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>Primary Residence</th>
<th>Not Primary Residence</th>
</tr>
</thead>
<tbody>
<tr>
<td>Short term rental operator resides on-site</td>
<td>Requires a new Short Term Rental Operator's license in addition to a business license.</td>
</tr>
<tr>
<td>Requires a new Short Term Rental Operator's license in addition to a business license.</td>
<td></td>
</tr>
</tbody>
</table>

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