



# TAHOE VACATION HOME RENTAL (VHR) VIRTUAL TOWN HALL

May 13, 2020 | via ZOOM

# Tahoe VHR Town Hall

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- Background
- Program Updates
- Public Information & Map
- Location/Density Restriction Options for the Tahoe Basin
- TRPA Neighborhood Compatibility
- Panel Discussion

# What is a VHR?

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## VHR Ordinance, Chapter 5.56:

- Overnight lodging
- No more than 30 days
- Entire home (non-hosted)



# Recap: Timeline

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VHR  
Ordinance  
Revisions

March  
Update

October  
Update

# Program Updates: VHR Permits

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## *Program Updates*

Public Information & Map

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- 750 Total Active VHR Permits/Applications in Process
- 492 Active VHRs Permits
- 145 Complete VHR Applications (waiting for applicable Fire Department inspection before issuance)
- 72 Incomplete VHR applications (additional information needed for processing)
- 41 Applications submitted for processing
- Approximately 90% of all EDC VHRs/Applications in Tahoe Basin

# Program Updates

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# Location/Density Restriction Options

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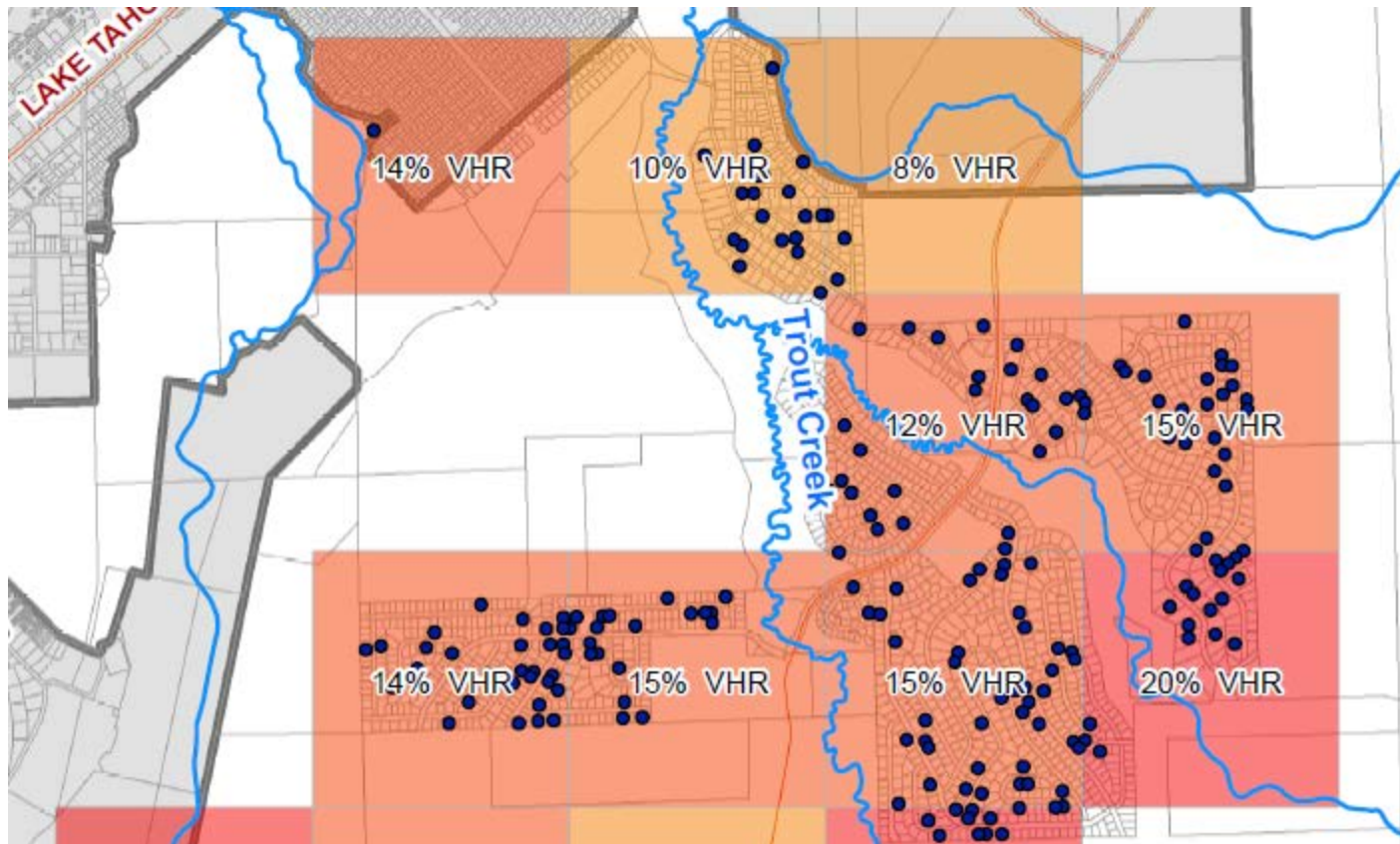
- Cap on the total number of VHRs in the Tahoe Basin by a number chosen by the BOS, such as the total current number; or something higher or lower (Current total/in process: 750)
- Cap on the ratio of VHRs to long-term rentals or owner-occupied homes in the Tahoe Basin
- How do we address *clustering*?



# Location/Density Restriction Options

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- Cap on the number of VHRs in 1/4 mile grid square

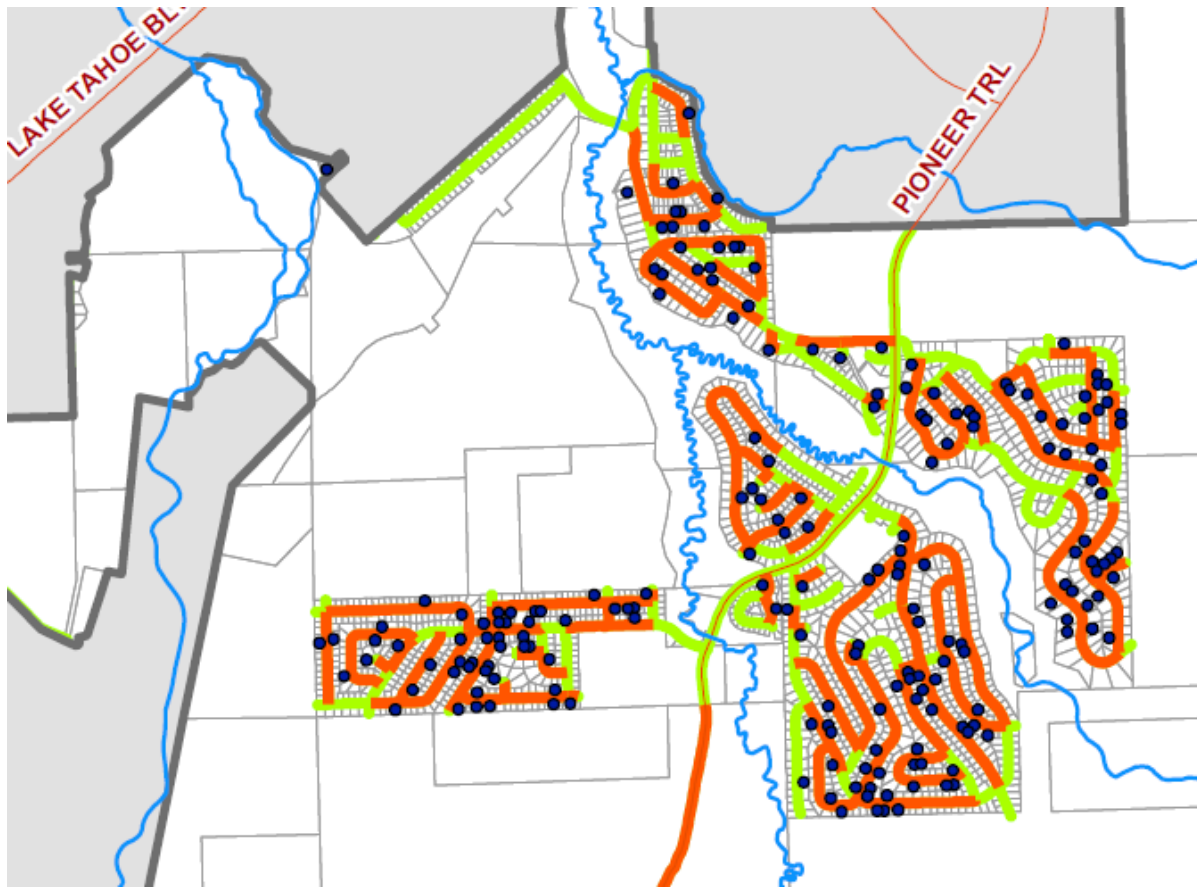




# Location/Density Restriction Options

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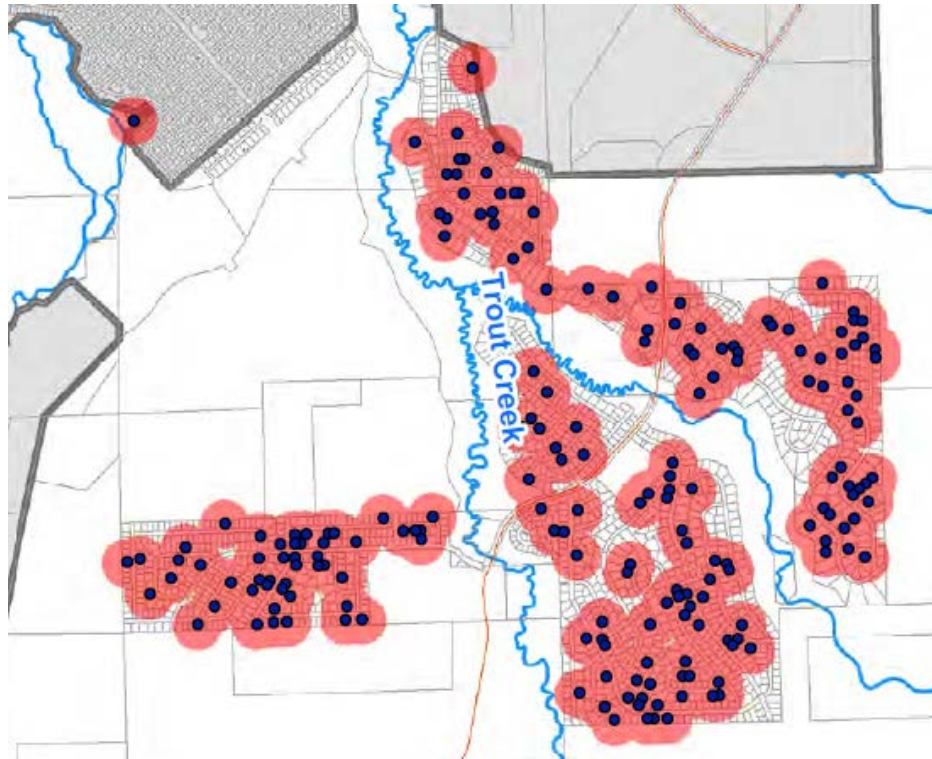
- Limit the number of VHRs per road segment



# Location/Density Restriction Options

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- Limit the number of VHRs by separation distance (i.e. 300 foot buffer, or a 500 foot buffer)



# Location/Density Restriction Options

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- Separation distance (i.e. 300 foot buffer, or a 500 foot buffer) would be easiest to administer, and would likely best address the issues we have heard from the public—i.e. clustering
- Limit VHRs by zone or plan area
- Incentives for locating near transit or amenities?

# Location/Density Restriction Options

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- Limit the number of large VHRs, such as those allowing occupancy over 12, by a greater separation distance (i.e. 1,000 foot buffer)
- Limit the total number of large VHRs, such as those allowing occupancy over 12 (i.e. cap of 10)
- Additional requirements for large VHRs to address unique issues

# TRPA Neighborhood Compatibility

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**TAHOE  
REGIONAL  
PLANNING  
AGENCY**

# TRPA - Neighborhood Compatibility

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On October 23, 2019, the Tahoe Regional Planning Agency (TRPA) Governing Board adopted a code amendment adding short-term rental (STR) neighborhood compatibility as a third criterion to the Performance Review System for the distribution of residential allocations (TRPA Code, Section 50.5.2.E).

# Working Group

The Code Amendments and Guidelines were developed by a Working Group that included all Local Government and Housing Committee members, representatives from neighborhood and environmental groups, the real estate community, the building industry, and the community in general. The Working Group was established to ensure stakeholder and public interest was represented and considered throughout the process.



# Residential Allocations

TRPA Definition - No person shall construct a residential project or commence a residential use that creates one or more additional residential units without first receiving an allocation approved by TRPA and awarded by the appropriate jurisdiction.

# Residential Allocations

TRPA releases up to 120 residential allocations annually to local governments in the following proportions:

<b>TABLE 50.5.1-1: MAXIMUM YEARLY ALLOCATIONS</b>		
<b>Jurisdiction</b>	<b>Current % of Allocations</b>	<b>Maximum Allocation</b>
Douglas County	8	10
EL Dorado County	25	30
Placer County	31	37
City of South Lake Tahoe	28	33
Washoe County	8	10
<b>Total</b>	<b>100%</b>	<b>120</b>

# Performance Review System

Each jurisdiction shall receive a base allocation according to Table 50.5.2-2. The base allocation may be reduced incrementally based on performance.

<b>TABLE 50.5.2-2: ALLOCATION PERFORMANCE TABLE FOR 2015-2032</b>			
<b>Jurisdiction</b>	<b>Minimum Allocation with Deductions</b>	<b>Deduction Increments</b>	<b>Base Allocation</b>
<b>Douglas County</b>	2	2	10
<b>El Dorado County</b>	8	5.5	30
<b>Placer County</b>	11	6.5	37
<b>City of South Lake Tahoe</b>	10	5.75	33
<b>Washoe County</b>	3	1.75	10
<b>Total</b>	34		120

# Performance Review System Criteria

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1. **TMDL**
2. **Permit Monitoring & Compliance**
3. **Short-Term Rental Neighborhood Compatibility**

A jurisdiction shall receive its base allocation for a score of 90 percent or greater based on short-term rental neighborhood compatibility guidelines established by TRPA that address short-term rental location, operations, and enforcement; or b. A jurisdiction shall be penalized one increment of deduction for a short-term rental neighborhood compatibility score between 75 and 89 percent; or c. A jurisdiction shall be penalized two increments of deduction for a short-term rental neighborhood compatibility score below 75 percent.

# Locational Criteria

**Locational** - Requires local jurisdictions demonstrate that STRs will be located consistent with land uses and the transportation goals in the Regional Plan and through policies that address issues such as the proximity to town centers, major tourist facilities, public transit and bike/pedestrian transportation amenities.

Examples:

- The STR neighborhood compatibility program establishes a ratio of long-term to short-term rentals.
- The STR neighborhood compatibility program requires minimum spacing between STRs in residential areas, such as requiring at least 500 feet between parcels with STRs, to address clustering.
- The STR neighborhood compatibility program limits the number of STRs per parcel.
- The STR neighborhood compatibility program requires a two-day minimum stay for STRs.

# Operational Criteria

**Operational** - Requires local jurisdictions demonstrate that they have an ordinance in place that addresses noise, occupancy, parking, refuse, defensible space, water quality, public health and safety, public/visitor education and other program elements, such as on-line permitting and annual renewal/registration.

Examples:

- The STR neighborhood compatibility program establishes quiet hours (e.g., 10:00 p.m. to 7:00 a.m.).
- The STR neighborhood compatibility program requires an STR permit and annual renewal.
- The STR neighborhood compatibility program provides a web-based permitting service and annual renewal service.
- The STR neighborhood compatibility program requires permit fees, inspection fees, & annual renewal fees.

# Enforcement Criteria

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**Enforcement** - Requires local jurisdictions demonstrate that they have a program in place for enforcing the locational and operational STR requirements, bringing illegal STRs into conformance, and addressing nuisance behavior of STR renters and visitors.

Examples:

- The STR neighborhood compatibility program requires a full-time certified local contact (or professional management firm) be available anytime an STR is occupied.
- The STR neighborhood compatibility program provides a 24 hour/7 day a week enforcement hotline.
- The STR neighborhood compatibility program utilizes a rental activity monitoring service or program to identify STRs that do not have permits or certificates and uses that information to require compliance with applicable regulations and requirements.
- The STR neighborhood compatibility program prohibits repeat violators from applying for additional STR permits.



# Town Hall Focus

The County intends to focus on improving its Locational criteria. We were already working on this, but TRPA's Code Amendments have further prioritized it for us.

# Panel Discussion

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## Questions?

Use the CHAT function to send  
in your questions.

TAHOE VHR VIRTUAL TOWN  
HALL #2  
JUNE 10, 2020  
4-6 PM

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