



Seattle
Finance &
Administrative Services

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<p>Department: City of Seattle Department of Finance and Administrative Services</p>	<p>Rule No: STR-1</p>	<p>Supersedes: New</p>
<p>Subject: Primary Residence</p>	<p>Code and Section Reference(s): SMC 6.600.030</p>	
<p>Approved:</p> <p><u><i>Mary M</i></u> Division Director</p> <p><u><i>Sherrin Crawford</i></u> Business Unit Officer</p> <p><u><i>Calvin W. Goings</i></u> Calvin W. Goings, Department Director</p>	<p><u>12/6/18</u> Date</p> <p><u>12-6-18</u> Date</p> <p><u>12/6/18</u> Date</p>	

Calvin W. Goings, Department Director

**City of Seattle Rules for Short-Term Rentals
Director's Rule STR-1, Primary Residence
SMC 6.600.030**

This rule defines a primary residence as the term applies to a short-term rental (STR) operator and describes evidence that may be used to document the operator's primary residence. An operator may only have one primary residence as specified in the Seattle Municipal Code (SMC).

Overview

The STR license is designed to limit the number of and regulate the operation of STR properties.

Definition and Application

Primary residence means a person's usual place of return for housing where one makes their home and conducts their daily affairs, including, without limitations, paying bills and receiving mail. A primary residence is generally the dwelling unit with the residential address used on documentation related to identification, taxation and insurance purposes, including, without limitation, income tax returns, medical service plans, voter registration, pay check stubs, lease or rental agreement, mortgage agreement, bank statements, driver's license, valid state identification, and/or vehicle registration.

As part of the license application or renewal process (e.g., to validate an operator meets and does not exceed restrictions on the number of allowed units), the Department of Finance and Administrative Services (FAS) Director or his or her designee will require that an operator provide two supporting documents verifying the address of the primary residence. Supporting documents include, but are not limited to, the documentation described above.

In some instances, a business entity may offer a unit for short-term rental use. Each principal, as defined by SMC 6.600.030, in the business entity may have a property interest in no more than two short-term rental units, one of which is the principal's primary residence or the primary residence of one of the business entity's other principals listed on the same short-term rental license. SMC 6.600.040.B.1, 6.600.040.B.2 and 6.600.040.B.3 provide the exceptions to this.