

1 **SHORT-TERM VACATION RENTALS**
2 **PROPOSED TEXT AMENDMENTS**
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4

5 NEW DEFINITION
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7 21.08.010 **DEFINITIONS - INTERPRETATION**
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10 Short-term vacation rental: means a lodging use, that is not a hotel or motel or bed and breakfast, in which
11 a dwelling unit, a residential accessory building, or portion thereof, is offered or provided to a guest by a
12 short-term vacation rental operator for a fee for fewer than thirty consecutive nights.

13 NEW SECTION
14

15 21.70.190 **SHORT-TERM VACATION RENTALS**
16

17 A. PURPOSE

18 The purpose this section is to establish regulations for the operation of short-term vacation rentals
19 (STVRs) in Skamania County. These regulations do not apply to hotels, motels, or bed and
20 breakfasts which operate as commercial uses. The provisions in this section are necessary to
21 promote tourism and economic development within Skamania County while preventing
22 unreasonable burdens on services and minimizing impacts to rural residential neighborhoods.
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24 B. DEVELOPMENT STANDARDS AND OPERATIONAL REQUIREMENTS

- 25 1. A STVR may be located within any dwelling unit (including any entire dwelling unit or any
26 portion of a dwelling unit), within any accessory dwelling unit, or within a residential accessory
27 building. A park model recreational vehicle may be used as a STVR in accordance with the
28 occupancy restrictions in SCC 21.70.120(A).
29 2. Dedicated on-site parking shall be provided to accommodate all guests.
30 3. The STVR shall conform to all applicable standards in the building, plumbing, electrical,
31 mechanical, fire, health (water and septic), and any other applicable codes. Functioning carbon
32 monoxide detectors and smoke detectors shall be kept in operating order and installed as required
33 by the International Residential Code (IRC). At least one functioning fire extinguisher shall be
34 installed within the STVR.
35 4. Address numbers for the STVR shall be visible from the road.
36 5. The STVR shall be operated in a way that will prevent disturbances to neighboring properties
37 not typical of a residential neighborhood, including but not limited to, loud music, loud noises,
38 excessive traffic, loud and uncontrolled parties, junk/debris/garbage accumulation in the yards,
39 trespassing, barking dogs, or excess vehicles, boats or recreational vehicles parked in the streets
40 in front of the unit. The rental shall not be used at any time to host commercial events, unless the
41 rental is associated with an approved commercial event center.
42

43 C. LIABILITY INSURANCE AND TAXES

- 44 1. Per RCW 64.37.050, a STVR operator must maintain primary liability insurance to cover the
45 STVR in the aggregate of not less than one million dollars or conduct each STVR transaction
46 through a platform that provides equal or greater primary liability insurance coverage.
47 2. Per RCW 64.37.020, STVR operators must remit all applicable local, state, and federal taxes
48 unless the platform does this on the operator's behalf.
49

50 D. SHORT-TERM VACATION RENTAL PERMITS

51 All operators of STVRs shall maintain a short-term vacation rental permit as required in this
52 section. It is a violation of this section to rent, offer for rent, or advertise for rent a STVR without
53 first obtaining a STVR permit.

54 1. APPLICATION PROCEDURE

- 55 a. An application for a STVR permit shall be made to the Community Development
56 Department on a form provided by the Department. The application shall include at a
57 minimum:
- 58 i. Property owner information and the information for a contact person who
59 must be available to respond 24 hours a day, seven days a week to any
60 complaints or inquiries.
 - 61 ii. Occupancy limit for the STVR as determined by the operator.
 - 62 iii. A statement allowing the County reasonable access to the property for the
63 purpose of verifying compliance with this section should the County receive
64 complaints about the STVR.
 - 65 iv. A statement that the STVR complies with the development standards and
66 operational requirements in SCC 21.70.190(B).
 - 67 v. A statement of intent to notify all property owners of record and/or occupants
68 of properties within 300 feet of the STVR. The notice shall include the
69 telephone number of the owner and contact person. The purpose of this
70 notice is so that neighbors can contact a responsible person to report and
71 request resolution of problems associated with the STVR.
 - 72 vi. A statement of intent to collect and remit all required taxes associated with
73 the STVR and to provide liability insurance coverage as required by RCW
74 64.37.
- 75 b. Applications shall be accompanied by a nonrefundable fee payable to the Skamania
76 County Treasurer in an amount established by the Board of County Commissioners.
77 Application fees will be prorated if issued for less than half of the annual term.
- 78 c. The operator shall post a copy of the current permit in a conspicuous place in the
79 STVR.

80 2. TERM OF ANNUAL PERMIT

- 81 a. A STVR permit shall be issued for a period not to exceed one year, with its effective
82 date running from the date of issuance to December 31st.
- 83 b. STVR permits may be renewed annually. Operators shall report on the prior year's
84 occupancy at the time of renewal.

85 3. REVOCATION

- 86 a. In addition to other enforcement options available to the County under SCC 21.100,
87 the following provisions apply to violations of this section:
- 88 i. Failure to meet the operational requirements of SCC 21.70.190(B) or the
89 discovery of material misstatements or providing of false information in the
90 application or renewal process is grounds for immediate revocation of the
91 permit.
 - 92 ii. Other violations of this chapter, including but not limited to
93 investigation/sustaining of complaints, shall be processed as follows:
 - 94 1. For the first and second violations within a twelve-month period, the
95 sanction shall be a warning notice.
 - 96 2. If the same offense continues to occur or a third similar offense
97 occurs at any time during a twelve-month period, the County may
98 either issue a third warning, update the permit to include reasonable
99 special operational standards, or revoke the permit.
- 100 b. The period of time for which a permit is revoked will be determined on a case-by-
101 case basis, but shall not exceed 12 months.

102 c. If the STVR permit is updated or revoked, the Community Development Department
103 shall send written notice to the owner stating the basis for the decision. Operators
104 may appeal the decision to the Board of County Commissioners within 14 calendar
105 days. Upon receipt of an appeal, the Community Development Department shall stay
106 the update or revocation decision until the appeal has been finally determined by the
107 Board of County Commissioners.
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109 OTHER AMENDMENTS

110
111 21.70.180 **ACCESSORY DWELLING UNITS**

112 B. STANDARDS AND CRITERIA

113 1. Only one ADU may be established per legal lot of record and only if a lot contains one principal
114 dwelling unit and no other dwellings. ~~The property owner must occupy either the principal unit or the~~
115 ~~ADU as their permanent residence for at least six months out of each year. To meet this requirement, a~~
116 ~~property owner may include any spouse, child, sibling, parent, grandchild, grandparent, aunt, uncle, niece,~~
117 ~~or nephew of the property owner on title.~~

118 . . .

119 8. Either the ADU or the principal unit, but not both units, may be rented as a short-term vacation rental.
120 ~~Neither the ADU nor the principal unit shall be used at any time as a short term vacation rental. A short-~~
121 ~~term vacation rental is a unit rented out for any period of less than sixty days.~~

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123 D. APPLICATION PROCEDURE.

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125 2. ~~A declaration shall be signed by the applicant and recorded in the auditor's office specifying that the~~
126 ~~owners, successors, heirs, and assigns of the property shall abide by the standards and criteria of this~~
127 ~~section, including specifically the requirement that they occupy either the principal unit or the ADU as~~
128 ~~their permanent residence for at least six months out of each year, and that neither the ADU nor the~~
129 ~~principal unit shall be used at any time as a short term vacation rental.~~