

Short Term Rental Regulations Summary

Primary goal

Balance the economic opportunity created by short term rentals with the need to maintain supply of long-term rental housing stock available at a range of prices.

Secondary goals

A) Ensure a level playing field for individuals and companies in the short term rental market and B) Protect the rights and safety of owners, guests and neighbors of these units.

Definitions

- “Short Term Rental” is a booked stay of 29 consecutive nights or fewer
- “Long Term Rental” is a booked stay of 30 consecutive nights or more (these stays are excluded from an operator’s cumulative Short Term Rental nights total)
- “Operator” is the rental host
- “Platform” is the online company that facilitates the rental (Airbnb, VRBO, etc.)

Basic Regulatory Framework:

	Primary Residence Short term rental operator resides on-site	Not Primary Residence Short term rental operator resides off-site
Rented 90 cumulative nights or fewer for short term rentals in 12 month period	Status Quo (includes having a business license and paying applicable taxes)	Status Quo (includes having a business license and paying applicable taxes)
Rented 91 cumulative nights or more for short term rentals in 12 month period	Requires a new Short Term Rental Operator’s license in addition to business license.	Prohibited

Requirements of a Short Term Rental Operator license

- proof that the unit being rented is your primary residence,
- proof of liability insurance that covers the short term rental use,
- a local contact number for guests,
- a signed declaration that the unit is up to code, and
- basic safety information posted for guests in the unit.

Requirements of a Short Term Rental Platform license

- to provide information about Seattle’s regulations to operators using the platform and
- to share basic data with the City on a quarterly basis, including
 - names and addresses of operators, and
 - the number of nights each operator has rented on the platform for the last 12 months (excluding stays of 30 consecutive nights or longer).