



Short Term Rental Open House Question/Comment Summary

- The beds to units ratio seems very high, putting the average number of beds at 4.
- Concerns about existing STRs reapplying for the next year. Will they get priority?
- Will the number of Type 4s be limited by location or citywide? How do we avoid a concentration in 1 neighborhood?
The number will be limited citywide. Limiting STR densities based on neighborhoods would be complex and require a lot of staffing the City does not have.
- How are the number beds/bedrooms limited?
2 adults and a child under 6 are permitted in a legally established bedroom. Must confirm Island County septic permit and number of permitted bedrooms.
- In regards to enforcement and suspension of licenses, what happens if the STR operator does not have a license to suspend?
The operator will be dealt with the same as any other upermitted operator.
- Since Langley has piloted the ADU/Tiny House code, could Langley pressure Island County into a similar code, possibly to incentivize long term rentals?
The planning department meets with the County often, and has shared our code amendments with them.
- When will the inspections occur?
After a self-verification, inspections are planned to occur with the initial application and possibly every five years afterward.
- What is the demand for Type 4 STRs?
This is currently unclear but owner and manager April Sanders reports that wedding parties and families are most common. She also reports that renters pay \$3000-\$5000 a week to stay at her property.
- What will the limit for Type 4s be?
A specific number has not been established yet, but it will likely be based off a percent of total dwelling units.
- A resident of 22 years shared that a 2 bedroom 1300 square foot home on Saratoga Creek Lane was rented to 9 guests. She reports she discussed this with the City and subsequently filed a formal complaint.
- Will there be handicap requirements?

Since these are residential properties, ADA accessibility will not be required.

- Can a HOA establish their own STR rules?
Yes, but the City doesn't enforce them.
- What is the maximum days/year?
The PAB has decided to limit the number of operators instead.
- Concerns about the density of STRs in certain neighborhoods.
- How much does this enforcement agency cost?
About \$6000 per year.
- The application fee creates value. How much will the application fee be?
A fee has not been decided on yet, though it must account for administrative costs and inspection costs.
- Have you looked into the regulations of other similar jurisdictions?
Yes, Brigid has been researching the regulations of other cities, including Coupeville, Seattle, Leavenworth, and Spokane.
- When will the ordinance be complete and take effect?
First it must have a public hearing at PAB, and then be approved by Council before coming into effect.
- Is Type 4 the only limited category?
Yes.
- Is this only within City limits?
Yes.
- What will the application look like?
An application has not been created yet, but will be designed to be user friendly.
- Is there another tax besides the hotel/motel tax that the city will collect?
No, not besides the initial fee for application.

