

Short Term Rentals

Operation

Hosting platform requirements	Contact person (if un-hosted)	Information must be given to neighbors within a 300 ft. radius (possibly posted on city web page) Must be able to be reached 24/7/365 and respond within 45 min. Must live within 20 min. of property Contact info must be displayed on a sign outside the house, in case of complaints
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Property must be managed by a licensed realtor/property manager (un-hosted properties)

Maximum occupancy limits	Based on number of bedrooms	2 people per bedroom plus one person per dwelling
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Based on available parking
Limitation on daytime guests

Provide mitigation of adverse impacts on neighbors	Noise	Quiet hours posted
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Parking

No street parking
Limitation on number of cars
Require additional off/on-street parking

Garbage

Garbage day pick up must be posted, cans may not sit on curb longer than 12 hours.

Privacy
Safety

Signage	No signage allowed Sign identifying property as a short term rental (not including vacancy signs)	Sign to include name and phone number of a local contact person responsible for responding to complaints.
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Minimum resident standards	Property specific maintenance standards Meeting basic code/safety requirements	Smoke alarms, carbon monoxide alarms, handrails, fire extinguisher, etc.
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Inspection before permit issued
Annual inspection or other time period
Inspection permit fee

Advertising	Permit number(s)/TOT registration number must be displayed on any advertising.
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Emergency Planning	In case of natural disaster Who to call with problems
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Guest registration