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:	<u>El Dorado County</u>	Date:	2/13/23	Prepared by:	Brendan Ferry	_
	L	OCAL JURISDICTIO	N SHORT-TERM REN	TAL NEIGHBORHOOD COM	PATIBILITY GUIDELINES	
TRPA Compact. The noise and wildlife. (<u>http://www.trpa.o</u>	ng best practices is to attain an e threshold standards include v The Regional Plan includes lan org/wp-content/uploads/Adopte	vegetation, recreation Id use, transportation Id-Regional-Plan_20	ld standards and im on, water quality, so on, conservation, re <u>0190722.pdf</u>). Local	olement Regional Plan goals bils/SEZ conservation, fisheri creation, and public services jurisdictions may pick from	and policies as specified in the ies, scenic resources, air quality, and facilities goals and policies the "menu" of examples of bes ribed above and in the guidance	, Response s (to be provi t before
LOCATIONAL						
tourist lodging and issues such as the c including directing	/or commercial areas, major nc over saturation ("clustering") of	on-auto dependent [®] STRs and the const e transportation opt	transportation corri ruction of large STR tions (shared-use pa	dors and/or near tourist-orios in residential neighborhoo	gional Plan Land Use goals and p ented regional recreational ame ods (10 points); and 3) by suppor public transit) are available (10 p	enities (10 points rting Regional Pla
 The STR neight The STR neight lodging and/or The STR neight dependent tra without using a 	Best Practices (10 points) porhood compatibility program porhood compatibility program r commercial areas. porhood compatibility program nsportation corridors (e.g., bus an automobile. porhood compatibility program	includes requireme includes requireme routes, shared-use	ents, and can includ ents, and can includ paths, and bike land	e incentives, for location of S e incentives, for location of S es/routes) that can be used t	TRs within designated tourist TRs within major non-auto to access non-residential uses	no
tourist-oriente with available 5. The STR neight development p	ed regional recreation amenities public transit from/to Town Ce porhood compatibility program pattern and uses as designated	s that can be access nter(s). i includes requireme	ed without an autor ents, and can includ	nobile, such as a ski resort, g e incentives, for location of S	olf course, or major trailhead	
use map.						
1. The STR neighb primary resider	al Compatibility Best Practices orhood compatibility program nt the majority of the year (i.e.,	includes requireme make STRs an acces	ssory use).			
 The STR neighb manager. 	orhood compatibility program	includes a requirem	ient to allow STR use	only if managed by a licens	ed professional property	Local Contact
3. The STR neighb	orhood compatibility program tion on use of large new homes		-	•	arger STRs (e.g., special use nt for a business license for large	2

on æ vided RC*)	Points (Max.)	Points Awarded (to be determined by TRPA/PRC)	
ng directing STRs towards Town Centers, ts); 2) address Residential Compatibility lan Transportation goals and policies, les of best practices that a local jurisdiction			
	30 points (max)	0 points	
ct		10 points	

		1
	STRs, limit total number, require separation distance, require additional permit and/or mitigation fees, etc.).	Clustering Polic
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.).	Cap of 900
5	The STR neighborhood compatibility program limits the number of STRs in designated neighborhoods.	
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).	
7	The STR neighborhood compatibility program establishes a ratio of long-term to short-term rentals.	10% limit in cap
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.	
9	The STR neighborhood compatibility program limits the number of STRs per parcel.	Yes, 1 per lot
1	D. 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.	
1	 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. 	
1	2. The STR neighborhood compatibility program caps the number of times an STR may be rented in residential areas, such as four times per month.	
E	cample Transportation Best Practices (10 points)	
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.	Board policy is t
2	The STR neighborhood compatibility program uses transit occupancy tax collected from STRs or other revenue sources to offset tourist impacts	use TOT to offse
	(e.g. increase transit availability, provide on-demand transit in residential areas, etc.).	tourist impacts
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.	
	cample Other Best Practices (Can substitute for up to 30 points from above)	
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.	
	PERATIONAL	
	uidance: To receive 30 points, a local jurisdiction must demonstrate that they have regulations in place that address, at a minimum, Noise (5 points)	
	oints), Defensible Space (2.5 points), Water Quality (2.5), Public Health and Safety (5 points), public/visitor Education (2.5 points), or Other program	n elements that w
-	camples of best practices that a local jurisdiction may implement to address the operational component are provided below.	I
	cample Noise Best Practices (5 points)	
1	The STR neighborhood compatibility program establishes quiet hours (e.g., 10:00 p.m. to 7:00 a.m.).	Yes

- 2. The STR neighborhood compatibility program requires a noise management plan.
- 3. The STR neighborhood compatibility program requires installation of noise monitoring devices.

Example Occupancy Best Practices (2.5 points)

 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).
 Yes

Example Parking Best Practices (5 points)

- 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.

Example Refuse Best Practices (5 points)

1. The STR neighborhood compatibility program requires proper garbage containment, such as bear boxes and trash service.

Example Defensible Space Best Practices (2.5 points)

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:		
is to ffset cts		10 points
2.5 po it will	ints), Parking (5 point further STR neighbor	ts), Refuse (5 hood compatibility.
		5 points
	30 points (max)	2.5 points
		5 points

5 points

Yes

Yes

rR neighborhood compatibility program prohibits outdoor fires, fire pits, charcoal BBG grills, etc.	
	l
Water Quality Best Practices (2.5 points)	l
FR neighborhood compatibility program requires stormwater Best Management Practices be installed/recertified at authorization and norization.	No
rR neighborhood compatibility program requires mitigation of all excess on-site coverage.	
Public Health and Safety Best Practices (5 points)	Yes
FR neighborhood compatibility program requires public health and safety inspections for new permits and permit renewals (require priate handrails, adequate electrical for hot tubs, CO2 and smoke detectors, exit signs, etc.).	
FR neighborhood compatibility program limits the total number of STR permits based on emergency medical services, fire, and law cement resources & availability.	
FR neighborhood compatibility program uses transient occupancy tax revenues and permit fees to fund needed public services, such as odde enforcement and fire.	
IR neighborhood compatibility program charges commercial water and sewer fees for STRs to cover the cost and impact of increased	
rR neighborhood compatibility program complies with public accommodation requirements in state law.	l
Education Best Practices (2.5 points)	l
rR neighborhood compatibility program requires all renters to be provided with education about being a good neighbor, fire safety, Lake	l
estewardship, geotourism, parking, and public transportation options.	Yes
r neighborhood compatibility program requires interior and exterior signage with permit information and regulations.	Yes
rR neighborhood compatibility program requires permit numbers to be on all STR advertisements.	Yes
FR neighborhood compatibility program requires STR permit holders and/or renters to read rules and responsibilities, and to sign an wledgement.	163
Other Best Practices (Can substitute for up to 30 points from above)	yes
IP neighborhood compatibility program requires an STP permit and appual renewal	yes
FP neighborhood compatibility program provides a web based permitting service and appual repewal service	Yes
IB neighborhood compatibility program requires permit fees inspection fees & appual repewal fees	no
IR neighborhood compatibility program requires permit holders to have insurance that is specifically for STRs	no
rR neighborhood compatibility program requires permit applicants to identify and disclose HOA CC&R regulations that limit the length of a or rentals.	110
FR neighborhood compatibility program requires a full-time certified local contact (or professional management firm) be available anytime R is occupied.	Yes
IR neighborhood compatibility program requires on-site professional management.	no
TR neighborhood compatibility program provides incentives for full-time hosted/shared or professionally managed STRs (e.g., fee discounts, texemptions, etc.)	no yes
FR neighborhood compatibility program only allows permanent residents to operate STRs	no
ical government has created a working group to develop policies and programs for operation of STRs and implemented those policies and	no
ams.	L

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

Example Implementation Best Practices (15 points)

		0 points
		ο μοπτε
		0 points
		5 points
		2.5 points
		5 points
onal STR requirements, including bringing ucation program (10 points). Examples of		
	40 points	

10	TAL	
<u>т</u> о	programs.	
1.	The local government has created a working group to develop policies and programs for STR enforcement and implemented those policies and	
	imple Other Best Practices (Can substitute for up to 40 points from above)	
	certificate if a certain number of unresolved complaints are lodged against the property being managed by the certificate holder.	
т. 5.	The STR neighborhood compatibility program includes a certified local contact requirement and the local government has the right to revoke a	Yes
э. 1.	The STR neighborhood compatibility program includes mandatory eviction provisions for violations in rental agreements.	
3.	visitors. The STR neighborhood compatibility program places a lien on a property if fines for violations have not been paid.	
2.	standards. The STR neighborhood compatibility program increases violation fines for repeated violations by the STR permit holder, property owners, and/or	Yes
1.	The STR neighborhood compatibility program revokes STR permits for repeat violations or for STRs that do not meet public health and safety	Yes
	imple Penalties Best Practices (5 points)	
	renewal of permits, etc.).	
- 1	resolution, number of complaints at that location, owner, etc.) and uses the results for enforcement (e.g., condition and/or deny new and/or	
6.	The STR neighborhood compatibility program includes a system to track and report complaints (type of compliant, location, response time,	Yes
٦.	The STR neighborhood compatibility program provides education on being a good neighbor, fire safety, Lake Tahoe stewardship, geotourism, parking, and public transportation options.	
4. ⊑	The STR neighborhood compatibility program requires permit numbers be on all STR advertisements.	Yes
	The STR neighborhood compatibility program requires that neighbors that share a common wall approve STR permits.	Nor
	issued.	
2.	The STR neighborhood compatibility program requires that neighbors be notified and given an opportunity to comment prior to a permit being	
	The STR neighborhood compatibility program requires interior and exterior signage with the local contact name and phone number.	Yes
	imple Education Best Practices (10 points)	
	The STR neighborhood compatibility program allows for cost recovery to be built into STR permit fees and fines to fund code enforcement staff.	Yes
	higher number of occupants.	
2.	The STR neighborhood compatibility program has higher fees for larger homes to fund potentially greater enforcement costs resulting from the	
ι.	other revenue services to fund STR code enforcement.	Tes
	Imple Funding Best Practices (10 points) The STR neighborhood compatibility program uses permit fees, transient occupancy tax or room tax revenues, money generated from fines, or	Yes
	The STR neighborhood compatibility program includes unscheduled and non-complaint based inspections to encourage compliance.	
	The STR neighborhood compatibility program provides timely resolution of complaints and violations.	
	fee discounts, permit condition exemptions, etc.).	
6.	The STR neighborhood compatibility program grants fee and permit condition waivers or reduced requirements for full-time hosted STRs (e.g.,	Yes
5.	The STR neighborhood compatibility program provides a web-based format for community members to report STR violations.	Yes
1.	The STR neighborhood compatibility program prohibits repeat violators from applying for additional STR permits.	Yes
-	certificates and uses that information to require compliance with applicable regulations and requirements.	Yes
	The STR neighborhood compatibility program utilizes a rental activity monitoring service or program to identify STRs that do not have permits or	Shern
,	The STR neighborhood compatibility program provides a 24 hour/7 day a week enforcement hotline.	Sheri
	The STR neighborhood compatibility program requires a full-time certified local contact (or professional management firm) be available anytime an STR is occupied.	Yes

(max)	
	15 points
	10 00.000
	10 points
	10 points
	5 points
100 points (max)	90
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*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 regard ing the distribution of residential allocations to the local jurisdictions.