

CHAPTER XX.70 VACATION RENTAL REGULATIONS

- xx.70.010 Purpose.**
xx.70.020 Applicability.
xx.70.030 Approval Criteria.

xx.70.010 Purpose. The purpose of this Section is to establish the standards under which dwelling units may be rented for short term and vacation use not to exceed thirty days. Long term rentals of over 30 days are not regulated under this chapter.

xx.70.020 Applicability. Applications for a Vacation Rental Permit shall be processed as a Class 2 application. Vacation Rental Permits are good for one year from the date of approval and must be renewed yearly by the Community Development Director through a Class 1 application. Occupancy will be set using the International Building Code adopted by Pend Oreille County. Failure to receive the required permits or to be in compliance at all times may result in the suspension or revocation of approval and/or civil or criminal penalties. Vacation Rental Permits are not transferable to a new owner or a new location.

xx.70.030 Approval Criteria. At a minimum, all vacation rentals must comply with all County Codes and ordinances, as well as the following conditions, and any additional conditions that may be imposed as a condition of approval by the County:

1. The Project Sponsor shall maintain on file at the ~~County~~ Community Development Department an up-to-date Property Management Plan, approved by the County, that at a minimum includes the following:
 - Identifies and gives contact information for the property owner and agents authorized to act on the property owners behalf,
 - emergency contact information for 24 hour response,
 - that identifies how the Project Sponsor will enforce compliance with the terms and conditions of approval,
 - the location of the nearest medical facilities
 - A plan for trash removal (a minimum of once per week when occupied)
- a. An up-to-date copy shall also be provided by the Project Sponsor to all property owners within 300' of the site on which the vacation rental is located.

2. The Project Sponsor shall maintain on file at the County Community Development, an up-to-date Site Plan, approved by the County, that identifies the location of available off-street parking, refuse and recycling facilities, emergency shut-offs, and on-site amenities.
 - a. There shall be a minimum of 2 off street parking stalls. For every 4 authorized occupants there must be an available off street parking stall (Occupancy load of 12 equates to 3 required off street parking stalls.
 - b. Parking stalls shall be designed to meet the standards set forth in the most current edition of Transportation and Land Development published by the Institute of Transportation Engineers.
3. The Project Sponsor shall maintain on file at the ~~County~~ Community Development Department, an up-to-date certificate of inspection documenting that the facility complies with the life and safety checklist developed by the Community Development Department.
 - a. The Project Sponsor shall schedule a pre-application inspection with the Community Development Department. The Building Inspector shall perform a life & safety inspection and set a maximum occupancy for the structure. The occupancy will be set by using the standards set forth in the International Residential Code as adopted by the County
4. It shall be the responsibility of the Project Sponsor to ensure that users of vacation rentals and any guests shall comply at all times with the terms and conditions of approval and the provisions of the Pend Oreille County Development Regulations.
 - a. It shall be the responsibility of the Project Sponsor and his/her authorized agents to promptly investigate and appropriately respond to complaints. The failure to respond in a timely manner or repeated complaints may result in the suspension or revocation of approval and/or civil or criminal penalties.
5. The Project Sponsor shall be responsible for the collection and payment of all required taxes, fees, and charges and shall provide the County with annual documentation of full compliance.
6. On premise Signage shall be limited to one sign no larger than 16" x 32".