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:

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

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).