

Table 1: Pros and Cons of Sample Ordinance Options

	Potential Regulation	PROS	CONS	COST / REVENUE IMPLICATIONS
Sample Option 1	<ul style="list-style-type: none"><li>-Allow short term rentals within owner occupied primary dwelling units only (hosted rentals)</li><li>-Require proof of residency (e.g., utility bills)</li><li>-Require property owners to provide one additional parking space</li><li>-Prohibit the short-term rental of accessory buildings, Accessory Dwelling Units and any other building or structure</li><li>-Limit the number of days a short-term rental space can be occupied to 90 days a year – no exceptions</li><li>-Require ministerial permit, payment of taxes and fees and contact information in notice to neighbors</li></ul>	<ul style="list-style-type: none"><li>-Rentals within residences will provide guests with basic conveniences (e.g., kitchen, restrooms, etc.)</li><li>-Requiring property owners to be located on-site could limit neighborhood disturbances (e.g., loud noise)</li><li>-Limits the parking impact by requiring one additional space on the rental property and not allowing rental of accessory buildings simultaneously</li><li>-Reduces potential impacts to neighbors by capping the number of days a residence can be rented</li></ul>	<ul style="list-style-type: none"><li>-May result in illegal rentals of accessory buildings by being too restrictive</li><li>-May result in illegal rentals of residences which exceed 90 days of rental activity</li><li>-Will not allow rental of certain properties that cannot accommodate the required additional off-street parking</li></ul>	<ul style="list-style-type: none"><li>-No tax on potential revenue from accessory building rental</li><li>-Limits tax potential from authorized residences to 90 days per year</li></ul>
Sample Option 2	<ul style="list-style-type: none"><li>-Allow short-term rentals within primary dwellings (host or no-host)</li><li>-Allow short-term rentals within accessory buildings, Accessory Dwelling Units and any other legal building or structure (hosted only: e.g., owner must occupy primary residence)</li><li>-Limit the number of days that a unit can be rented to 90 days a year</li><li>-Require ministerial permit and payment of all taxes and fees but no notice to neighbors</li><li>-Allow exceedances/exceptions through a land use permit process</li></ul>	<ul style="list-style-type: none"><li>-Rentals within residences will provide guests with basic conveniences (e.g., kitchen, restrooms, etc.)</li><li>-Will provide property owners additional revenue generating options by allowing the rental of accessory buildings</li><li>-Provides for a land use permit process to review exceptions</li><li>-Reduces potential impacts to neighbors by capping the number of days a residence can be rented</li></ul>	<ul style="list-style-type: none"><li>-May remove potential long-term rental units from the market</li></ul>	<ul style="list-style-type: none"><li>-Increased tax revenue compared to Sample Option 1, due to a wider range of potential rental unit types</li></ul>
Sample Option 3	<ul style="list-style-type: none"><li>-Allow short-term rentals of all dwelling units whether hosted or not, but require a ministerial permit if owner not to occupy any portion of premises</li><li>-Place no limits on number of days that a building or structure can be rented per year</li><li>-Require payment of all taxes and fees but no permits (except as noted above) and no noticing</li></ul>	<ul style="list-style-type: none"><li>-Does not require property owners to occupy any rental unit</li><li>-Does not limit the number of days a unit can be rented</li><li>-Increases the potential income for property owners</li><li>-Does not require any noticing to neighbors</li></ul>	<ul style="list-style-type: none"><li>-All potential Cons of Sample Option 2</li><li>-Change in neighborhood characteristics from single-family to hotel type turnover</li><li>-Removal of noticing requirements may generate additional code enforcement complaints and inquires to the County regarding neighborhood short-term rental unit activity</li></ul>	<ul style="list-style-type: none"><li>-Increased tax revenue compared to Sample Option 2, due to removing the limit that a property owner can rent a unit or units</li></ul>