

Short Term Rental Regulations Summary

Updated April 2017

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

Requires a new **Short Term Rental Operator’s license** in addition to a business license.

Requires a new **Short Term Rental Operator’s license** in addition to a business license. **Limited to 1 dwelling unit, in addition to the operator’s primary residence located in the City of Seattle**

Requirements of a Short Term Rental Operator license

- proof that the unit being rented is your primary or secondary residence,
- include the license number on any listing advertising or soliciting the property for use as a short-term rental
- 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,
- provide booking services only with operators who have been issued a short-term rental operator’s license, and
- share basic data with the City on a quarterly basis, including
 - the total number of short-term rentals listed on the platform, and
 - the total number of nights each listing was rented through the short-term rental platform