

§ 17.80.090. Short-term rentals.

- A. Purpose. The purpose of this section is to establish rules, regulations, and limitations on housing arrangements which are typically an alternative to traditional lodging/accommodation establishments such as hotels and motels. Short-term rentals provide lodging or housing for terms less than thirty days.
- B. Applicability. The standards herein apply to all short-term rentals as allowed pursuant to Table 17.16.040-1. The provisions of this section shall be applicable to all short-term rentals that provide accommodations for terms less than thirty days. Motels, hotels, lodges, and inns, rental cabins, and long-term residential rentals (thirty days or more) are not subject to the provisions of this section.
- C. Specific Use Standards.
 - 1. Review. Short-term rentals shall be established through a short-term rental application and permit, provided by the community development department. The city may establish or modify a limit on the number of short-term rental permits it allows within the municipal limits, as established by resolution of the city council.
 - 2. Issuance. Permits will be issued and require renewal on an annual basis. During annual permit renewal period, the applicant must demonstrate that the short-term rental has been active (in both advertising and use) during the prior permit period.
 - 3. Types of Rental Situations. Short-term rentals may be permitted as one of the following:
 - a. Dwelling Units. In these situations, a temporary tenant/guest may rent and occupy an entire dwelling unit which may include a house or apartment. These units typically possess a kitchen, bathroom, and any number of sleeping rooms. Dwelling units may have the capacity to support multiple temporary tenants.
 - b. Rooms Within Dwelling Units. In these situations, individual sleeping rooms within a dwelling unit are rented/leased to temporary tenants/guests and the larger dwelling unit may be shared with the permanent resident. Rooms have limited tenant/guest capacity due to their size.
 - 4. Business Registration. Permitted short-term rentals shall maintain an active business registration pursuant to Title 5.
 - 5. Owner/Caretaker Registration. The owner shall register the name and contact information of the responsible caretakers/property manager with the city so that public safety officials can effectively respond to neighborhood complaints or safety-related events. The owner shall also post the caretaker/property manager contact information within each rental.
 - 6. Inspection Required. Prior to issuance of a short-term rental permit, the unit

will be subject to an inspection to determine that the rental unit is safe for human occupancy and in compliance with the Valdez building code. Each rental unit shall have adequate egress, functional smoke detectors, carbon monoxide monitors, fire extinguishers and other safety features as determined by the community development director. Approved units may be subject to inspection during subsequent renewals.

7. Transferability. Short-term rental permits are for specific properties and are not transferable to any other properties. Short-term rental permits are transferable to a new owner, if the property on which the short-term rental is located changes ownership.

(Ord. 24-01 § 1; Ord. 24-13 § 1)