be progressive and aggressive in identifying areas where the County can mitigate the impacts of tourism and improve the region's infrastructure, primarily with TOT funding generated by our region's lodging and creative funding mechanisms that support these improvements and mitigation measures.

A critical step toward this funding is the newly created North Lake Tahoe Tourism Business Improvement District (NLTTBID) that was approved by our Board of Supervisors on March 9, 2021. The NLTTBID is a

benefit assessment district that provides specific benefits to payors by creating a revenue stream to fund marketing, promotions, and special events; visitor services and visitor centers operations; business support and advocacy; economic development and transportation; and sustainability and mitigation of tourism impacts programs for certain North Lake Tahoe businesses. Under this program, lodging (including STRs), restaurant, retail, activities and attractions are all assessed to create the revenue source. The NLTTBID is expected to generate approximately \$6 Million on an annual basis for promotion of travel and tourism specific to North Lake Tahoe. The NLTTBID will free up approximately \$4.1 million of County funds each year that currently go towards North Lake Tahoe tourism and marketing promotions. Placer County has committed to use that \$4.1 million to fund housing and transportation initiatives throughout the North Lake Tahoe/East Placer region. Additionally, Placer County has already dedicated \$2.1 million of TOT funds from FY 2019-20 to transit and mitigation of tourist impacts. The combined TOT funding sources have funded and are anticipated in the future to fund the initiatives listed below:

- Workforce Housing Preservation (\$250,000) - Dedicated to fund the balance of the this program which is a monetary housing assistance (in exchange for a deed restriction) to ensure that local workers are purchasing and staying in the local housing stock.
- Microtransit Service North Lake Tahoe (\$450,000) – On-demand shuttle service for Kings Beach, Tahoe Vista, Dollar Hill, Tahoe City and the West Shore to town-centers.
- Expanded Park and Ride Service to Summer Peak Periods (\$150,000) - This proposal includes funding for a park and ride program at current service levels in winter months and expansion to summer months. Program goals include reducing traffic congestion, reducing vehicle miles traveled or “VMT”, encouraging use of public transit and improving the overall visitor experience to the region.
- Enhanced Litter/Trash Service (\$150,000) – With the increase in tourism in 2020, our region experienced significant impacts related to trash and litter. To mitigate this, Placer County increased the capacity of trash bins and the frequency of trash service in Kings Beach and Tahoe City. This funding will continue those efforts through the summer of 2021 and winter of 2022.
- Pedestrian Crossing Guards (\$140,000) – On weekends from July through September, crossing guards will be placed at heavily trafficked crossing in Kings Beach and Tahoe City. The goals of this program include pedestrian safety and reduction in traffic congestion.
- Temporary Signal at Grove Street and SR 28 (\$150,000) – Placer County will install a temporary signal at Grove Street and SR 28 and will monitor traffic flow conditions to determine whether a permanent signal could work in this location.
- Expanded Trail Snow Clearing Service (\$50,000) – Provided expanded snow removal on trails that are not currently plowed, including the Martis Valley Trail and Dollar Creek Trail for winter 2021-2022.
- Continue to focus on trail connections where missing links exist to help improve overall pedestrian and bike circulation in the region.
- Immediate and long-term trash solutions within our Town Centers, including additional dumpsters, increased educational signage, litter pickup, large item pickup, and more frequent trash service.

Transit/Mobility Improvements

Although touched upon in the funding section above, traffic congestion has been one of the most severe tourism impacts experienced by the Lake Tahoe region for decades, an impact which continues to worsen. The County utilizes its North Lake Tahoe Tourism Master Plan to plan for a variety of transportation, mobility, and recreational amenities that serve visitors and the local community. The County dedicates significant TOT revenue and staff resources towards these efforts.

Placer County continues to address traffic impacts on multiple fronts, addressing both day and overnight visitors, as well as community transportation and mobility needs. The County focuses on transportation and mobility inside and outside of the basin, particularly the connections in East Placer that span from Tahoe City and Kings Beach to ski resorts and Truckee, recognizing that tourism and traffic impacts are regional and not just local. Per Exhibits 4 through 6 that compare existing Placer County public transit to STRs, the STRs are located throughout the entirety of our neighborhoods as they are a byproduct of how our subdivisions and communities have evolved over the decades – small vacation cabins and scattered throughout the community as opposed to being concentrated in our small, mostly commercial Town Centers.

In October 2020 the Placer County Board of Supervisors adopted the Resort Triangle Transportation Plan (RTTP), a plan geared at addressing Adaptive Corridor Management along State Routes 89 and 267, parking management for recreational sites and Tahoe Basin Town Centers, Transportation Demand Management and reduction of Vehicle Miles Traveled. The RTTP includes near-term and long-term solutions to improving traffic congestion by improving infrastructure, systems, and services, and providing alternate modes of transportation to move residents and tourists in and around the Tahoe Basin and Resort Triangle. The RTTP is aimed to encourage visitors to “park once” at their destination, and use bus or micro-transit, bike or walk to get around. In addition to the County’s history of providing bus service in North Lake Tahoe, implementing the RTTP will expand upon those efforts by initiating a complementary pilot micro-transit system for the Tahoe Basin which will launch in July 2021, as well as other multi-modal programs and services. Micro-transit helps fill the gap between the Tahoe Area Regional Transit (TART) bus service lines and dispersed neighborhoods, where many STRs are located. Other elements of the RTTP are being framed up for implementation and will likely be funded by TOT revenues resulting from the creation of the TBID.

- Microtransit Shuttle – 2021 Pilot Program
 - July 1st – September 6th
 - Reviewing options of daily service 8 AM to midnight versus Thursday – Monday 8 AM to midnight
 - Mobile app with targeted wait times of < 15 minutes
 - Two service areas (West Shore to Dollar point, Tahoe Vista to Brockway)

- Parking areas provided by Placer County
- Bikeshare program Town Centers– pilot program delayed summer 2020, anticipating starting 2021
- Resort Triangle Class I Bike Path – Placer County has built an extensive Class I bike path that stretches from the West Shore to Tahoe City, from Tahoe City south to Olympic Valley and north to Dollar Hill. The County is progressing with environmental review and planning for the continuation of that trail north to Tahoe Vista, and out 267 and 89 to ultimately connect with Truckee.
- TART General Operations
 - \$6.9 Million Annual Operating Budget
 - 14 Transit Buses
 - 34 Employees
 - 370,000+ Riders
 - 34,648 Vehicle Revenue Hours
 - 710,507 Vehicle Revenue Miles
 - Operating Hours: 5:30 AM -2 PM Summer & Winter, 6 AM – 10 PM Fall & Spring
- TART Historical Accomplishments
 - 2005-2008:
 - Implementation of electronic fare collection system
 - First summer of half-hourly North Shore service (Tahoe City to Crystal Bay)
 - Initiation of Winter SR 267 Service
 - Truckee-Tahoe City route hourly service in spring, summer and fall
 - 2009-2015:
 - Construction of 12 new shelters
 - Initiation of Summer SR 267 Service between Northstar and Crystal Bay
 - Initiation of Skier Shuttle service
 - Opening of Tahoe City Transit Center
 - Implementation of Nextbus real-time bus tracking capabilities
 - Summer and winter evening Night Rider bus service
 - Initiation of SR 267 Summer Service
 - Joint branding with Town of Truckee as Tahoe Truckee Area Regional Transit
 - 2016-2021
 - Initiation of SR 267 Spring and Fall Service
 - Initiation of SR 267 year-round service to Truckee
 - Expanded night service to include non-peak season service until 10pm
 - Initiation of winter early morning connections to Northstar
 - Initiation of year-round 30-minute service on Mainline (Tahoe City – Crystal Bay)
 - Implementation of TART website (TahoeTruckeeTransit.com) upgrade offering interactive user experience

- Initiation of winter peak AM & PM winter 30-minute service Hwy 89 (Tahoe City – Squaw Valley)
- Initiation of winter peak AM & PM winter 30-minute service Hwy 267 (Crystal Bay – Northstar)
- Initiation of Park & Ride service in partnership with the Truckee North Tahoe TMA (Hwy. 89 and 267 connections from Truckee, Tahoe City Transit Center, and Tahoe Biltmore/Crystal Bay)
- Partnership with Town of Truckee and Truckee Tahoe Airport to initiate year-round night service connection to Northstar and Squaw Valley from Truckee
- “Free to the Rider” system implemented on TART

Proximity to Tourist Oriented Regional Recreational Amenities

The Tahoe Basin’s tourist economy is driven by the amazing natural resources and associated recreation opportunities that our region provides. As was demonstrated in our STR mapping and analysis above, our 622 STRs are located throughout the Basin as opposed to being concentrated in certain areas (Exhibits 7 through 9). While Placer County agrees that the resort communities of Homewood, Granlibakken, Alpine Meadows, Olympic Valley and Northstar are attractions, they are not the only or even primary attractions for visitors when selecting vacation lodging locations. Placer County’s plethora of beaches along the West Shore, around Tahoe City, along Tahoe Vista, and in Kings Beach and Brockway are a huge attraction to tourists who enjoy staying at STRs near those locations. Additionally, many of the subdivisions have their own recreation features such as private beaches, piers, pools, etc. which are not shown in Exhibits 7 through 9 but are a significant influence for vacationers when selecting a STR. To try to incentivize the clustering of STRs around TRPA’s identified recreational resources, our ordinance has an exemption that applies to those resort communities of Homewood, Granlibakken, Alpine Meadows, Olympic Valley and Northstar.

Balancing Workforce Housing Needs

As noted above, Placer County is trying to balance the demands of tourism that Lake Tahoe attracts with the needs of the local community. One primary need is to house our local workforce. Much like the rest of the Tahoe Basin area, Placer County is facing increased challenges of housing affordability as well as housing availability for the workforce. We have experienced declining availability in the existing housing supply alongside increasing housing costs due in large part to the purchase of housing for second home or short-term rental use in the Tahoe area. This affects the local workforce and results in negative impacts to the community, businesses, and tourism. Nearly 80 percent of those who work in the North Tahoe region lived outside the region in 2015. The share of payroll workers who live and work in Tahoe fell from

27 percent in 2010 to 20 percent in 2015⁴. The number of housing units sold annually to primary residents in East Placer fell from 10% in 2010 to 6% in 2019. Covid has increased these impacts to the local housing shortage as more people move to our region who aren't actually employed in the region and has resulted in record high housing costs.

To address the lack of available and affordable housing, Placer County is working closely with the Tahoe Regional Planning Agency and the Mountain Housing Council to collaborate, research, and adopt innovative approaches to workforce housing. A recent presentation by Opticos at a TRPA Housing and Community Revitalization Working Group meeting focused on "Missing Middle Housing", housing that is aimed at creating house-scale buildings with multiple units in walkable environments, close to downtowns or town centers, that are intended to transition between more intense land use and single-family neighborhoods. To that point, if STRs were solely concentrated in or near our Town Centers, that would limit the availability of housing in that walkable area to be utilized as "Missing Middle Housing" for our local workers.

In order to incentivize use of our existing housing stock by local workers, Placer County adopted a Workforce Housing Preservation Program which will provide local workers with funding that can be used towards buying a home in exchange for restricting that home so it can only be occupied by local workers. While this program is not directly tied to the STR ordinance, it is a program intended to help balance local needs and is aimed at supporting neighborhood compatibility and encouraging a balanced mix of housing uses by converting housing stock, including second homes and STRs, to full-time housing for our workforce.

Additionally, Placer County and TRPA recently adopted a housing-oriented package of code amendments to the Tahoe Basin Area Plan to facilitate a diverse range of housing and to accommodate recent changes to state law with regards to accessory dwelling units.

Between now and 2040, East Placer County anticipates a demand for between 300 and 600 single family units and between 700 and 1,700 multifamily units⁵, depending on a low growth or high growth scenario. Therefore, Placer County is dependent on the annual residential allocations to accommodate development of a variety of housing types.

Incentives for New and Renovated Lodging Amenities

No new lodging products have been constructed in the Placer County portion of the basin since the early 1960s. As such, STRs have been widely adopted as a primary lodging type. However, Placer County

⁴ Eastern Placer County/Tahoe Region Workforce Housing Needs Assessment, (Beacon Economics) December 2017.

⁵ Placer County Housing Strategy & Development Plan, BAE, 2018.

recognizes that STRs are just one lodging option and has researched and developed incentives to encourage creation and redevelopment of hotel/motel lodging in the basin to provide a more balanced mix. In March 2020, Placer County commissioned a study with Bay Area Economics (BAE) to determine why new and renovated lodging projects were not progressing in the North Lake Tahoe basin, and how to incentivize new or renovated lodging products. The study pointed to high costs of development, complex and prescriptive regulatory requirements, and a lack of high-quality lodging examples that would encourage new development. The BAE study determined that additional incentives were needed to help spur development consistent with community and County environmental and economic development goals and to achieve prescribed environmental standards by redeveloping the outdated built environment. As such, staff revised the existing North Lake Tahoe Economic Development Incentive Program to include a TOT rebate that could be utilized for newly constructed or renovated hotel/motel lodging products. The amendment to that program was adopted in 2020 and further refined in February 2021 after subsequent conversations with hotel developers in the area.

Ongoing Community Engagement

An important part of the County's integrated approach to mitigating the impacts of tourism and STRs in the Tahoe area includes the best practice of regularly engaging the community. The County believes that ongoing community engagement is the best way to understand concerns and issues facing local residents. Our outreach strategy has included a series of "Quality of Life" engagement opportunities which focused on understanding community concerns and needs, so that we could work to improve quality of life in the North Lake Tahoe region. This engagement series included an online Quality of Life community survey, attendance at multiple community meetings to seek input, and conducting multiple Quality of Life town hall meetings to seek input from citizens and then to report out on outcomes of various County initiatives aimed at addressing community concerns and ultimately improving the quality of life within the Tahoe region. Many of those initiatives are described above, including the County's efforts to increase and expand garbage/trash service, implement a micro-transit shuttle service, improve pedestrian crossings on roadways to address public safety, develop workforce housing opportunities and expand the STR program enforcement to address nuisance concerns.

In addition to the Quality of Life outreach series described above, the County also engages the community on the STR program itself. Since initiation of the STR ordinance and program, the County has conducted, attended, and presented at multiple meetings with various community, resort and business associations, as well as property management and realtor stakeholder groups. The County has also conducted public workshops and townhalls to seek input on the STR ordinance and to assess the need for updates to the ordinance.

Conclusion

STRs are a crucial component of the tourism economy of North Lake Tahoe. Placer County has and is going to great lengths to ensure that STRs and visitors to the area strike a balance between the basin’s economic, environment and community needs. Placer County’s STR Operational and Enforcement components of the STR program, as well as the multi-faceted approach to fund and implement tourism mitigation and transit/mobility improvements, encourage proximity of STRs to recreational amenities, encourage and incentivize workforce housing and new and renovated lodging products, as well as conduct ongoing community engagement all are designed to achieve a balanced solution to a lodging product type that is crucial to our economy.

Attachments:

- Exhibit 1 – STRs Town/Village Centers Map A
- Exhibit 2 – STRs Town/Village Centers Map B
- Exhibit 3 – STRs Town/Village Centers Map C
- Exhibit 4 – STRs Public Transit Map A
- Exhibit 5 – STRs Public Transit Map B
- Exhibit 6 – STRs Public Transit Map C
- Exhibit 7 – STRs Recreation Map A
- Exhibit 8 – STRs Recreation Map B
- Exhibit 9 – STRs Recreation Map C

Attachment D

Local Jurisdictions Completed STR Neighborhood Compatibility Guidelines

Tahoe Regional Planning Agency Short-Term Rental Neighborhood Compatibility Guidelines for Local Jurisdictions

Adopted by TRPA Governing Board on October 23, 2019
(Print on Tabloid 11" by 17" Paper)

These Guidelines are to be used by the Tahoe Regional Planning Agency (TRPA) when evaluating local jurisdiction Short-Term Rental Neighborhood Compatibility Programs during the application of the Performance Review System (TRPA Code, Section 50.5) for the distribution of residential allocations in the Tahoe Region.

Local jurisdiction: Douglas County NV Date: 11/5/20 Prepared by: Jenifer Davidson, Assistant County Manager

LOCAL JURISDICTION SHORT-TERM RENTAL NEIGHBORHOOD COMPATIBILITY GUIDELINES			
Example STR Neighborhood Compatibility Best Practices	Local Jurisdiction Response	Points (Max.)	Points Awarded <i>(to be determined by TRPA/PRC)</i>
<p><i>The purpose for using best practices is to attain and maintain threshold standards and implement Regional Plan goals and policies as specified in the TRPA Compact. The threshold standards include vegetation, recreation, water quality, soils/SEZ conservation, fisheries, scenic resources, air quality, noise and wildlife. The Regional Plan includes land use, transportation, conservation, recreation, and public services and facilities goals and policies (http://www.trpa.org/wp-content/uploads/Adopted-Regional-Plan_20190722.pdf). Local jurisdictions may pick from the "menu" of examples of best practices below or develop their own best practices to earn points provided the practices achieve the purpose described above and in the guidance statement below.</i></p>			
LOCATIONAL			
<p>Guidance: To receive 30 points, a local jurisdiction must demonstrate that STRs will be located consistent with: 1) Regional Plan Land Use goals and policies, including directing STRs towards Town Centers, tourist lodging and/or commercial areas, major non-auto dependent transportation corridors and/or near tourist-oriented regional recreational amenities (10 points); 2) address Residential Compatibility issues such as the over saturation ("clustering") of STRs and the construction of large STRs in residential neighborhoods (10 points); and 3) by supporting Regional Plan Transportation goals and policies, including directing STRs to areas where alternative transportation options (shared-use paths, bike lanes/routes, and public transit) are available (10 points). Examples of best practices that a local jurisdiction may implement to address these locational components are provided below.</p>			
<p>Example Land Use Best Practices (10 points)</p> <ol style="list-style-type: none"> 1. The STR neighborhood compatibility program includes requirements, and can include incentives, for location of STRs within Town Centers. 2. The STR neighborhood compatibility program includes requirements, and can include incentives, for location of STRs within designated tourist lodging and/or commercial areas. 3. The STR neighborhood compatibility program includes requirements, and can include incentives, for location of STRs within major non-auto dependent transportation corridors (e.g., bus routes, shared-use paths, and bike lanes/routes) that can be used to access non-residential uses without using an automobile. 4. The STR neighborhood compatibility program includes requirements, and can include incentives, for location of STRs in and/or adjacent to tourist-oriented regional recreation amenities that can be accessed without an automobile, such as a ski resort, golf course, or major trailhead with available public transit from/to Town Center(s). 5. The STR neighborhood compatibility program includes requirements, and can include incentives, for location of STRs that clearly reinforce the development pattern and uses as designated by the Regional Plan goals and policies and/or adopted Regional Plan or Area Plan planned land use map. <p>Example Residential Compatibility Best Practices (10 points)</p> <ol style="list-style-type: none"> 1. The STR neighborhood compatibility program includes requirements to allow STR use in residential areas only if the home is occupied by a primary resident the majority of the year (i.e., make STRs an accessory use). 2. The STR neighborhood compatibility program includes a requirement to allow STR use only if managed by a licensed professional property manager. 	<p><u>Land Use</u></p> <ol style="list-style-type: none"> 1. No 2. No 3. No 4. No 5. No <p><u>Compatibility</u></p> <ol style="list-style-type: none"> 1. No 2. No 	<p>30 points (max)</p>	<p>0</p> <p>0</p> <p>0</p> <p>0</p> <p>0</p> <p>0</p> <p>0</p> <p>0</p>

<p>3. The STR neighborhood compatibility program limits the size of STRs and/or includes additional requirements for larger STRs (e.g., special use permit, prohibition on use of large new homes with 4-5 bedrooms as STRs through a deed restriction, requirement for a business license for large STRs, limit total number, require separation distance, require additional permit and/or mitigation fees, etc.).</p> <p>4. The STR neighborhood compatibility program limits the total number of STRs in each jurisdiction (e.g., ratio of STRs to occupied housing, maximum number issued by lottery or on a first come/first served basis, etc.).</p> <p>5. The STR neighborhood compatibility program limits the number of STRs in designated neighborhoods.</p> <p>6. The STR neighborhood compatibility program establishes a waiting period after home construction or sale for STR permit eligibility in neighborhoods vs. other areas (e.g., five year waiting period for properties with single-family zoning and no waiting period for properties in Town Centers).</p> <p>7. The STR neighborhood compatibility program establishes a ratio of long-term to short-term rentals.</p> <p>8. The STR neighborhood compatibility program requires minimum spacing between STRs in residential areas, such as requiring at least 500 feet between parcels with STRs, to address clustering.</p> <p>9. The STR neighborhood compatibility program limits the number of STRs per parcel.</p> <p>10. The STR neighborhood compatibility program requires a two-day minimum stay for STRs in residential areas to lessen impact of move-ins and move-outs.</p> <p>11. The STR neighborhood compatibility program caps the number of nights per year a unit may be rented as an STR in residential areas, such as 30 days per year.</p> <p>12. The STR neighborhood compatibility program caps the number of times an STR may be rented in residential areas, such as four times per month.</p> <p>Example Transportation Best Practices (10 points)</p> <p>1. The STR neighborhood compatibility program only allows STRs within ¼ mile of public transit and/or shared-use paths, bike lanes, or bike routes.</p> <p>2. The STR neighborhood compatibility program uses transit occupancy tax collected from STRs or other revenue sources to offset tourist impacts (e.g. increase transit availability, provide on-demand transit in residential areas, etc.).</p> <p>3. The STR neighborhood compatibility program limits the total number of cars allowed per STR, regardless of the size or number of bedrooms, to a maximum amount equal to or less than the minimum amount of parking spaces required by local ordinance.</p> <p>Example Other Best Practices (Can substitute for up to 30 points from above)</p> <p>1. The local government has created a working group to develop policies and programs for location of STRs, those policies and programs are consistent with the threshold standards and Regional Plan goals and policies, and the local government has implemented those policies and programs.</p>	<p>3. No</p> <p>4. No</p> <p>5. No</p> <p>6. No</p> <p>7. No</p> <p>8. No</p> <p>9. Yes</p> <p>10. No</p> <p>11. No</p> <p>12. No</p> <p><u>Transportation</u></p> <p>1. No</p> <p>2. Yes</p> <p>3. Yes</p> <p><u>Other</u></p> <p>1. In process</p>		<p>0</p> <p>0</p> <p>0</p> <p>0</p> <p>0</p> <p>0</p> <p>10</p> <p>0</p> <p>0</p> <p>0</p> <p>0</p> <p>0</p> <p>10</p> <p>10</p> <p>0</p>
OPERATIONAL			
<p>Guidance: To receive 30 points, a local jurisdiction must demonstrate that they have regulations in place that address, at a minimum, Noise (5 points), Occupancy (2.5 points), Parking (5 points), Refuse (5 points), Defensible Space (2.5 points), Water Quality (2.5), Public Health and Safety (5 points), public/visitor Education (2.5 points), or Other program elements that will further STR neighborhood compatibility. Examples of best practices that a local jurisdiction may implement to address the operational component are provided below.</p>			
<p>Example Noise Best Practices (5 points)</p> <p>1. The STR neighborhood compatibility program establishes quiet hours (e.g., 10:00 p.m. to 7:00 a.m.).</p> <p>2. The STR neighborhood compatibility program requires a noise management plan.</p> <p>3. The STR neighborhood compatibility program requires installation of noise monitoring devices.</p> <p>Example Occupancy Best Practices (2.5 points)</p> <p>1. The STR neighborhood compatibility program establishes occupancy limits (e.g., limits the number of visitors by bedrooms, such as 2 per bedroom, unless under 5 years of age, and additional parking is available).</p> <p>Example Parking Best Practices (5 points)</p> <p>1. The STR neighborhood compatibility program requires adequate improved off-street parking.</p> <p>2. The STR neighborhood compatibility program requires snow removal.</p>	<p><u>Noise</u></p> <p>1. Yes</p> <p>2. No</p> <p>3. No</p> <p><u>Occupancy</u></p> <p>1. Yes</p> <p><u>Parking</u></p> <p>1. Yes</p> <p>2. No</p>	<p>30 points (max)</p>	<p>5</p> <p>0</p> <p>0</p> <p>2.5</p> <p>5</p> <p>0</p>

3. The STR neighborhood compatibility program requires a parking management plan that includes a location for snow storage.	3. No		0
Example Refuse Best Practices (5 points)	<u>Trash</u>		
1. The STR neighborhood compatibility program requires proper garbage containment, such as bear boxes and trash service.	1. Yes		5
Example Defensible Space Best Practices (2.5 points)	<u>Defensible Space</u>		
1. The STR neighborhood compatibility program requires defensible space inspections and maintenance.	1. Yes		2.5
2. The STR neighborhood compatibility program prohibits outdoor fires, fire pits, charcoal BBQ grills, etc.	2. Yes		2.5
Example Water Quality Best Practices (2.5 points)	<u>Water</u>		
1. The STR neighborhood compatibility program requires stormwater Best Management Practices be installed/recertified at authorization and reauthorization.	1. No		0
2. The STR neighborhood compatibility program requires mitigation of all excess on-site coverage.	2. No		0
Example Public Health and Safety Best Practices (5 points)	<u>Health & Safety</u>		
1. The STR neighborhood compatibility program requires public health and safety inspections for new permits and permit renewals (require appropriate handrails, adequate electrical for hot tubs, CO2 and smoke detectors, exit signs, etc.).	1. Yes		5
2. The STR neighborhood compatibility program limits the total number of STR permits based on emergency medical services, fire, and law enforcement resources & availability.	2. No		0
3. The STR neighborhood compatibility program uses transient occupancy tax revenues and permit fees to fund needed public services, such as law/code enforcement and fire.	3. No		0
4. The STR neighborhood compatibility program charges commercial water and sewer fees for STRs to cover the cost and impact of increased usage.	4. No		0
5. The STR neighborhood compatibility program complies with public accommodation requirements in state law.	5. No		0
Example Education Best Practices (2.5 points)	<u>Education</u>		
1. The STR neighborhood compatibility program requires all renters to be provided with education about being a good neighbor, fire safety, Lake Tahoe stewardship, geotourism, parking, and public transportation options.	1. No		0
2. The STR neighborhood compatibility program requires interior and exterior signage with permit information and regulations.	2. No		0
3. The STR neighborhood compatibility program requires permit numbers to be on all STR advertisements.	3. Yes		2.5
4. The STR neighborhood compatibility program requires STR permit holders and/or renters to read rules and responsibilities, and to sign an acknowledgement.	4. No		0
Example Other Best Practices (Can substitute for up to 30 points from above)	<u>Other</u>		
1. The STR neighborhood compatibility program requires an STR permit and annual renewal.	1. Yes		?
2. The STR neighborhood compatibility program provides a web-based permitting service and annual renewal service.	2. Yes		?
3. The STR neighborhood compatibility program requires permit fees, inspection fees, & annual renewal fees.	3. Yes		?
4. The STR neighborhood compatibility program requires permit holders to have insurance that is specifically for STRs.	4. No		0
5. The STR neighborhood compatibility program requires permit applicants to identify and disclose HOA CC&R regulations that limit the length of a lease or rentals.	5. No		0
6. The STR neighborhood compatibility program requires a full-time certified local contact (or professional management firm) be available anytime an STR is occupied.	6. No		0
7. The STR neighborhood compatibility program requires on-site professional management.	7. No		0
8. The STR neighborhood compatibility program provides incentives for full-time hosted/shared or professionally managed STRs (e.g., fee discounts, permit exemptions, etc.).	8. No		0
9. The STR neighborhood compatibility program only allows permanent residents to operate STRs.	9. No		0
	10. No		0

10. The local government has created a working group to develop policies and programs for operation of STRs and implemented those policies and programs.

ENFORCEMENT ?

Guidance: To receive 40 points, a local jurisdiction must demonstrate that they have an **Implementation** program in place for enforcing locational and operational STR requirements, including bringing illegal STRs into conformance and addressing “bad actors” (15 points), adequate enforcement program **Funding** (10 points), effective **Penalties** (5 points), and an **Education** program (10 points). Examples of best practices that a local jurisdiction may implement to address the enforcement component are provided below.

<p>Example Implementation Best Practices (15 points)</p>			
<p>1. The STR neighborhood compatibility program requires a full-time certified local contact (or professional management firm) be available anytime an STR is occupied.</p>	<u>Implementation</u>		0
<p>2. The STR neighborhood compatibility program provides a 24 hour/7 day a week enforcement hotline.</p>	1. No		0
<p>3. The STR neighborhood compatibility program utilizes a rental activity monitoring service or program to identify STRs that do not have permits or certificates and uses that information to require compliance with applicable regulations and requirements.</p>	2. No 3. Yes		15
<p>4. The STR neighborhood compatibility program prohibits repeat violators from applying for additional STR permits.</p>	4. No		0
<p>5. The STR neighborhood compatibility program provides a web-based format for community members to report STR violations.</p>	5. Yes		15
<p>6. The STR neighborhood compatibility program grants fee and permit condition waivers or reduced requirements for full-time hosted STRs (e.g., fee discounts, permit condition exemptions, etc.).</p>	6. No		0
<p>7. The STR neighborhood compatibility program provides timely resolution of complaints and violations.</p>	7. Yes		15
<p>8. The STR neighborhood compatibility program includes unscheduled and non-complaint based inspections to encourage compliance.</p>	8. Yes		15
<p>Example Funding Best Practices (10 points)</p>	<u>Funding</u>		
<p>1. The STR neighborhood compatibility program uses permit fees, transient occupancy tax or room tax revenues, money generated from fines, or other revenue services to fund STR code enforcement.</p>	1. Yes		10
<p>2. The STR neighborhood compatibility program has higher fees for larger homes to fund potentially greater enforcement costs resulting from the higher number of occupants.</p>	2. No		0
<p>3. The STR neighborhood compatibility program allows for cost recovery to be built into STR permit fees and fines to fund code enforcement staff.</p>	3. No	40 points (max)	0
<p>Example Education Best Practices (10 points)</p>	<u>Education</u>		
<p>1. The STR neighborhood compatibility program requires interior and exterior signage with the local contact name and phone number.</p>	1. No		0
<p>2. The STR neighborhood compatibility program requires that neighbors be notified and given an opportunity to comment prior to a permit being issued.</p>	2. No		0
<p>3. The STR neighborhood compatibility program requires that neighbors that share a common wall approve STR permits.</p>	3. No		0
<p>4. The STR neighborhood compatibility program requires permit numbers be on all STR advertisements.</p>	4. Yes		10
<p>5. The STR neighborhood compatibility program provides education on being a good neighbor, fire safety, Lake Tahoe stewardship, geotourism, parking, and public transportation options.</p>	5. No		0
<p>6. The STR neighborhood compatibility program includes a system to track and report complaints (type of complaint, location, response time, resolution, number of complaints at that location, owner, etc.) and uses the results for enforcement (e.g., condition and/or deny new and/or renewal of permits, etc.).</p>	6. Yes		10
<p>Example Penalties Best Practices (5 points)</p>	<u>Penalties</u>		
<p>1. The STR neighborhood compatibility program revokes STR permits for repeat violations or for STRs that do not meet public health and safety standards.</p>	1. No		0
<p>2. The STR neighborhood compatibility program increases violation fines for repeated violations by the STR permit holder, property owners, and/or visitors.</p>	2. Yes		5
<p>3. The STR neighborhood compatibility program places a lien on a property if fines for violations have not been paid.</p>	3. Yes		5
<p>4. The STR neighborhood compatibility program includes mandatory eviction provisions for violations in rental agreements.</p>			

<p>5. The STR neighborhood compatibility program includes a certified local contact requirement and the local government has the right to revoke a certificate if a certain number of unresolved complaints are lodged against the property being managed by the certificate holder.</p> <p>Example Other Best Practices (Can substitute for up to 40 points from above)</p> <p>1. The local government has created a working group to develop policies and programs for STR enforcement and implemented those policies and programs.</p>	<p>4. No 5. No</p> <p><u>Other</u> 1. In process</p>		<p>0 0 0</p>
<p>TOTAL</p>		<p>100 points (max)</p>	

*Every two years, TRPA convenes the Performance Review Committee (PRC), a Committee made up of one TRPA staff member and one staff member from each local jurisdiction, to review the Performance Review System and ensure the provisions of TRPA Code, Chapter 50, have been applied correctly and provide a recommendation to TRPA’s Advisory Planning Commission and Governing Board regarding the distribution of residential allocations to the local jurisdictions.

Tahoe Regional Planning Agency Short-Term Rental Neighborhood Compatibility Guidelines for Local Jurisdictions

Adopted by TRPA Governing Board on October 23, 2019
(Print on Tabloid 11" by 17" Paper)

These Guidelines are to be used by the Tahoe Regional Planning Agency (TRPA) when evaluating local jurisdiction Short-Term Rental Neighborhood Compatibility Programs during the application of the Performance Review System (TRPA Code, Section 50.5) for the distribution of residential allocations in the Tahoe Region.

Local jurisdiction: El Dorado County Date: 12/11/20 Prepared by: Brendan Ferry

LOCAL JURISDICTION SHORT-TERM RENTAL NEIGHBORHOOD COMPATIBILITY GUIDELINES			
Example STR Neighborhood Compatibility Best Practices	Local Jurisdiction Response	Points (Max.)	Points Awarded <i>(to be determined by TRPA/PRC)</i>
<p><i>The purpose for using best practices is to attain and maintain threshold standards and implement Regional Plan goals and policies as specified in the TRPA Compact. The threshold standards include vegetation, recreation, water quality, soils/SEZ conservation, fisheries, scenic resources, air quality, noise and wildlife. The Regional Plan includes land use, transportation, conservation, recreation, and public services and facilities goals and policies (http://www.trpa.org/wp-content/uploads/Adopted-Regional-Plan_20190722.pdf). Local jurisdictions may pick from the "menu" of examples of best practices below or develop their own best practices to earn points provided the practices achieve the purpose described above and in the guidance statement below.</i></p>			
LOCATIONAL			
<p>Guidance: To receive 30 points, a local jurisdiction must demonstrate that STRs will be located consistent with: 1) Regional Plan Land Use goals and policies, including directing STRs towards Town Centers, tourist lodging and/or commercial areas, major non-auto dependent transportation corridors and/or near tourist-oriented regional recreational amenities (10 points); 2) address Residential Compatibility issues such as the over saturation ("clustering") of STRs and the construction of large STRs in residential neighborhoods (10 points); and 3) by supporting Regional Plan Transportation goals and policies, including directing STRs to areas where alternative transportation options (shared-use paths, bike lanes/routes, and public transit) are available (10 points). Examples of best practices that a local jurisdiction may implement to address these locational components are provided below.</p>			
<p>Example Land Use Best Practices (10 points)</p> <ol style="list-style-type: none"> The STR neighborhood compatibility program includes requirements, and can include incentives, for location of STRs within Town Centers. The STR neighborhood compatibility program includes requirements, and can include incentives, for location of STRs within designated tourist lodging and/or commercial areas. The STR neighborhood compatibility program includes requirements, and can include incentives, for location of STRs within major non-auto dependent transportation corridors (e.g., bus routes, shared-use paths, and bike lanes/routes) that can be used to access non-residential uses without using an automobile. The STR neighborhood compatibility program includes requirements, and can include incentives, for location of STRs in and/or adjacent to tourist-oriented regional recreation amenities that can be accessed without an automobile, such as a ski resort, golf course, or major trailhead with available public transit from/to Town Center(s). The STR neighborhood compatibility program includes requirements, and can include incentives, for location of STRs that clearly reinforce the development pattern and uses as designated by the Regional Plan goals and policies and/or adopted Regional Plan or Area Plan planned land use map. 	no	30 points (max)	0 points
<p>Example Residential Compatibility Best Practices (10 points)</p> <ol style="list-style-type: none"> The STR neighborhood compatibility program includes requirements to allow STR use in residential areas only if the home is occupied by a primary resident the majority of the year (i.e., make STRs an accessory use). The STR neighborhood compatibility program includes a requirement to allow STR use only if managed by a licensed professional property manager. The STR neighborhood compatibility program limits the size of STRs and/or includes additional requirements for larger STRs (e.g., special use permit, prohibition on use of large new homes with 4-5 bedrooms as STRs through a deed restriction, requirement for a business license for large STRs, limit total number, require separation distance, require additional permit and/or mitigation fees, etc.). 	Local Contact		10 points

<p>4. The STR neighborhood compatibility program limits the total number of STRs in each jurisdiction (e.g., ratio of STRs to occupied housing, maximum number issued by lottery or on a first come/first served basis, etc.).</p> <p>5. The STR neighborhood compatibility program limits the number of STRs in designated neighborhoods.</p> <p>6. The STR neighborhood compatibility program establishes a waiting period after home construction or sale for STR permit eligibility in neighborhoods vs. other areas (e.g., five year waiting period for properties with single-family zoning and no waiting period for properties in Town Centers).</p> <p>7. The STR neighborhood compatibility program establishes a ratio of long-term to short-term rentals.</p> <p>8. The STR neighborhood compatibility program requires minimum spacing between STRs in residential areas, such as requiring at least 500 feet between parcels with STRs, to address clustering.</p> <p>9. The STR neighborhood compatibility program limits the number of STRs per parcel.</p> <p>10. The STR neighborhood compatibility program requires a two-day minimum stay for STRs in residential areas to lessen impact of move-ins and move-outs.</p> <p>11. The STR neighborhood compatibility program caps the number of nights per year a unit may be rented as an STR in residential areas, such as 30 days per year.</p> <p>12. The STR neighborhood compatibility program caps the number of times an STR may be rented in residential areas, such as four times per month.</p> <p>Example Transportation Best Practices (10 points)</p> <p>1. The STR neighborhood compatibility program only allows STRs within ¼ mile of public transit and/or shared-use paths, bike lanes, or bike routes.</p> <p>2. The STR neighborhood compatibility program uses transit occupancy tax collected from STRs or other revenue sources to offset tourist impacts (e.g. increase transit availability, provide on-demand transit in residential areas, etc.).</p> <p>3. The STR neighborhood compatibility program limits the total number of cars allowed per STR, regardless of the size or number of bedrooms, to a maximum amount equal to or less than the minimum amount of parking spaces required by local ordinance.</p> <p>Example Other Best Practices (Can substitute for up to 30 points from above)</p> <p>1. The local government has created a working group to develop policies and programs for location of STRs, those policies and programs are consistent with the threshold standards and Regional Plan goals and policies, and the local government has implemented those policies and programs.</p>	<p>Cap of 900</p> <p>10% limit in cap</p> <p>Yes, 1 per lot</p> <p>Board policy is to use TOT to offset tourist impacts</p>		<p>10 points</p>
OPERATIONAL			
<p>Guidance: To receive 30 points, a local jurisdiction must demonstrate that they have regulations in place that address, at a minimum, Noise (5 points), Occupancy (2.5 points), Parking (5 points), Refuse (5 points), Defensible Space (2.5 points), Water Quality (2.5), Public Health and Safety (5 points), public/visitor Education (2.5 points), or Other program elements that will further STR neighborhood compatibility. Examples of best practices that a local jurisdiction may implement to address the operational component are provided below.</p>			
<p>Example Noise Best Practices (5 points)</p> <p>1. The STR neighborhood compatibility program establishes quiet hours (e.g., 10:00 p.m. to 7:00 a.m.).</p> <p>2. The STR neighborhood compatibility program requires a noise management plan.</p> <p>3. The STR neighborhood compatibility program requires installation of noise monitoring devices.</p> <p>Example Occupancy Best Practices (2.5 points)</p> <p>1. The STR neighborhood compatibility program establishes occupancy limits (e.g., limits the number of visitors by bedrooms, such as 2 per bedroom, unless under 5 years of age, and additional parking is available).</p> <p>Example Parking Best Practices (5 points)</p> <p>1. The STR neighborhood compatibility program requires adequate improved off-street parking.</p> <p>2. The STR neighborhood compatibility program requires snow removal.</p> <p>3. The STR neighborhood compatibility program requires a parking management plan that includes a location for snow storage.</p> <p>Example Refuse Best Practices (5 points)</p> <p>1. The STR neighborhood compatibility program requires proper garbage containment, such as bear boxes and trash service.</p> <p>Example Defensible Space Best Practices (2.5 points)</p> <p>1. The STR neighborhood compatibility program requires defensible space inspections and maintenance.</p>	<p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Yes</p> <p>No</p>	<p>30 points (max)</p>	<p>5 points</p> <p>2.5 points</p> <p>5 points</p> <p>5 points</p> <p>0 points</p>

2. The STR neighborhood compatibility program prohibits outdoor fires, fire pits, charcoal BBQ grills, etc.			
Example Water Quality Best Practices (2.5 points)			
1. The STR neighborhood compatibility program requires stormwater Best Management Practices be installed/recertified at authorization and reauthorization.	No		0 points
2. The STR neighborhood compatibility program requires mitigation of all excess on-site coverage.			
Example Public Health and Safety Best Practices (5 points)			
1. The STR neighborhood compatibility program requires public health and safety inspections for new permits and permit renewals (require appropriate handrails, adequate electrical for hot tubs, CO2 and smoke detectors, exit signs, etc.).	Yes		5 points
2. The STR neighborhood compatibility program limits the total number of STR permits based on emergency medical services, fire, and law enforcement resources & availability.			
3. The STR neighborhood compatibility program uses transient occupancy tax revenues and permit fees to fund needed public services, such as law/code enforcement and fire.			
4. The STR neighborhood compatibility program charges commercial water and sewer fees for STRs to cover the cost and impact of increased usage.			
5. The STR neighborhood compatibility program complies with public accommodation requirements in state law.			
Example Education Best Practices (2.5 points)			
1. The STR neighborhood compatibility program requires all renters to be provided with education about being a good neighbor, fire safety, Lake Tahoe stewardship, geotourism, parking, and public transportation options.	Yes		2.5 points
2. The STR neighborhood compatibility program requires interior and exterior signage with permit information and regulations.	Yes		
3. The STR neighborhood compatibility program requires permit numbers to be on all STR advertisements.	Yes		
4. The STR neighborhood compatibility program requires STR permit holders and/or renters to read rules and responsibilities, and to sign an acknowledgement.			
Example Other Best Practices (Can substitute for up to 30 points from above)			
1. The STR neighborhood compatibility program requires an STR permit and annual renewal.	yes		5 points
2. The STR neighborhood compatibility program provides a web-based permitting service and annual renewal service.	yes		
3. The STR neighborhood compatibility program requires permit fees, inspection fees, & annual renewal fees.	Yes		
4. The STR neighborhood compatibility program requires permit holders to have insurance that is specifically for STRs.	no		
5. The STR neighborhood compatibility program requires permit applicants to identify and disclose HOA CC&R regulations that limit the length of a lease or rentals.	no		
6. The STR neighborhood compatibility program requires a full-time certified local contact (or professional management firm) be available anytime an STR is occupied.	Yes		
7. The STR neighborhood compatibility program requires on-site professional management.	no		
8. The STR neighborhood compatibility program provides incentives for full-time hosted/shared or professionally managed STRs (e.g., fee discounts, permit exemptions, etc.).	yes		
9. The STR neighborhood compatibility program only allows permanent residents to operate STRs.	no		
10. The local government has created a working group to develop policies and programs for operation of STRs and implemented those policies and programs.	no		
ENFORCEMENT			
Guidance: To receive 40 points, a local jurisdiction must demonstrate that that they have an Implementation program in place for enforcing locational and operational STR requirements, including bringing illegal STRs into conformance and addressing “bad actors” (15 points), adequate enforcement program Funding (10 points), effective Penalties (5 points), and an Education program (10 points). Examples of best practices that a local jurisdiction may implement to address the enforcement component are provided below.			
Example Implementation Best Practices (15 points)			
1. The STR neighborhood compatibility program requires a full-time certified local contact (or professional management firm) be available anytime	Yes	40 points (max)	

<p>an STR is occupied.</p> <ol style="list-style-type: none"> The STR neighborhood compatibility program provides a 24 hour/7 day a week enforcement hotline. The STR neighborhood compatibility program utilizes a rental activity monitoring service or program to identify STRs that do not have permits or certificates and uses that information to require compliance with applicable regulations and requirements. The STR neighborhood compatibility program prohibits repeat violators from applying for additional STR permits. The STR neighborhood compatibility program provides a web-based format for community members to report STR violations. The STR neighborhood compatibility program grants fee and permit condition waivers or reduced requirements for full-time hosted STRs (e.g., fee discounts, permit condition exemptions, etc.). The STR neighborhood compatibility program provides timely resolution of complaints and violations. The STR neighborhood compatibility program includes unscheduled and non-complaint based inspections to encourage compliance. 	<p>Sheriff</p> <p>Yes Yes Yes Yes</p>		<p>15 points</p>
<p>Example Funding Best Practices (10 points)</p> <ol style="list-style-type: none"> The STR neighborhood compatibility program uses permit fees, transient occupancy tax or room tax revenues, money generated from fines, or other revenue services to fund STR code enforcement. The STR neighborhood compatibility program has higher fees for larger homes to fund potentially greater enforcement costs resulting from the higher number of occupants. The STR neighborhood compatibility program allows for cost recovery to be built into STR permit fees and fines to fund code enforcement staff. 	<p>Yes</p> <p>Yes</p>		<p>10 points</p>
<p>Example Education Best Practices (10 points)</p> <ol style="list-style-type: none"> The STR neighborhood compatibility program requires interior and exterior signage with the local contact name and phone number. The STR neighborhood compatibility program requires that neighbors be notified and given an opportunity to comment prior to a permit being issued. The STR neighborhood compatibility program requires that neighbors that share a common wall approve STR permits. The STR neighborhood compatibility program requires permit numbers be on all STR advertisements. The STR neighborhood compatibility program provides education on being a good neighbor, fire safety, Lake Tahoe stewardship, geotourism, parking, and public transportation options. The STR neighborhood compatibility program includes a system to track and report complaints (type of complaint, location, response time, resolution, number of complaints at that location, owner, etc.) and uses the results for enforcement (e.g., condition and/or deny new and/or renewal of permits, etc.). 	<p>Yes</p> <p>Yes</p> <p>Yes</p>		<p>10 points</p>
<p>Example Penalties Best Practices (5 points)</p> <ol style="list-style-type: none"> The STR neighborhood compatibility program revokes STR permits for repeat violations or for STRs that do not meet public health and safety standards. The STR neighborhood compatibility program increases violation fines for repeated violations by the STR permit holder, property owners, and/or visitors. The STR neighborhood compatibility program places a lien on a property if fines for violations have not been paid. The STR neighborhood compatibility program includes mandatory eviction provisions for violations in rental agreements. The STR neighborhood compatibility program includes a certified local contact requirement and the local government has the right to revoke a certificate if a certain number of unresolved complaints are lodged against the property being managed by the certificate holder. <p>Example Other Best Practices (Can substitute for up to 40 points from above)</p> <ol style="list-style-type: none"> The local government has created a working group to develop policies and programs for STR enforcement and implemented those policies and programs. 	<p>Yes</p> <p>Yes</p> <p>Yes</p>		<p>5 points</p>
<p>TOTAL</p>		<p>100 points (max)</p>	<p>90</p>

*Every two years, TRPA convenes the Performance Review Committee (PRC), a Committee made up of one TRPA staff member and one staff member from each local jurisdiction, to review the Performance Review System and ensure the provisions of TRPA Code, Chapter 50, have been applied correctly and provide a recommendation to TRPA’s Advisory Planning Commission and Governing Board regarding the distribution of residential allocations to the local jurisdictions.

Tahoe Regional Planning Agency Short-Term Rental Neighborhood Compatibility Guidelines for Local Jurisdictions

Adopted by TRPA Governing Board on October 23, 2019
(Print on Tabloid 11" by 17" Paper)

These Guidelines are to be used by the Tahoe Regional Planning Agency (TRPA) when evaluating local jurisdiction Short-Term Rental Neighborhood Compatibility Programs during the application of the Performance Review System (TRPA Code, Section 50.5) for the distribution of residential allocations in the Tahoe Region.

Local jurisdiction: Placer County

Date: 1/8/21

Prepared by: Jayme Paine, Supervising Code Compliance Officer, STR Program Supervisor

LOCAL JURISDICTION SHORT-TERM RENTAL NEIGHBORHOOD COMPATIBILITY GUIDELINES			
Example STR Neighborhood Compatibility Best Practices	Local Jurisdiction Response <i>(to be provided before convening PRC*)</i>	Points (Max.)	Points Awarded <i>(to be determined by TRPA/PRC)</i>
<p><i>The purpose for using best practices is to attain and maintain threshold standards and implement Regional Plan goals and policies as specified in the TRPA Compact. The threshold standards include vegetation, recreation, water quality, soils/SEZ conservation, fisheries, scenic resources, air quality, noise and wildlife. The Regional Plan includes land use, transportation, conservation, recreation, and public services and facilities goals and policies (http://www.trpa.org/wp-content/uploads/Adopted-Regional-Plan_20190722.pdf). Local jurisdictions may pick from the "menu" of examples of best practices below or develop their own best practices to earn points provided the practices achieve the purpose described above and in the guidance statement below.</i></p>			
LOCATIONAL			
<p>Guidance: To receive 30 points, a local jurisdiction must demonstrate that STRs will be located consistent with: 1) Regional Plan Land Use goals and policies, including directing STRs towards Town Centers, tourist lodging and/or commercial areas, major non-auto dependent transportation corridors and/or near tourist-oriented regional recreational amenities (10 points); 2) address Residential Compatibility issues such as the over saturation ("clustering") of STRs and the construction of large STRs in residential neighborhoods (10 points); and 3) by supporting Regional Plan Transportation goals and policies, including directing STRs to areas where alternative transportation options (shared-use paths, bike lanes/routes, and public transit) are available (10 points). Examples of best practices that a local jurisdiction may implement to address these locational components are provided below.</p>			
<p>Example Land Use Best Practices (10 points)</p> <ol style="list-style-type: none"> 1. The STR neighborhood compatibility program includes requirements, and can include incentives, for location of STRs within Town Centers. 2. The STR neighborhood compatibility program includes requirements, and can include incentives, for location of STRs within designated tourist lodging and/or commercial areas. 3. The STR neighborhood compatibility program includes requirements, and can include incentives, for location of STRs within major non-auto dependent transportation corridors (e.g., bus routes, shared-use paths, and bike lanes/routes) that can be used to access non-residential uses without using an automobile. 4. The STR neighborhood compatibility program includes requirements, and can include incentives, for location of STRs in and/or adjacent to tourist-oriented regional recreation amenities that can be accessed without an automobile, such as a ski resort, golf course, or major trailhead with available public transit from/to Town Center(s). 5. The STR neighborhood compatibility program includes requirements, and can include incentives, for location of STRs that clearly reinforce the development pattern and uses as designated by the Regional Plan goals and policies and/or adopted Regional Plan or Area Plan planned land use map. <p>Example Residential Compatibility Best Practices (10 points)</p> <ol style="list-style-type: none"> 1. The STR neighborhood compatibility program includes requirements to allow STR use in residential areas only if the home is occupied by a primary resident the majority of the year (i.e., make STRs an accessory use). 2. The STR neighborhood compatibility program includes a requirement to allow STR use only if managed by a licensed professional property manager. 	<p><u>Land Use Examples 1, 2 and 5</u> Supported by the TOT Rebate Program: Incentivizes lodging in Town Centers with TOT Rebate program; only Town Center TOTs can take advantage of this rebate program. (6 points total)</p> <p><u>Best Practices Example 2:</u> STR Ordinance requires a local contact person (not licensed professional) available on a 24-hour basis. There is an incentive for</p>	<p>30 points (max)</p>	

<p>3. The STR neighborhood compatibility program limits the size of STRs and/or includes additional requirements for larger STRs (e.g., special use permit, prohibition on use of large new homes with 4-5 bedrooms as STRs through a deed restriction, requirement for a business license for large STRs, limit total number, require separation distance, require additional permit and/or mitigation fees, etc.).</p> <p>4. The STR neighborhood compatibility program limits the total number of STRs in each jurisdiction (e.g., ratio of STRs to occupied housing, maximum number issued by lottery or on a first come/first served basis, etc.).</p> <p>5. The STR neighborhood compatibility program limits the number of STRs in designated neighborhoods.</p> <p>6. The STR neighborhood compatibility program establishes a waiting period after home construction or sale for STR permit eligibility in neighborhoods vs. other areas (e.g., five year waiting period for properties with single-family zoning and no waiting period for properties in Town Centers).</p> <p>7. The STR neighborhood compatibility program establishes a ratio of long-term to short-term rentals.</p> <p>8. The STR neighborhood compatibility program requires minimum spacing between STRs in residential areas, such as requiring at least 500 feet between parcels with STRs, to address clustering.</p> <p>9. The STR neighborhood compatibility program limits the number of STRs per parcel.</p> <p>10. The STR neighborhood compatibility program requires a two-day minimum stay for STRs in residential areas to lessen impact of move-ins and move-outs.</p> <p>11. The STR neighborhood compatibility program caps the number of nights per year a unit may be rented as an STR in residential areas, such as 30 days per year.</p> <p>12. The STR neighborhood compatibility program caps the number of times an STR may be rented in residential areas, such as four times per month.</p> <p>Example Transportation Best Practices (10 points)</p> <p>1. The STR neighborhood compatibility program only allows STRs within ¼ mile of public transit and/or shared-use paths, bike lanes, or bike routes.</p> <p>2. The STR neighborhood compatibility program uses transit occupancy tax collected from STRs or other revenue sources to offset tourist impacts (e.g. increase transit availability, provide on-demand transit in residential areas, etc.).</p> <p>3. The STR neighborhood compatibility program limits the total number of cars allowed per STR, regardless of the size or number of bedrooms, to a maximum amount equal to or less than the minimum amount of parking spaces required by local ordinance.</p> <p>Example Other Best Practices (Can substitute for up to 30 points from above)</p> <p>1. The local government has created a working group to develop policies and programs for location of STRs, those policies and programs are consistent with the threshold standards and Regional Plan goals and policies, and the local government has implemented those policies and programs.</p>	<p>professionally managed properties. (0.5 point)</p> <p><u>Best Practices</u> <u>Example 3:</u> STR Ordinance limits the number of people per bedroom (2 per bedroom plus 2 people). (1.2 point)</p> <p><u>Best Practices</u> <u>Example 9:</u> Section 3.01(A) of the Tahoe Basin Area Plan limits usage of secondary dwellings as STRs. (1 point)</p> <p>(3.2 points total)</p> <p><u>Transportation</u> <u>Example 2:</u> County allocates TOT revenue to transportation projects. (3.3. points)</p> <p><u>Transportation</u> <u>Example 3:</u> STR Ordinance requires onsite parking. Number of cars s limited to amount of legal, onsite parking (3.3. points)</p> <p>(6.6 points total)</p> <p><u>Other Best Practices:</u> Placer County has established a multi-disciplinary unit, and has develop and is expanding, an STR</p>		
---	--	--	--

	<p>enforcement team. This equates to 3.5 FTE on the enforcement team and 1.5 FTE on the multi-disciplinary team. (10 points)</p> <p>(Grand Total Locational 26.3 points)</p>		
OPERATIONAL			
<p>Guidance: To receive 30 points, a local jurisdiction must demonstrate that they have regulations in place that address, at a minimum, Noise (5 points), Occupancy (2.5 points), Parking (5 points), Refuse (5 points), Defensible Space (2.5 points), Water Quality (2.5), Public Health and Safety (5 points), public/visitor Education (2.5 points), or Other program elements that will further STR neighborhood compatibility. Examples of best practices that a local jurisdiction may implement to address the operational component are provided below.</p>			
<p>Example Noise Best Practices (5 points)</p> <ol style="list-style-type: none"> 1. The STR neighborhood compatibility program establishes quiet hours (e.g., 10:00 p.m. to 7:00 a.m.). 2. The STR neighborhood compatibility program requires a noise management plan. 3. The STR neighborhood compatibility program requires installation of noise monitoring devices. <p>Example Occupancy Best Practices (2.5 points)</p> <ol style="list-style-type: none"> 1. The STR neighborhood compatibility program establishes occupancy limits (e.g., limits the number of visitors by bedrooms, such as 2 per bedroom, unless under 5 years of age, and additional parking is available). <p>Example Parking Best Practices (5 points)</p> <ol style="list-style-type: none"> 1. The STR neighborhood compatibility program requires adequate improved off-street parking. 2. The STR neighborhood compatibility program requires snow removal. 3. The STR neighborhood compatibility program requires a parking management plan that includes a location for snow storage. <p>Example Refuse Best Practices (5 points)</p> <ol style="list-style-type: none"> 1. The STR neighborhood compatibility program requires proper garbage containment, such as bear boxes and trash service. <p>Example Defensible Space Best Practices (2.5 points)</p> <ol style="list-style-type: none"> 1. The STR neighborhood compatibility program requires defensible space inspections and maintenance. 2. The STR neighborhood compatibility program prohibits outdoor fires, fire pits, charcoal BBQ grills, etc. <p>Example Water Quality Best Practices (2.5 points)</p> <ol style="list-style-type: none"> 1. The STR neighborhood compatibility program requires stormwater Best Management Practices be installed/recertified at authorization and reauthorization. 2. The STR neighborhood compatibility program requires mitigation of all excess on-site coverage. <p>Example Public Health and Safety Best Practices (5 points)</p> <ol style="list-style-type: none"> 1. The STR neighborhood compatibility program requires public health and safety inspections for new permits and permit renewals (require appropriate handrails, adequate electrical for hot tubs, CO2 and smoke detectors, exit signs, etc.). 	<p><u>Noise Example 1:</u> Section 9.42.040(D) establishes “quiet hours” from 10:00 pm to 7:00 am. (1.6 points)</p> <p><u>Occupancy Example 1:</u> Section 9.42.030(B)(6) established occupancy limits. (2.5 points)</p> <p><u>Parking Examples 1 and 2:</u> Section 9.42.040(C) requires on-site parking and compliance. (3.3 points)</p> <p><u>Refuse:</u> Section 9.42.040(E)(3) requires all trash receptacles to be animal-proofed and requires all STRs to</p>	<p>30 points (max)</p>	

<p>2. The STR neighborhood compatibility program limits the total number of STR permits based on emergency medical services, fire, and law enforcement resources & availability.</p> <p>3. The STR neighborhood compatibility program uses transient occupancy tax revenues and permit fees to fund needed public services, such as law/code enforcement and fire.</p> <p>4. The STR neighborhood compatibility program charges commercial water and sewer fees for STRs to cover the cost and impact of increased usage.</p> <p>5. The STR neighborhood compatibility program complies with public accommodation requirements in state law.</p> <p>Example Education Best Practices (2.5 points)</p> <p>1. The STR neighborhood compatibility program requires all renters to be provided with education about being a good neighbor, fire safety, Lake Tahoe stewardship, geotourism, parking, and public transportation options.</p> <p>2. The STR neighborhood compatibility program requires interior and exterior signage with permit information and regulations.</p> <p>3. The STR neighborhood compatibility program requires permit numbers to be on all STR advertisements.</p> <p>4. The STR neighborhood compatibility program requires STR permit holders and/or renters to read rules and responsibilities, and to sign an acknowledgement.</p> <p>Example Other Best Practices (Can substitute for up to 30 points from above)</p> <p>1. The STR neighborhood compatibility program requires an STR permit and annual renewal.</p> <p>2. The STR neighborhood compatibility program provides a web-based permitting service and annual renewal service.</p> <p>3. The STR neighborhood compatibility program requires permit fees, inspection fees, & annual renewal fees.</p> <p>4. The STR neighborhood compatibility program requires permit holders to have insurance that is specifically for STRs.</p> <p>5. The STR neighborhood compatibility program requires permit applicants to identify and disclose HOA CC&R regulations that limit the length of a lease or rentals.</p> <p>6. The STR neighborhood compatibility program requires a full-time certified local contact (or professional management firm) be available anytime an STR is occupied.</p> <p>7. The STR neighborhood compatibility program requires on-site professional management.</p> <p>8. The STR neighborhood compatibility program provides incentives for full-time hosted/shared or professionally managed STRs (e.g., fee discounts, permit exemptions, etc.).</p> <p>9. The STR neighborhood compatibility program only allows permanent residents to operate STRs.</p> <p>10. The local government has created a working group to develop policies and programs for operation of STRs and implemented those policies and programs.</p>	<p>provide evidence of receptacle installation to qualify for permit renewal. (5 points)</p> <p><u>Defensible Space:</u> Sections 9.42.050(C) and 9.42.050(D) prohibit outdoor fireplaces and charcoal grills (1.25 points)</p> <p>Section 9.42.040(L) requires fire inspections by the serving fire district once every 3 years (1.25 points)</p> <p><u>Health and Safety</u> Example 1: STR Ordinance requires a fire inspection as part of the permit and self-certification by owner for remaining criteria (1 point)</p> <p><u>Health and Safety</u> Example 3: TOT taxes fund public services including, but not limited to, pedestrian safety infrastructure, public parks, etc. (1 point)</p> <p><u>Education Examples</u> 1, 2 and 4: Section 9.42.040(F) establishes interior posting requirements including posting a Good Neighbor</p>		
---	--	--	--

	<p>brochure which includes applicable restrictions for noise, parking, fire safety, and local contact information. Section 9.42.030(B)(12) requires the owner or agent acknowledge they have read and understood the ordinance. (1.8 points)</p> <p><u>Other Best Practices:</u> Examples 1, 2, 3, 6, 8, 10: Section 9.42.030(C) establishes renewal requirements; Host Compliance will be used for permitting, tracking and annual renewal; Section 9.42.030(F) establishes a permit fee; Section 9.42.040(L) requires that inspections are subject to the applicable fire district fees; a Nexus study is being conducted to determine a reduced fee for STRs managed by a professionally licensed management company; and the County has created a working group to establish an STR permit and enforcement program. (11.3 Total Points)</p>		
--	--	--	--

	Grand Total Operational: 30 points		
ENFORCEMENT			
Guidance: To receive 40 points, a local jurisdiction must demonstrate that they have an Implementation program in place for enforcing locational and operational STR requirements, including bringing illegal STRs into conformance and addressing “bad actors” (15 points), adequate enforcement program Funding (10 points), effective Penalties (5 points), and an Education program (10 points). Examples of best practices that a local jurisdiction may implement to address the enforcement component are provided below.			
<p>Example Implementation Best Practices (15 points)</p> <ol style="list-style-type: none"> 1. The STR neighborhood compatibility program requires a full-time certified local contact (or professional management firm) be available anytime an STR is occupied. 2. The STR neighborhood compatibility program provides a 24 hour/7 day a week enforcement hotline. 3. The STR neighborhood compatibility program utilizes a rental activity monitoring service or program to identify STRs that do not have permits or certificates and uses that information to require compliance with applicable regulations and requirements. 4. The STR neighborhood compatibility program prohibits repeat violators from applying for additional STR permits. 5. The STR neighborhood compatibility program provides a web-based format for community members to report STR violations. 6. The STR neighborhood compatibility program grants fee and permit condition waivers or reduced requirements for full-time hosted STRs (e.g., fee discounts, permit condition exemptions, etc.). 7. The STR neighborhood compatibility program provides timely resolution of complaints and violations. 8. The STR neighborhood compatibility program includes unscheduled and non-complaint based inspections to encourage compliance. <p>Example Funding Best Practices (10 points)</p> <ol style="list-style-type: none"> 1. The STR neighborhood compatibility program uses permit fees, transient occupancy tax or room tax revenues, money generated from fines, or other revenue services to fund STR code enforcement. 2. The STR neighborhood compatibility program has higher fees for larger homes to fund potentially greater enforcement costs resulting from the higher number of occupants. 3. The STR neighborhood compatibility program allows for cost recovery to be built into STR permit fees and fines to fund code enforcement staff. <p>Example Education Best Practices (10 points)</p> <ol style="list-style-type: none"> 1. The STR neighborhood compatibility program requires interior and exterior signage with the local contact name and phone number. 2. The STR neighborhood compatibility program requires that neighbors be notified and given an opportunity to comment prior to a permit being issued. 3. The STR neighborhood compatibility program requires that neighbors that share a common wall approve STR permits. 4. The STR neighborhood compatibility program requires permit numbers be on all STR advertisements. 5. The STR neighborhood compatibility program provides education on being a good neighbor, fire safety, Lake Tahoe stewardship, geotourism, parking, and public transportation options. 6. The STR neighborhood compatibility program includes a system to track and report complaints (type of complaint, location, response time, resolution, number of complaints at that location, owner, etc.) and uses the results for enforcement (e.g., condition and/or deny new and/or renewal of permits, etc.). <p>Example Penalties Best Practices (5 points)</p> <ol style="list-style-type: none"> 1. The STR neighborhood compatibility program revokes STR permits for repeat violations or for STRs that do not meet public health and safety standards. 	<p>Implementation: Examples 1-5, 7 and 8: Section 9.42.040(B) requires STRs to have a local contact person who is able to be present at the rental within 60 minutes of contact. By signing the STR application, they are self-certifying the local contact requirement. The County has a hotline available 24/7 for complaints. Host Compliance provides a service to identify unpermitted STRs that the County has been successful in using to register properties with a TOT certificate. Section 9.42.060 establishes enforcement protocols and permit suspension/revocation processes. (13.3 points)</p> <p>Funding Examples 1 and 3: Funds generated from the STR permit program are to be used to fund the enforcement program. (6.6 points)</p> <p>Education Examples 1, 5 and 6: Section 9.42.040(F) requires STRs to post the Good Neighbor</p>	<p>40 points (max)</p>	

<p>2. The STR neighborhood compatibility program increases violation fines for repeated violations by the STR permit holder, property owners, and/or visitors.</p> <p>3. The STR neighborhood compatibility program places a lien on a property if fines for violations have not been paid.</p> <p>4. The STR neighborhood compatibility program includes mandatory eviction provisions for violations in rental agreements.</p> <p>5. The STR neighborhood compatibility program includes a certified local contact requirement and the local government has the right to revoke a certificate if a certain number of unresolved complaints are lodged against the property being managed by the certificate holder. <i>Local contact is not certified.</i></p> <p>Example Other Best Practices (Can substitute for up to 40 points from above)</p> <p>1. The local government has created a working group to develop policies and programs for STR enforcement and implemented those policies and programs.</p> <p>2. Example added by Placer County: Placer County has dedicated a significant amount of resources in terms staffing and funding to develop, promote, execute and enforce an STR Ordinance for the benefit of our community. This includes 3.5 FTE on the enforcement team and 1.5 FTE on the multi-disciplinary team.</p> <p>3. Example added by Placer County: Enforcement Staff responds to calls 7 days a week, from 7 am to midnight. With additional enforcement staffing for peak periods such as holidays</p>	<p>brochure on the rental interior (4.9 points)</p> <p>Penalties Examples 1, 2, 3, and 5: Per Section 9.42.040(F) County Code Compliance Division through Host Compliance will track reported complaints, which may be used to determine if a permit should or should not be renewed. Section 9.42.060 establishes penalties and grounds for permit denial and/or suspension. (4 points)</p> <p>Other – Examples 1-3 provided in column (9 points)</p> <p>(Grand Total Enforcement 37.8 points)</p>		
<p>TOTAL</p>	<p>94.1</p>	<p>100 points (max)</p>	

*Every two years, TRPA convenes the Performance Review Committee (PRC), a Committee made up of one TRPA staff member and one staff member from each local jurisdiction, to review the Performance Review System and ensure the provisions of TRPA Code, Chapter 50, have been applied correctly and provide a recommendation to TRPA’s Advisory Planning Commission and Governing Board regarding the distribution of residential allocations to the local jurisdictions.

Tahoe Regional Planning Agency Short-Term Rental Neighborhood Compatibility Guidelines for Local Jurisdictions

Adopted by TRPA Governing Board on October 23, 2019
(Print on Tabloid 11" by 17" Paper)

These Guidelines are to be used by the Tahoe Regional Planning Agency (TRPA) when evaluating local jurisdiction Short-Term Rental Neighborhood Compatibility Programs during the application of the Performance Review System (TRPA Code, Section 50.5) for the distribution of residential allocations in the Tahoe Region.

Local jurisdiction: City of South Lake Tahoe Date: January 8, 2021 Prepared by: Courtney Weiche, Planner

LOCAL JURISDICTION SHORT-TERM RENTAL NEIGHBORHOOD COMPATIBILITY GUIDELINES			
Example STR Neighborhood Compatibility Best Practices	Local Jurisdiction Response <i>(to be provided before convening PRC*)</i>	Points (Max.)	Points Awarded <i>(to be determined by TRPA/PRC)</i>
<p><i>The purpose for using best practices is to attain and maintain threshold standards and implement Regional Plan goals and policies as specified in the TRPA Compact. The threshold standards include vegetation, recreation, water quality, soils/SEZ conservation, fisheries, scenic resources, air quality, noise and wildlife. The Regional Plan includes land use, transportation, conservation, recreation, and public services and facilities goals and policies (http://www.trpa.org/wp-content/uploads/Adopted-Regional-Plan_20190722.pdf). Local jurisdictions may pick from the "menu" of examples of best practices below or develop their own best practices to earn points provided the practices achieve the purpose described above and in the guidance statement below.</i></p>			
LOCATIONAL			
<p>Guidance: To receive 30 points, a local jurisdiction must demonstrate that STRs will be located consistent with: 1) Regional Plan Land Use goals and policies, including directing STRs towards Town Centers, tourist lodging and/or commercial areas, major non-auto dependent transportation corridors and/or near tourist-oriented regional recreational amenities (10 points); 2) address Residential Compatibility issues such as the over saturation ("clustering") of STRs and the construction of large STRs in residential neighborhoods (10 points); and 3) by supporting Regional Plan Transportation goals and policies, including directing STRs to areas where alternative transportation options (shared-use paths, bike lanes/routes, and public transit) are available (10 points). Examples of best practices that a local jurisdiction may implement to address these locational components are provided below.</p>			
<p>Example Land Use Best Practices (10 points)</p> <ol style="list-style-type: none"> The STR neighborhood compatibility program includes requirements, and can include incentives, for location of STRs within Town Centers. The STR neighborhood compatibility program includes requirements, and can include incentives, for location of STRs within designated tourist lodging and/or commercial areas. The STR neighborhood compatibility program includes requirements, and can include incentives, for location of STRs within major non-auto dependent transportation corridors (e.g., bus routes, shared-use paths, and bike lanes/routes) that can be used to access non-residential uses without using an automobile. The STR neighborhood compatibility program includes requirements, and can include incentives, for location of STRs in and/or adjacent to tourist-oriented regional recreation amenities that can be accessed without an automobile, such as a ski resort, golf course, or major trailhead with available public transit from/to Town Center(s). The STR neighborhood compatibility program includes requirements, and can include incentives, for location of STRs that clearly reinforce the development pattern and uses as designated by the Regional Plan goals and policies and/or adopted Regional Plan or Area Plan planned land use map. <p>Example Residential Compatibility Best Practices (10 points)</p> <ol style="list-style-type: none"> The STR neighborhood compatibility program includes requirements to allow STR use in residential areas only if the home is occupied by a primary resident the majority of the year (i.e., make STRs an accessory use). The STR neighborhood compatibility program includes a requirement to allow STR use only if managed by a licensed professional property manager. The STR neighborhood compatibility program limits the size of STRs and/or includes additional requirements for larger STRs (e.g., special use permit, prohibition on use of large new homes with 4-5 bedrooms as STRs through a deed restriction, requirement for a business license for large STRs, limit total number, require separation distance, require additional permit and/or mitigation fees, etc.). 	<p>Existing VHR permits in residential zones will be phased out in 2021 on a rolling expiration schedule.</p> <p>In residential plan areas, Qualified VHR permit allows a primary home owner, with proof of tax exemption, to rent their home limited to 30 days per year, non-consecutively.</p> <p>VHR occupancy is limited by the number of bedrooms and/or on-site parking spaces</p>	30 points (max)	

<p>4. The STR neighborhood compatibility program limits the total number of STRs in each jurisdiction (e.g., ratio of STRs to occupied housing, maximum number issued by lottery or on a first come/first served basis, etc.).</p> <p>5. The STR neighborhood compatibility program limits the number of STRs in designated neighborhoods.</p> <p>6. The STR neighborhood compatibility program establishes a waiting period after home construction or sale for STR permit eligibility in neighborhoods vs. other areas (e.g., five year waiting period for properties with single-family zoning and no waiting period for properties in Town Centers).</p> <p>7. The STR neighborhood compatibility program establishes a ratio of long-term to short-term rentals.</p> <p>8. The STR neighborhood compatibility program requires minimum spacing between STRs in residential areas, such as requiring at least 500 feet between parcels with STRs, to address clustering.</p> <p>9. The STR neighborhood compatibility program limits the number of STRs per parcel.</p> <p>10. The STR neighborhood compatibility program requires a two-day minimum stay for STRs in residential areas to lessen impact of move-ins and move-outs.</p> <p>11. The STR neighborhood compatibility program caps the number of nights per year a unit may be rented as an STR in residential areas, such as 30 days per year.</p> <p>12. The STR neighborhood compatibility program caps the number of times an STR may be rented in residential areas, such as four times per month.</p> <p>Example Transportation Best Practices (10 points)</p> <p>1. The STR neighborhood compatibility program only allows STRs within ¼ mile of public transit and/or shared-use paths, bike lanes, or bike routes.</p> <p>2. The STR neighborhood compatibility program uses transit occupancy tax collected from STRs or other revenue sources to offset tourist impacts (e.g. increase transit availability, provide on-demand transit in residential areas, etc.).</p> <p>3. The STR neighborhood compatibility program limits the total number of cars allowed per STR, regardless of the size or number of bedrooms, to a maximum amount equal to or less than the minimum amount of parking spaces required by local ordinance.</p> <p>Example Other Best Practices (Can substitute for up to 30 points from above)</p> <p>1. The local government has created a working group to develop policies and programs for location of STRs, those policies and programs are consistent with the threshold standards and Regional Plan goals and policies, and the local government has implemented those policies and programs.</p>	<p>up to a maximum of 6 persons.</p> <p>New VHRs are only allowed in the Tourist Core Area Plan, the Tahoe Valley Area Plan, and all areas zoned commercial or recreation. These areas have access to transit and non-auto dependent transit opportunities. These areas also contain regional transit hubs and are in close proximity to recreation opportunities such as Lake Tahoe, Heavenly Ski Resort and City recreation facilities.</p> <p>VHRs are required to designate a local contact or property manager to respond to neighborhood compatibility complaints.</p> <p>VHR permit fees are based on the size of the VHR unit, providing funding for enforcement of neighborhood compatibility regulations. Transient Occupancy Tax is utilized to fund City services and capital projects related to public safety, auto and</p>		
--	---	--	--

	<p>non-auto transportation infrastructure, water quality improvement projects, housing, parks and recreation and land use planning.</p> <p>The newly adopted Hosted Rental (referred to as HR hereon) Ordinance requires the permittee to be a primary resident and have a cap of 200 permits. The host must be present during the duration of the rental.</p> <p>No more than one VHR or HR permit is allowed per parcel.</p> <p>All VHR parking must be accommodated off-street; one dedicated parking space is required for HR's.</p> <p>The ordinance permits VHRs in commercial areas and the tourist core area, which are well served by existing public transit. All VHRs in commercial areas and tourist core area are within ¼ mile of transit and shared use trails.</p>		
--	--	--	--

OPERATIONAL

Guidance: To receive 30 points, a local jurisdiction must demonstrate that they have regulations in place that address, at a minimum, **Noise** (5 points), **Occupancy** (2.5 points), **Parking** (5 points), **Refuse** (5 points), **Defensible Space** (2.5 points), **Water Quality** (2.5), **Public Health and Safety** (5 points), public/visitor **Education** (2.5 points), or **Other** program elements that will further STR neighborhood compatibility. Examples of best practices that a local jurisdiction may implement to address the operational component are provided below.

<p>Example Noise Best Practices (5 points)</p> <ol style="list-style-type: none"> The STR neighborhood compatibility program establishes quiet hours (e.g., 10:00 p.m. to 7:00 a.m.). The STR neighborhood compatibility program requires a noise management plan. The STR neighborhood compatibility program requires installation of noise monitoring devices. <p>Example Occupancy Best Practices (2.5 points)</p> <ol style="list-style-type: none"> The STR neighborhood compatibility program establishes occupancy limits (e.g., limits the number of visitors by bedrooms, such as 2 per bedroom, unless under 5 years of age, and additional parking is available). <p>Example Parking Best Practices (5 points)</p> <ol style="list-style-type: none"> The STR neighborhood compatibility program requires adequate improved off-street parking. The STR neighborhood compatibility program requires snow removal. The STR neighborhood compatibility program requires a parking management plan that includes a location for snow storage. <p>Example Refuse Best Practices (5 points)</p> <ol style="list-style-type: none"> The STR neighborhood compatibility program requires proper garbage containment, such as bear boxes and trash service. <p>Example Defensible Space Best Practices (2.5 points)</p> <ol style="list-style-type: none"> The STR neighborhood compatibility program requires defensible space inspections and maintenance. The STR neighborhood compatibility program prohibits outdoor fires, fire pits, charcoal BBQ grills, etc. <p>Example Water Quality Best Practices (2.5 points)</p> <ol style="list-style-type: none"> The STR neighborhood compatibility program requires stormwater Best Management Practices be installed/recertified at authorization and reauthorization. The STR neighborhood compatibility program requires mitigation of all excess on-site coverage. <p>Example Public Health and Safety Best Practices (5 points)</p> <ol style="list-style-type: none"> The STR neighborhood compatibility program requires public health and safety inspections for new permits and permit renewals (require appropriate handrails, adequate electrical for hot tubs, CO2 and smoke detectors, exit signs, etc.). The STR neighborhood compatibility program limits the total number of STR permits based on emergency medical services, fire, and law enforcement resources & availability. The STR neighborhood compatibility program uses transient occupancy tax revenues and permit fees to fund needed public services, such as law/code enforcement and fire. The STR neighborhood compatibility program charges commercial water and sewer fees for STRs to cover the cost and impact of increased usage. The STR neighborhood compatibility program complies with public accommodation requirements in state law. <p>Example Education Best Practices (2.5 points)</p> <ol style="list-style-type: none"> The STR neighborhood compatibility program requires all renters to be provided with education about being a good neighbor, fire safety, Lake Tahoe stewardship, geotourism, parking, and public transportation options. The STR neighborhood compatibility program requires interior and exterior signage with permit information and regulations. The STR neighborhood compatibility program requires permit numbers to be on all STR advertisements. The STR neighborhood compatibility program requires STR permit holders and/or renters to read rules and responsibilities, and to sign an acknowledgement. <p>Example Other Best Practices (Can substitute for up to 30 points from above)</p> <ol style="list-style-type: none"> The STR neighborhood compatibility program requires an STR permit and annual renewal. The STR neighborhood compatibility program provides a web-based permitting service and annual renewal service. 	<p>Quiet hours are required between 10pm and 7am.</p> <p>Both HR and VHRs have occupancy limits based on bedrooms and parking. In no case, can a HR exceed more than 6 people regardless of size/bedrooms.</p> <p>All VHRs, outside of Tahoe Keys and the Tourist Core, are required to install bear proof trash enclosures.</p> <p>Outdoor fire pits are prohibited and defensible space is required as part of the VHR inspection.</p> <p>On-site parking spaces are required to be paved.</p> <p>Public health and safety inspections are required for all VHRs outside of the Tourist Core. Inspection includes building, electrical and fire code compliance (see checklist)</p> <p>VHRs are required to designate a local</p>	<p>30 points (max)</p>	
---	---	-------------------------------	--

<p>3. The STR neighborhood compatibility program requires permit fees, inspection fees, & annual renewal fees.</p> <p>4. The STR neighborhood compatibility program requires permit holders to have insurance that is specifically for STRs.</p> <p>5. The STR neighborhood compatibility program requires permit applicants to identify and disclose HOA CC&R regulations that limit the length of a lease or rentals.</p> <p>6. The STR neighborhood compatibility program requires a full-time certified local contact (or professional management firm) be available anytime an STR is occupied.</p> <p>7. The STR neighborhood compatibility program requires on-site professional management.</p> <p>8. The STR neighborhood compatibility program provides incentives for full-time hosted/shared or professionally managed STRs (e.g., fee discounts, permit exemptions, etc.).</p> <p>9. The STR neighborhood compatibility program only allows permanent residents to operate STRs.</p> <p>10. The local government has created a working group to develop policies and programs for operation of STRs and implemented those policies and programs.</p>	<p>contact or property manager to respond to neighborhood compatibility complaints.</p> <p>HR permittees must provide a self-certified inspection checklist for compliance with requirements.</p> <p>Permit and violation fees contribute to the cost of enforcement and implementation of the VHR/HR programs.</p> <p>Interior and exterior signage is required for all VHRs.</p> <p>The ordinance requires all residential properties to have trash service</p> <p>The City collects a permit application fee and an inspection fee prior to issuing VHR permits.</p> <p>Educational information is implemented through the "Leave No Impact Program".</p> <p>Each permit type must be renewed annually.</p> <p>Transient Occupancy Tax is utilized to fund</p>		
---	---	--	--

	<p>City services and capital projects related to public safety, auto and non-auto transportation infrastructure, water quality improvement projects, housing, parks and recreation and land use planning.</p> <p>STPUD collects water and sewer fees based on the number of fixtures within the unit and service fees based on usage.</p>		
--	---	--	--

ENFORCEMENT

Guidance: To receive 40 points, a local jurisdiction must demonstrate that they have an **Implementation** program in place for enforcing locational and operational STR requirements, including bringing illegal STRs into conformance and addressing “bad actors” (15 points), adequate enforcement program **Funding** (10 points), effective **Penalties** (5 points), and an **Education** program (10 points). Examples of best practices that a local jurisdiction may implement to address the enforcement component are provided below.

<p>Example Implementation Best Practices (15 points)</p> <ol style="list-style-type: none"> 1. The STR neighborhood compatibility program requires a full-time certified local contact (or professional management firm) be available anytime an STR is occupied. 2. The STR neighborhood compatibility program provides a 24 hour/7 day a week enforcement hotline. 3. The STR neighborhood compatibility program utilizes a rental activity monitoring service or program to identify STRs that do not have permits or certificates and uses that information to require compliance with applicable regulations and requirements. 4. The STR neighborhood compatibility program prohibits repeat violators from applying for additional STR permits. 5. The STR neighborhood compatibility program provides a web-based format for community members to report STR violations. 6. The STR neighborhood compatibility program grants fee and permit condition waivers or reduced requirements for full-time hosted STRs (e.g., fee discounts, permit condition exemptions, etc.). 7. The STR neighborhood compatibility program provides timely resolution of complaints and violations. 8. The STR neighborhood compatibility program includes unscheduled and non-complaint based inspections to encourage compliance. <p>Example Funding Best Practices (10 points)</p> <ol style="list-style-type: none"> 1. The STR neighborhood compatibility program uses permit fees, transient occupancy tax or room tax revenues, money generated from fines, or other revenue services to fund STR code enforcement. 2. The STR neighborhood compatibility program has higher fees for larger homes to fund potentially greater enforcement costs resulting from the higher number of occupants. 3. The STR neighborhood compatibility program allows for cost recovery to be built into STR permit fees and fines to fund code enforcement staff. <p>Example Education Best Practices (10 points)</p> <ol style="list-style-type: none"> 1. The STR neighborhood compatibility program requires interior and exterior signage with the local contact name and phone number. 2. The STR neighborhood compatibility program requires that neighbors be notified and given an opportunity to comment prior to a permit being issued. 3. The STR neighborhood compatibility program requires that neighbors that share a common wall approve STR permits. 	<p>A local contact must be available 24/7.</p> <p>Permit and violation fees, and TOT contribute to the cost of enforcement and implementation of the VHR/HR programs.</p> <p>A VHR permit may be revoked after 3 adjudicated violations.</p> <p>Signage is required.</p> <p>Educational information is implemented through the “Leave No Impact Program”.</p>	<p>40 points (max)</p>	
---	---	-------------------------------	--

<p>4. The STR neighborhood compatibility program requires permit numbers be on all STR advertisements.</p> <p>5. The STR neighborhood compatibility program provides education on being a good neighbor, fire safety, Lake Tahoe stewardship, geotourism, parking, and public transportation options.</p> <p>6. The STR neighborhood compatibility program includes a system to track and report complaints (type of complaint, location, response time, resolution, number of complaints at that location, owner, etc.) and uses the results for enforcement (e.g., condition and/or deny new and/or renewal of permits, etc.).</p> <p>Example Penalties Best Practices (5 points)</p> <p>1. The STR neighborhood compatibility program revokes STR permits for repeat violations or for STRs that do not meet public health and safety standards.</p> <p>2. The STR neighborhood compatibility program increases violation fines for repeated violations by the STR permit holder, property owners, and/or visitors.</p> <p>3. The STR neighborhood compatibility program places a lien on a property if fines for violations have not been paid.</p> <p>4. The STR neighborhood compatibility program includes mandatory eviction provisions for violations in rental agreements.</p> <p>5. The STR neighborhood compatibility program includes a certified local contact requirement and the local government has the right to revoke a certificate if a certain number of unresolved complaints are lodged against the property being managed by the certificate holder.</p> <p>Example Other Best Practices (Can substitute for up to 40 points from above)</p> <p>1. The local government has created a working group to develop policies and programs for STR enforcement and implemented those policies and programs.</p>	<p>Operating a vacation home rental property without a permit is subject to a \$1,000 fine.</p> <p>The City maintains a VHR hotline to receive reports of violations. The Police Department tracks and reports all complaints including processing any appeals through the administrative citation process. Fines associated with citations range between \$250 and \$1000 per violation. Either the property owner or renter can be issued a citation.</p> <p>City engages with Host Compliance for Address Identification, Rental Activity and Active Ads.</p> <p>Permit numbers are required to be displayed on all advertisements</p>	<p>100 points (max)</p>	
<p>TOTAL</p>		<p>100 points (max)</p>	

*Every two years, TRPA convenes the Performance Review Committee (PRC), a Committee made up of one TRPA staff member and one staff member from each local jurisdiction, to review the Performance Review System and ensure the provisions of TRPA Code, Chapter 50, have been applied correctly and provide a recommendation to TRPA’s Advisory Planning Commission and Governing Board regarding the distribution of residential allocations to the local jurisdictions.

Tahoe Regional Planning Agency Short-Term Rental Neighborhood Compatibility Guidelines for Local Jurisdictions

Adopted by TRPA Governing Board on October 23, 2019
(Print on Tabloid 11" by 17" Paper)

These Guidelines are to be used by the Tahoe Regional Planning Agency (TRPA) when evaluating local jurisdiction Short-Term Rental Neighborhood Compatibility Programs during the application of the Performance Review System (TRPA Code, Section 50.5) for the distribution of residential allocations in the Tahoe Region.

Local jurisdiction: Washoe County Date: 4/9/2021 Prepared by: Julee Olander

LOCAL JURISDICTION SHORT-TERM RENTAL NEIGHBORHOOD COMPATIBILITY GUIDELINES			
Example STR Neighborhood Compatibility Best Practices	Local Jurisdiction Response	Points (Max.)	Points Awarded <i>(to be determined by TRPA/PRC)</i>
<p><i>The purpose for using best practices is to attain and maintain threshold standards and implement Regional Plan goals and policies as specified in the TRPA Compact. The threshold standards include vegetation, recreation, water quality, soils/SEZ conservation, fisheries, scenic resources, air quality, noise and wildlife. The Regional Plan includes land use, transportation, conservation, recreation, and public services and facilities goals and policies (http://www.trpa.org/wp-content/uploads/Adopted-Regional-Plan_20190722.pdf). Local jurisdictions may pick from the "menu" of examples of best practices below or develop their own best practices to earn points provided the practices achieve the purpose described above and in the guidance statement below.</i></p>			
LOCATIONAL			
<p>Guidance: To receive 30 points, a local jurisdiction must demonstrate that STRs will be located consistent with: 1) Regional Plan Land Use goals and policies, including directing STRs towards Town Centers, tourist lodging and/or commercial areas, major non-auto dependent transportation corridors and/or near tourist-oriented regional recreational amenities (10 points); 2) address Residential Compatibility issues such as the over saturation ("clustering") of STRs and the construction of large STRs in residential neighborhoods (10 points); and 3) by supporting Regional Plan Transportation goals and policies, including directing STRs to areas where alternative transportation options (shared-use paths, bike lanes/routes, and public transit) are available (10 points). Examples of best practices that a local jurisdiction may implement to address these locational components are provided below.</p>			
<p>Example Land Use Best Practices (10 points)</p> <ol style="list-style-type: none"> 1. The STR neighborhood compatibility program includes requirements, and can include incentives, for location of STRs within Town Centers. 2. The STR neighborhood compatibility program includes requirements, and can include incentives, for location of STRs within designated tourist lodging and/or commercial areas. 3. The STR neighborhood compatibility program includes requirements, and can include incentives, for location of STRs within major non-auto dependent transportation corridors (e.g., bus routes, shared-use paths, and bike lanes/routes) that can be used to access non-residential uses without using an automobile. 4. The STR neighborhood compatibility program includes requirements, and can include incentives, for location of STRs in and/or adjacent to tourist-oriented regional recreation amenities that can be accessed without an automobile, such as a ski resort, golf course, or major trailhead with available public transit from/to Town Center(s). 5. The STR neighborhood compatibility program includes requirements, and can include incentives, for location of STRs that clearly reinforce the development pattern and uses as designated by the Regional Plan goals and policies and/or adopted Regional Plan or Area Plan planned land use map. <p>Example Residential Compatibility Best Practices (10 points)</p> <ol style="list-style-type: none"> 1. The STR neighborhood compatibility program includes requirements to allow STR use in residential areas only if the home is occupied by a primary resident the majority of the year (i.e., make STRs an accessory use). 2. The STR neighborhood compatibility program includes a requirement to allow STR use only if managed by a licensed professional property manager. 3. The STR neighborhood compatibility program limits the size of STRs and/or includes additional requirements for larger STRs (e.g., special use permit, prohibition on use of large new homes with 4-5 bedrooms as STRs through a deed restriction, requirement for a business license for large STRs, limit total number, require separation distance, require additional permit and/or mitigation fees, etc.). 	<p>No</p> <p>No</p> <p>No</p> <p>No</p> <p>No</p> <p>No</p> <p>No</p> <p>No</p> <p>No</p>	<p>30 points (max)</p>	

2. The STR neighborhood compatibility program requires snow removal.	No		
3. The STR neighborhood compatibility program requires a parking management plan that includes a location for snow storage.	No		
Example Refuse Best Practices (5 points)			
1. The STR neighborhood compatibility program requires proper garbage containment, such as bear boxes and trash service.	Yes		
Example Defensible Space Best Practices (2.5 points)			
1. The STR neighborhood compatibility program requires defensible space inspections and maintenance.	Yes		
2. The STR neighborhood compatibility program prohibits outdoor fires, fire pits, charcoal BBQ grills, etc.	Yes		
Example Water Quality Best Practices (2.5 points)			
1. The STR neighborhood compatibility program requires stormwater Best Management Practices be installed/recertified at authorization and reauthorization.	No		
2. The STR neighborhood compatibility program requires mitigation of all excess on-site coverage.	No		
Example Public Health and Safety Best Practices (5 points)			
1. The STR neighborhood compatibility program requires public health and safety inspections for new permits and permit renewals (require appropriate handrails, adequate electrical for hot tubs, CO2 and smoke detectors, exit signs, etc.).	Yes		
2. The STR neighborhood compatibility program limits the total number of STR permits based on emergency medical services, fire, and law enforcement resources & availability.	No		
3. The STR neighborhood compatibility program uses transient occupancy tax revenues and permit fees to fund needed public services, such as law/code enforcement and fire.	No		
4. The STR neighborhood compatibility program charges commercial water and sewer fees for STRs to cover the cost and impact of increased usage.	No		
5. The STR neighborhood compatibility program complies with public accommodation requirements in state law.	Yes		
Example Education Best Practices (2.5 points)			
1. The STR neighborhood compatibility program requires all renters to be provided with education about being a good neighbor, fire safety, Lake Tahoe stewardship, geotourism, parking, and public transportation options.	Yes		
2. The STR neighborhood compatibility program requires interior and exterior signage with permit information and regulations.	Yes		
3. The STR neighborhood compatibility program requires permit numbers to be on all STR advertisements.	Yes		
4. The STR neighborhood compatibility program requires STR permit holders and/or renters to read rules and responsibilities, and to sign an acknowledgement.	Yes		
Example Other Best Practices (Can substitute for up to 30 points from above)			
1. The STR neighborhood compatibility program requires an STR permit and annual renewal.	Yes		
2. The STR neighborhood compatibility program provides a web-based permitting service and annual renewal service.	Yes		
3. The STR neighborhood compatibility program requires permit fees, inspection fees, & annual renewal fees.	Yes		
4. The STR neighborhood compatibility program requires permit holders to have insurance that is specifically for STRs.			
5. The STR neighborhood compatibility program requires permit applicants to identify and disclose HOA CC&R regulations that limit the length of a lease or rentals.	No		
6. The STR neighborhood compatibility program requires a full-time certified local contact (or professional management firm) be available anytime an STR is occupied.	Yes		
7. The STR neighborhood compatibility program requires on-site professional management.	No		
8. The STR neighborhood compatibility program provides incentives for full-time hosted/shared or professionally managed STRs (e.g., fee discounts, permit exemptions, etc.).	No		
9. The STR neighborhood compatibility program only allows permanent residents to operate STRs.	No		
10. The local government has created a working group to develop policies and programs for operation of STRs and implemented those policies and programs.	Yes		

ENFORCEMENT			
Guidance: To receive 40 points, a local jurisdiction must demonstrate that they have an Implementation program in place for enforcing locational and operational STR requirements, including bringing illegal STRs into conformance and addressing “bad actors” (15 points), adequate enforcement program Funding (10 points), effective Penalties (5 points), and an Education program (10 points). Examples of best practices that a local jurisdiction may implement to address the enforcement component are provided below.			
<p>Example Implementation Best Practices (15 points)</p> <ol style="list-style-type: none"> 1. The STR neighborhood compatibility program requires a full-time certified local contact (or professional management firm) be available anytime an STR is occupied. 2. The STR neighborhood compatibility program provides a 24 hour/7 day a week enforcement hotline. 3. The STR neighborhood compatibility program utilizes a rental activity monitoring service or program to identify STRs that do not have permits or certificates and uses that information to require compliance with applicable regulations and requirements. 4. The STR neighborhood compatibility program prohibits repeat violators from applying for additional STR permits. 5. The STR neighborhood compatibility program provides a web-based format for community members to report STR violations. 6. The STR neighborhood compatibility program grants fee and permit condition waivers or reduced requirements for full-time hosted STRs (e.g., fee discounts, permit condition exemptions, etc.). 7. The STR neighborhood compatibility program provides timely resolution of complaints and violations. 8. The STR neighborhood compatibility program includes unscheduled and non-complaint based inspections to encourage compliance. <p>Example Funding Best Practices (10 points)</p> <ol style="list-style-type: none"> 1. The STR neighborhood compatibility program uses permit fees, transient occupancy tax or room tax revenues, money generated from fines, or other revenue services to fund STR code enforcement. 2. The STR neighborhood compatibility program has higher fees for larger homes to fund potentially greater enforcement costs resulting from the higher number of occupants. 3. The STR neighborhood compatibility program allows for cost recovery to be built into STR permit fees and fines to fund code enforcement staff. <p>Example Education Best Practices (10 points)</p> <ol style="list-style-type: none"> 1. The STR neighborhood compatibility program requires interior and exterior signage with the local contact name and phone number. 2. The STR neighborhood compatibility program requires that neighbors be notified and given an opportunity to comment prior to a permit being issued. 3. The STR neighborhood compatibility program requires that neighbors that share a common wall approve STR permits. 4. The STR neighborhood compatibility program requires permit numbers be on all STR advertisements. 5. The STR neighborhood compatibility program provides education on being a good neighbor, fire safety, Lake Tahoe stewardship, geotourism, parking, and public transportation options. 6. The STR neighborhood compatibility program includes a system to track and report complaints (type of complaint, location, response time, resolution, number of complaints at that location, owner, etc.) and uses the results for enforcement (e.g., condition and/or deny new and/or renewal of permits, etc.). <p>Example Penalties Best Practices (5 points)</p> <ol style="list-style-type: none"> 1. The STR neighborhood compatibility program revokes STR permits for repeat violations or for STRs that do not meet public health and safety standards. 2. The STR neighborhood compatibility program increases violation fines for repeated violations by the STR permit holder, property owners, and/or visitors. 3. The STR neighborhood compatibility program places a lien on a property if fines for violations have not been paid. 4. The STR neighborhood compatibility program includes mandatory eviction provisions for violations in rental agreements. 5. The STR neighborhood compatibility program includes a certified local contact requirement and the local government has the right to revoke a certificate if a certain number of unresolved complaints are lodged against the property being managed by the certificate holder. <p>Example Other Best Practices (Can substitute for up to 40 points from above)</p>	<p>Yes</p> <p>Yes</p> <p>Yes</p> <p>No</p> <p>Yes</p> <p>No</p> <p>Yes</p> <p>No</p> <p>Yes</p> <p>Yes</p> <p>Yes</p> <p>No</p> <p>No</p> <p>No</p> <p>Yes</p> <p>Yes</p> <p>No</p> <p>No</p> <p>No</p> <p>No</p>	40 points (max)	

1. The local government has created a working group to develop policies and programs for STR enforcement and implemented those policies and programs.	Yes		
TOTAL		100 points (max)	

*Every two years, TRPA convenes the Performance Review Committee (PRC), a Committee made up of one TRPA staff member and one staff member from each local jurisdiction, to review the Performance Review System and ensure the provisions of TRPA Code, Chapter 50, have been applied correctly and provide a recommendation to TRPA’s Advisory Planning Commission and Governing Board regarding the distribution of residential allocations to the local jurisdictions.