



# Short-Term Rental Neighborhood Compatibility

***Regional Plan Implementation Committee &  
Governing Board***

*Tahoe Regional Planning Agency*

October 23, 2019



# Code Amendment and Guidelines Objective

Develop a code amendment and guidelines to make short-term rental (STR) neighborhood compatibility a third criterion of the Performance Review System for the distribution of residential allocations to local jurisdictions by the end of this calendar year (December 2019).

# Work Program

Short-Term Rental Neighborhood  
Compatibility Work Program for the  
Tahoe Region

Local Government & Housing Committee

June 12, 2019



*A Voice for Lake Tahoe*

- Working Group
- Process
- Schedule



# Best Management Practices

- “Menu” of STR Best Management Practices:
  - *Locational*
  - *Operational*
  - *Enforcement*
- Current Conditions

**Local Government Activities Related to Short Term Rentals in the Lake Tahoe Basin**

TRPA Local Government & Housing Committee Report  
July 17, 2019



The first version of this report is dated December 13, 2017.  
[www.trpa.org](http://www.trpa.org)



*A Voice for Lake Tahoe*

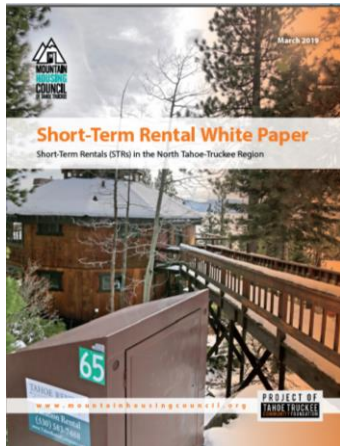
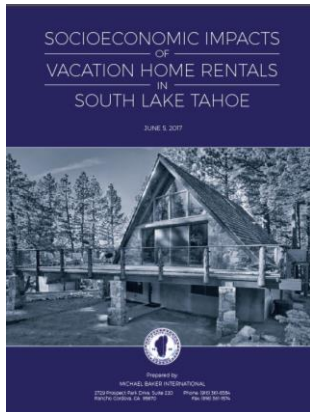


# Local STR Program Status

	Collecting TOT	Monitoring STRs	STR Ordinance	Enforcement	Location
City of South Lake Tahoe	✓	✓	✓	✓	✓
Placer County	✓	✓		✓	
El Dorado County	✓		✓	✓	
Douglas County	✓	✓	✓	✓	
Washoe County	✓	✓		✓	

# Website

[www.trpa.org/short-term-rental-neighborhood-compatibility](http://www.trpa.org/short-term-rental-neighborhood-compatibility)



## Local Government Information on Short-Term Rentals

### City of South Lake Tahoe

[City of South Lake Tahoe Short-Term Rental Map](#)

Permit and Enforcement Information

[www.cityofslt.us/453/Vacation-Home-Rentals](http://www.cityofslt.us/453/Vacation-Home-Rentals)

[City of South Lake Tahoe Interlocal Agreement](#)

### El Dorado County

Permit and Enforcement Information

[bit.ly/EIDoradoVHR](http://bit.ly/EIDoradoVHR)

[El Dorado County Interlocal Agreement](#)

### Placer County

Transit Occupancy Tax Information

<https://www.placer.ca.gov/1429/Transient-Occupancy-Tax-TOT>

Good Neighbor Program

<https://www.placer.ca.gov/DocumentCenter/View/35213/Good-Neighbor-Program-Flier>

[Placer County Interlocal Agreement](#)

### Douglas County

Permit and Enforcement Information

[https://www.douglascountynv.gov/government/departments/community\\_development/vacation\\_home\\_rentals](https://www.douglascountynv.gov/government/departments/community_development/vacation_home_rentals)

Vacation Home Rental Task Force

<https://www.douglascountynv.gov/cms/one.aspx?portalId=12493103&pageId=15523358>

[Douglas County Board 2004 Meeting Minutes](#)

[2005 VHR Ordinance](#)

### Washoe County

Short-Term Rentals

[https://www.washoecounty.us/csd/planning\\_and\\_development/str.php](https://www.washoecounty.us/csd/planning_and_development/str.php)

*STR Code Under Development*

*Incline Village Board of Realtors STR Education Campaign*

[inclinevillagefiresafety.com](http://inclinevillagefiresafety.com)

[Washoe County Interlocal Agreement](#)

# Performance Review System Code Amendment

## *Three Criterion:*

- 1) Total Maximum Daily Load Implementation
- 2) Residential Audit Performance
- 3) Short-Term Rental Neighborhood Compatibility

# Proposed STR Code Amendment

- A jurisdiction shall receive its base allocation for a score of 90 percent or greater based on short-term rental neighborhood compatibility guidelines established by TRPA that address short-term rental location, operations, and enforcement; or
- A jurisdiction shall be penalized one increment of deduction for a short-term rental neighborhood compatibility score between 75 and 89 percent; or
- A jurisdiction shall be penalized two increments of deduction for a short-term rental neighborhood compatibility score below 75 percent.



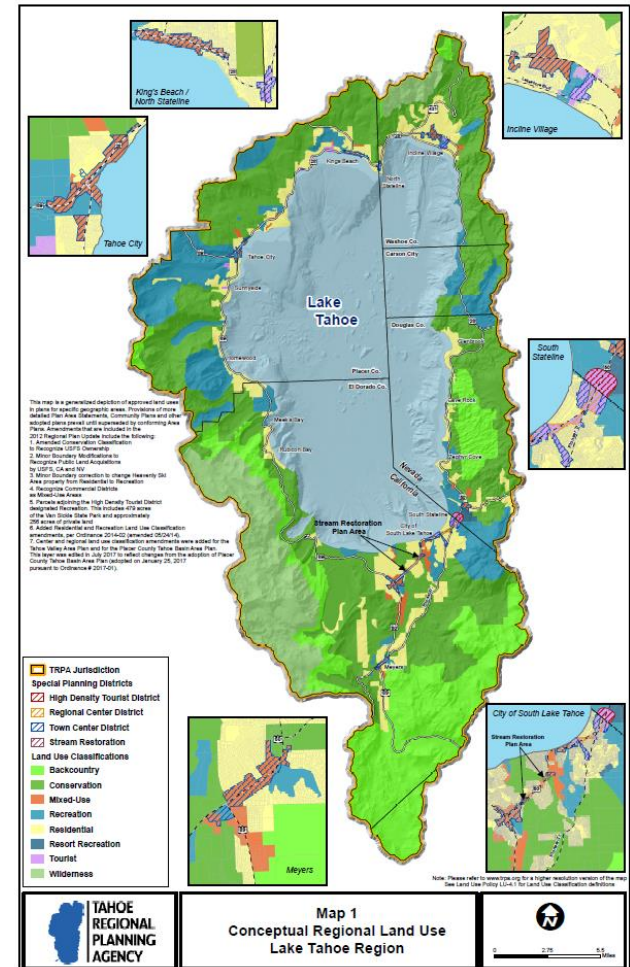
# Proposed Guidelines

- STR Neighborhood Compatibility Best Practices
- Provide Local Flexibility
- Locational, Operational, and Enforcement
- Link to Regional Plan Goals & Policies/Environmental Thresholds
- Include Numerical Values for Scoring Purposes

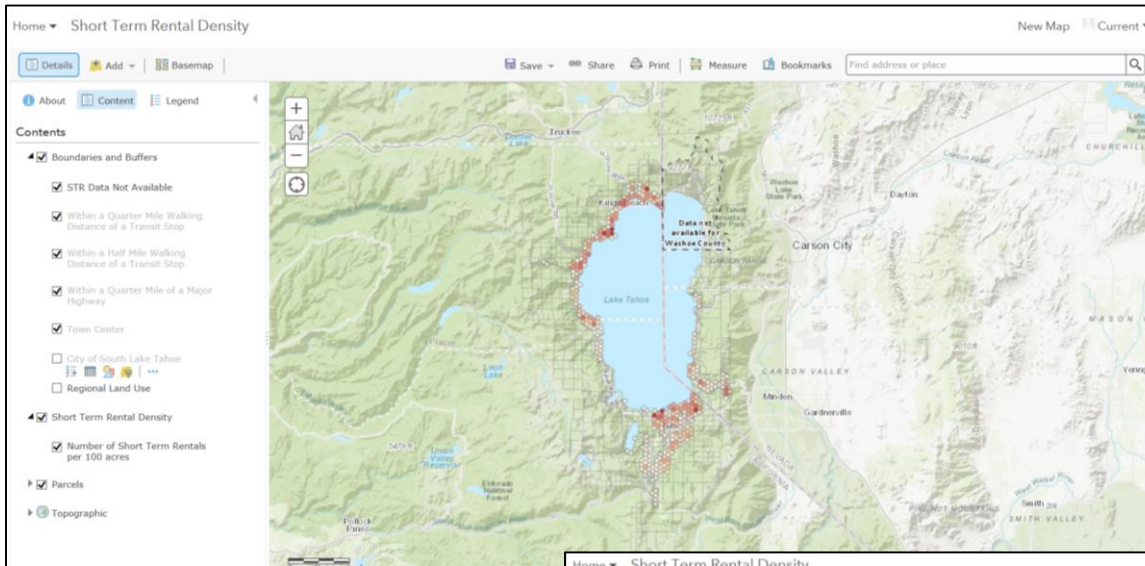
# Regional Plan Locational Strategy

Regional Plan calls for directing development/uses towards:

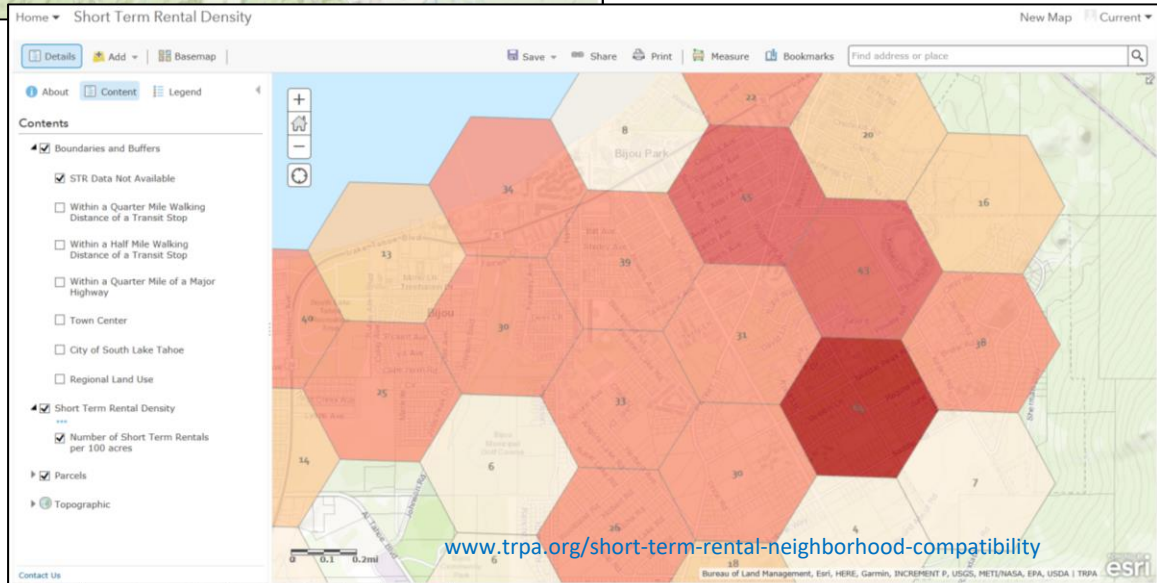
- Compact mixed-use Town Centers
- Public transit and bike/pedestrian amenities



# Tahoe Region Short-Term Rental Interactive Map



- Density of STRs per 100 acres
- $\frac{1}{4}$  &  $\frac{1}{2}$  walking distance to transit stop
- $\frac{1}{4}$  mile to a major Highway
- Town Centers
- Regional Land Use Map



# Location Analysis

- 6,490 STRs in the Tahoe Region
- 6% of STRs are within Town Centers
- 22% of STRs are within  $\frac{1}{4}$  mile (walking distance) of Town Centers
- 31% of STRs are within  $\frac{1}{4}$  mile of a transit stop
- 60% are within  $\frac{1}{4}$  mile of a major highway
- 90% of STRs are within the Residential Regional Land Use District

# Location Analysis

- 4% of STRs are within  $\frac{1}{4}$  mile of a ski resort
- 4% of STRs are within  $\frac{1}{4}$  mile of a golf course
- 1% of STRs are within  $\frac{1}{4}$  mile of a major trailhead
- 47% of STRs are within  $\frac{1}{4}$  mile of a recreation site
- 69% of STRs are within  $\frac{1}{4}$  mile of an existing/proposed shared-use path, bike lane, or bike route

# Proposed Guidelines

## Locational – 30 Points

- Land Use – 10 points
- Residential Compatibility – 10 points
- Transportation – 10 points

## Enforcement – 40 Points

- Implementation – 15 points
- Funding – 10 points
- Education – 10 points
- Penalties – 5 points

## Operational – 30 Points

- Noise – 5 points
- Occupancy – 2.5 points
- Parking – 5 points
- Refuse – 5 points
- Defensible Space – 2.5 points
- Water Quality -2.5 points
- Public Health & Safety – 5 points
- Education – 2.5 points

# Water Quality

## ***Best Management Practices***

- TahoeBMP.org
- BMP Hotline
- BMP Retrofit Program

## ***Excess Coverage Mitigation***

- Reduce coverage or collect mitigation fee



# RPIC Motions

- 1) A motion to recommend approval of the required findings, including a finding of no significant effect.
- 2) A motion to recommend adoption of the Ordinance adding STR Neighborhood Compatibility as a third criterion to the Performance Review System.
- 3) A motion to recommend that the proposed Guidelines be used during the future application of the Performance Review System.





# Governing Board Motions

- 1) A motion to adopt the required findings, including a finding of no significant effect.
- 2) A motion to adopt the Ordinance adding STR Neighborhood Compatibility as a third criterion to the Performance Review System.
- 3) A motion directing staff to apply the Guidelines during the future application of the Performance Review System.