

From: [Randy Lewis](#)
To: [Marissa Watson](#)
Subject: Fw: Short Term Rental Regulations Draft
Date: Friday, November 15, 2024 1:08:14 AM
Attachments: [image001.png](#)
[ME PAC Public Hearing Draft STR Regulations Mikes edits.docx](#)

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Fyi ...

From: Mike Hill <Mojo18rebar@outlook.com>
Sent: Monday, October 28, 2024 12:53 PM
To: Randy Lewis <rjl023@hotmail.com>
Subject: RE: Short Term Rental Regulations Draft

Hello Randy this is Mike Hill responding with my edits to the STR draft regulations. As I stated in the past regarding these STR regulations I have several STRs in Colorado, California and Alaska and all 3 are regulated with similar regulations as these so I don't find anything in these regulations to be unreasonable in any way, however I did make a few minor edits such as complaint response time from 1 hour to 2 hours and onsite time from 2 hours to 3 hours, also I made an edit regarding parking and beach access when needed to require signage to be clearly posted.

Thank you

Michael L D Hill


Email; mojo18rebar@outlook.com

As Iron Sharpens Iron so Shall One Person Sharpen Another

From: Marissa Watson <MWatson@masoncountywa.gov>
Sent: Tuesday, October 22, 2024 11:17 AM
To: Bob Wilkerson <robertwilkerson@comcast.net>; Brad Carlberg P.E. <brad.carlberg@bsc-engineering.com>; Jeff Carey <jcarey.jac.abuga@gmail.com>; Mike Hill <mojo18rebar@outlook.com>; Randy Lewis <rjl023@hotmail.com>; Terri Arcieri <terriarcieri@gmail.com>; Will Harris <wharris.allyn@gmail.com>
Cc: Mariah Frazier <MFrazier@masoncountywa.gov>; Kell Rowen <KRowen@masoncountywa.gov>
Subject: Short Term Rental Regulations Draft

Hello PAC,

Attached is the word version of the STR regulations, tracking is locked in the on position. If you have any questions let me know.

Randy requested a reminder of dates discussed:

All PAC members with suggested edits should have their edited version to Randy by November 4th and then Randy should have a word document with everyone's suggestions to me by November 18th. There was also discussion about Randy verifying with each member that he correctly captured their comments before sending me the final version, please do so.

Just a note, if we have a lot of comments in the side bar it can get messy. My suggestion is if you are adding comments to the document be clear and concise and if you want to elaborate prepare a separate document with further explanation. If you do add additional comment in a separate word doc, please provide to me by the 18th so it can be distributed and members can be prepared to discuss and weigh in at the meeting in December.

Thank you,

Kind Regards,
Marissa Watson
Senior Planner | Long Range



Phone: 360-427-9670 ext. 367
Email: mwatson@masoncountywa.gov
Address: 615 W Alder Street Shelton, WA
98584

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Randy Lewis Commentary on Short Term Rentals

To me this seems like more of an overall county enforcement issue rather than a specific STR enforcement issue. Why overlay existing ordinances with redundant ordinances we are already not enforcing, or enforcing poorly.

There is also the issue of frequency of bad behavior. The horror stories are real, and need serious attention, but what portion STR bad behavior compared to overall county bad behavior.

Initial data appears to show that for example septic issues related to STRs are a fraction of septic safety issues in the broader county. I would like to [see more data on other issues](#), such as the number of bad behavior complaints by neighbors of STRs compared to the number of similar bad behavior complaints by neighbors of “non-STR” housing.

Although perhaps out of scope for this committee (Except that the committee is tasked to recommend required fees for such implementation) I personally do not believe we should implement some type of AI algorithm to monitor STR behavior. For one, this seems like government “big brother” overreach, plus two, the vibe is that we are setting up more favorable response time for a specific type of dwelling.

As for the horror stories, cannot these be accommodated by enforcing existing code, or by neighborhood solutions? In particular for “rich” investors taking over neighborhoods by buying and turning homes into STRs, not sure county ordinance can or should muzzle the free market, although perhaps zoning could help for those area where zoning might create remedies or mitigate problems

May I suggest documenting existing laws that apply to STR’s, State and County, then identify issues specific to STRs that needs to be remedied by new STR – specific ordinances.

Below is an attempt to create an [initial list](#) of existing and proposed new laws applying to STRs. Not a comprehensive list, but if the committee likes the concept the list can be fleshed out.

Existing State Law

RCW 64.37 -> WA State – general STR regulations / RCW 82 -> State Taxes and Fees

Existing County Ordinances

MCC 6.72 -> Solid Waste / MCC 6.76 -> Sewage Systems

MCC 10 -> Vehicles and Traffic / MCC 15 -> Development Code / MCC 9 -> Peace, Morals and Safety

Proposed STR Specific New County Ordinances

(Numbers below are placeholders. Final numbers, if adopted, may differ)

MCC 17.100.010 – Purpose / MCC - 17.100.020 Definitions

MCC 17.100.040 – Type of STRs / MCC 17.100.050 – Standards for Operation of Short-Term Rentals

MCC 17.100.070 - Existing Short-Term Rentals

Chapter 17.100.xx Review Of Short Term Rentals By Jeff-Carey 11/03/24

Opinion 1:

After much review & public testimony of both written & at the PAC recent hearings it is my view that until the county comes up with plan & implementation process to administer and enforce the existing health, safety, civil , & criminal rules, regulations and laws that arise with short term rentals (STR) creating any additional regulations no matter how valid is a waste of resources at every angle I look at.

There are definitely problems with STR's unlike most any other business I know. However, we should run a test for year or so upholding the current health, safety, civil , & criminal rules, regulations and laws to see how many of the problem and concerns we can solve before enacting additional rules and regulations and laws.

Opinion 2:

If we really are hell-bent at this time on amending chapter 17.100.xx then here is what I would like to see amended.

1. Big picture separate the STR's into 3 tiers or levels.
 - a. Onsite owners:
 - b. Offsite State of Wash. absent ownership:
 - c. Out of state absent ownership:
2. Page 1 of 8 of draft 17.100.xx:
 - a. No changes.
3. Page 2 of 8 of draft 17.100.xx:
 - a. Section 17.100.040; Create 3 types or tiers as I proposed above in opinion 2.1.
 - b. Section 17.100.050; Item B allow recreational trailers & motor homes if facilities to support exist. (Opinion; No different than an ADU in my view).
 - c. Section 17.100.050; Item D1: Allow two (2) adults or three (3) children per bedroom.
 - d. Section 17.100.050; Item E2: STR Site/property must be posted with on site signage showing parking location (s).
4. Page 3 of 8 of draft 17.100.xx:
 - a. Section 17.100.050; Item G: STR site plan on site and or posted
 - b. Section 17.100.050; Item H: Need Definition of operator.
 - c. Section 17.100.050; Item H: The **whole paragraph should be removed**, Sub section (H1) should be kept along with contact info on site and provide this info to adjacent property owners.
 - d. Section 17.100.050; Item I: Within subsection 1a and subsection 2 both **subsections should be removed. (It is not the county's role nor does it have the time to ensure that state or federal taxes are paid.)**
 - e. Section 17.100.050; Item K: Okay as is. Permitting Short-Term Rentals
5. Page 4 of 8 of draft 17.100.xx:
 - a. Section 17.100.060; Item b: Notification should be attached to the county's existing "**Taxsifter Database**" for public access to review.
 - b. Section 17.100.060; Item b: subsections 3A,3B, & 3Ba;
 - i. For 3A Notify only adjacent parcels,
 - ii. For 3B, Should be handled the same way SEPA's are handled.
 - iii. For 3Ba, This is not needed. Failure with any STR regulations is a violation of the STR code.
6. Page 5 of 8 of draft 17.100.xx: Application requirements are generally okay. **Question how does the county handle existing motels & etc. non STR's??**

Chapter 17.100.xx Review Of Short Term Rentals By Jeff-Carey 11/03/24

7. Page 6 of 8 of draft 17.100.xx: Jeff Ran out of time to fully review, comment & propose any changes to this page. Good Luck.
8. Page 7 & 8 of 8 of draft 17.100.xx:
 - a. Section 17.100.080; Item H: There is a violations and enforcement section dealing with complaints prior to the section 17.10.080 on Violations & Enforcement and that these 3 sections need to go in a complaints portion of Violations and enforcement on pages 7 & 8 of 8.
 - b. I cannot find any complaint handing process on the county website. This is a problem for our residents.
 - c. At this time I do not see or find an adequate working complaint process or public record keeping methods, processes & procedures for both the operators and the public. The county estimates there could be 1,100 STR's in mason county or little over 3% of the total county wide residential units.
 - d. Substantiated complaints vs unsubstantiated complaints how to handle?
 - e. For substantiated violations:
 - i. 2) The penalties for violations of this chapter are outlined as follows:
 1. The first violation shall be a fine of \$350.
 - a. Major vs minor violations what #?
 2. The second violation shall be a fine of \$1000.
 - a. Major vs minor violations what #?
 3. The third violation shall be a fine of \$3000 and/or revocation of an issued short term rental permit
 - a. Major vs minor violations what #?

Areas to Contemplate:

1. **Violations and Enforcement ad Records: Very incomplete and inadequate at this time.**

Short-Term Rental (STR) Discussion
Comments on Draft Mason County Ordinance 17.100, *Short-Term Rentals*

Recommendation: accept RCW 64.37, *Short-Term Rentals*, as the base Mason County (MC) 17.100, *Short-Term Rentals*, ordinance. Add a requirement that owners provide renters, not the county, a Property Management Plan that includes STR specific information. An edited draft MC 17.100, in tracked changes, is provided.

Comment: do not require registration/permitting, fees to operate a STR, pre-inspections (building, fire, public health, etc.), occupancy limits, proof of solid waste collection, etc.

Discussion: each of the primary topics listed in the draft MC 17.100 along with topics from the early 2024 survey, two Board of County Commissioners (BOCC) Workshops, and public testimony at the PAC on October 21, 2024, are addressed below.

1. **General:** it is the author's belief that less, not more, regulation is desired by citizens from government. Likewise, all law, ordinances, or regulations should be fairly (i.e., without bias) and reasonable enforced. Specifically crafting a county ordinance and targeting enforcement of existing ordinance/laws to STR owners and occupants, and not all residents, is discriminatory.

Comment: STR owners/managers have a vested interest in managing and maintaining a well-run STR. Proper management, operation, and maintenance results in more renters, preserves the value of the home, and maintains good relations with neighbors.

2. **RCW 64.37 Short-Term Rentals:** provides reasonable definitions, requires paying taxes, addresses consumer safety, covers STR platform requirements, and the need for minimum liability insurance. The draft MC 17.100 largely duplicates, directly or indirectly, RCW 64.37 in Sections 17.100 020 and 050 (a), (b), (h), (i), and (j).
3. **Sewage:** is has been stated that STRs are a source of higher-than-normal sewage releases due to overpopulating the dwelling units above the septic or sewer system capacity. At the 10/21/24 PAC it was reported that 4 sewage releases are attributed from STRs and 100 to 150 for all other residences (non-STRs) in the previous approximately two years. The Mason County Housing Needs Assessment, July 2024, developed for the Comprehensive Plan reports a total of 33,461 housing/dwelling units in the county. This includes single family residences, townhouses, multifamily units, and manufactured homes. The Planning Department reports there are about 1,100 STRs based on a review of STR platforms.
 - a. **Analysis:** the STR sewage release rate is 3.64 releases per 1,000 STRs (4 releases / 1,100 STRs). The standard home sewage release ranges from 3.09 to 4.63 sewage releases per 1,000 homes [100 to 150 releases / (33,641 homes - 1,100 STRs)].
 - b. **Conclusion:** the draft MC 17.100.050 (c) and (d) sections are not required. STR sewage releases are like, or possibly lower than, standard homes. Therefore, regulating the number of people in a STR and restating existing sewage inspection requirements is not needed. The homeowners / management companies are doing an adequate job today with current regulations.
4. **Solid Waste:** the county has existing solid waste requirements. If an STR does not abide by reasonable solid waste disposal (timeliness, completeness of pick up, etc.), then it degrades

the property and tenant reviews, hence return and future renters. If there is a persistent problem, existing ordinance can address the problem.

Comment: there are numerous residences in MC that have months (if not years) of trash and rubbish on their properties. These should be a focus of rubbish enforcement action.

5. **Safety Equipment:** appropriate Washington Administrative Codes (WACs) shall be followed. Restating those requirements in MC 17.100 is redundant. This applies to smoke and carbon monoxide detectors, along with fire extinguishers.
6. **Property Management Plan:** Agree, minimum elements of a property management plan should be listed in MC 17.100. The Property Management Plan should be made available to renters. Mason County offices do not need to receive a copy, review, or approve the plans.
7. **Registration, Inspections, and Fees:** Why is registration and fee collection being suggested? Based on discussions, the registration is needed to know who has a STR and to collect fees to hire code enforcement officials. Two questions surface; 1) are STRs really an issue and 2) is this a start of MC regulating all in-home businesses (including teleworking)? Based on the unquantified data, STRs may have issues with limited unruly/disorderly guests. However, little to no empirical data has been presented to support registering all STRs, collecting fees, and hiring inspection/enforcement contractor and/or staff members.

Conclusion: no registration or fee collection is needed, at this time. MC needs to enforce existing laws/ordinance fairly and objectively for all citizens/residents.

8. **Enforcement and Fines:** recommend no additional enforcement or fines. If there is an issue with a lack of enforcement, which I believe there is, then it applies to all county residents, not just STR owners and occupants.
9. **Homeowners Associations (HOAs):** if MC17.100 retains its current content, then language needs to be developed to address how HOAs with existing STR covenants/rules need to respond. The language needs to address:
 - a. Setting a period for HOAs to modify their existing STR covenants/rules to align with MC ordinance language, if there are disconnects.
 - b. Need language on double jeopardy. If an HOA and MC has a fine process can both impose a fine for the same offense? Which authority takes precedence? If the first finds no fault, can the second still review and fine?
 - c. Some HOAs (Cushman, see attached) allows the use of a camping lots as a STR location if the renter brings their own RV. This activity would likely be banned as an STR (and from STR platforms) based of the current draft MC 17.100. Is this an appropriate activity for MC to regulate or should the HOAs be allowed to self-regulate?

Comment: allow HOAs to self-regulate.

10. **Other Topics:** The following topics are not currently called out in the draft MC 17.100, but did surface during the survey, a workshop, or public testimony. Most, if not all, are addressed in current state law and/or MC ordinance. Topics include use of fireworks; speeding and reckless driving; new MC taxation of STR owners/users; assault, vandalism, and theft by STR renters; banning all STR signage; limiting the number of STRs in a geographic area;

and requiring STR owners/management to check in with neighbors to see if there are problems.

Comment: no additional language is needed in MC 17.100.

11. Open Topics/Discussion:

- a. Inspections: if the determination is made that inspections (fire, public health, building, etc.) are needed, then MC 17.100 must specifically define the standards/codes to be enforced.
 - i. Fire Extinguishers: if inspections are required, then the standard must be stated (e.g., NFPA 10, which requires more than just annual inspections). The draft MS 17.100.050 (k) (2) a. language that reads “Extinguisher(s) shall be serviced annually by a firm licensed in the State of Washington.” Needs to include a reference to an inspection standard.
 - ii. Building Codes: what code applies? Is it Code of Record (i.e., the year the structure was built), code at the time the dwelling unit became a STR, or current building code? If it is either of the latter two, then many dwelling units may be found to be unworthy as an STR, yet perfectly adequate for a residence.
- b. How do we, or do we even need to, regulate non-dwelling units (RVs, tents, etc.) that are being provided as if they are STRs? Note: this is an option in the Lake Cushman STR rules.

William Harris, PE, PMP, RMP
PAC Member

2176288 Mason County WA

02/14/2022 02:58:45 PM RESOL

eRecorded #171010 RecFee: \$210.50 Pages: 8

LAKE CUSHMAN MAINT

Lake Cushman Maintenance
Company 3740 N. Lake
Cushman Road Hoodport,
WA 98548

Document Title:

Lake Cushman Maintenance Company Board Resolution 09-21
LCMC Relating to Regulation of Short-Term Rental Properties within
the Lake Cushman Development. Approved at the November 13,
2021, meeting of the Lake Cushman Maintenance Company Board
of Directors.

Exhibit A was approved at the Boards December 11, 2021, Meeting

Grantor:

Lake Cushman Maintenance Company

Grantees:

Public

Legal Description:

Plat of Lake Cushman Divisions I through 19; Eastside 1 Plat;
Westside I Plat; Westside 2 Plat, Westside 3 Plat

LAKE CUSHMAN MAINTENANCE COMPANY
Homeowners Association for The Lake Cushman Development
3740 N Lake Cushman Road, Hoodspport, WA 98548-9711
(360) 877-5233 FAX: (360) 877- 6713
TOLL FREE: 1-888-777-6443

Lake Cushman Maintenance Company

POLICY RESOLUTION NUMBER #09-21

RESOLUTION #09-21 WAS PASSED BY THE BOARD AT THEIR NOVEMBER 13, 2021, MEETING, PENDING REVIEW OF EXHIBIT A AT THEIR DECEMBER 11, 2021, MEETING.

EXHIBIT A WAS APPROVED AT THE BOARD'S DECEMBER 11, 2021, MEETING.

Relating to the Regulation of Short-Term Rental Properties Within the Lake Cushman Developments

WHEREAS, Article II, item #11 of the Articles of Incorporation of the Lake Cushman Maintenance Company assigns the Board of Directors ("Board") the ability to exercise such powers of control, interpretation; construction, consent, decision, determination, modification, amendment, cancellation, annulment and/or enforcement of covenants, reservations, restrictions, liens and charges imposed upon said property, and as may be vested in, delegated to or assigned to said corporation and such duties with respect thereto as may be assigned to and assumed by said corporation, all powers and duties necessary for the administration of the affairs of the Lake Cushman Maintenance Company ("Association"); and,

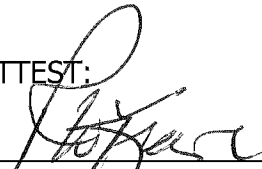
WHEREAS, Article II, item #16 of the Articles of Incorporation provides that the directors can do any and all lawful things which *may* be advisable, proper, authorized and/or permitted to be done by said corporation under or by virtue of any restrictions, conditions and/or covenants or laws affecting said property or any portion thereof (including areas now or hereafter dedicated to public use); and to do and perform any and all acts which may be either necessary for, or incidental to, the exercise of any of the foregoing powers or for the peace, health, comfort, safety and/or general welfare of lessees of said property, or portions thereof, or residents thereon, shall exercise their powers and duties in good faith and in the best interest of the Association and its members; and,

WHEREAS, the Board of Directors wishes to establish standards for the operation and governance of Short-Term Rental properties within the Cushman Developments and received a recommendation from the

Architectural Committee (August 25, 2021), which serves as an advisory Committee to the Board; and,

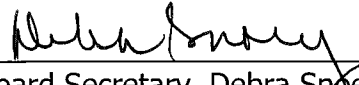
WHEREAS, the Board of Directors/Architectural Committee have taken proactive steps in engaging the membership of the Association, asking for comments/suggestions regarding the regulation of Short-Term Rentals, integrating changes to the original version on 3 separate occasions and over a time period of approximately 2+ years.

NOW, THEREFORE, BE IT RESOLVED that the Board of Directors hereby adopts *Resolution #09-21* and the associated regulation of short-term rental properties, as defined, and outlined within Exhibit A (Attached herein). When adopted, this new policy will be integrated into Resolution #09-19, Architectural Committee Policies and Procedures as a component under Section III, Development Rules.

ATTEST:


Board President, Dick Kruse

Date 3 February 2022



Board Secretary, Debra Snoddy

Date 2/3/22

Exhibit A

Short Term Rentals

DEFINITIONS

"Short Term Rental" aka STR means a single-family dwelling rented for the purpose of continuous overnight lodging for a period of not less than one night and not more than thirty days.

"Owner" can be a single person, a marital unit, a group of people or a corporate entity such as an LLC.

"Guest" shall mean the person or persons over the age of three who occupy and contract with the Owner for use of the STR.

"Responsible Party" shall mean the owner of a residential dwelling being used as a STR as well as any person designated by the owner who is responsible for compliance with this Resolution.

"Strike" as referenced in the Three Strike Rule in the AC policy.

REQUIREMENTS FOR SHORT TERM RENTAL BUSINESS'S

* Owners of STRs must comply with Washington State Short Term Rental Policy (RCW) and Business License requirements (if required) and present documentation supporting required approvals with the LCMC Main Office. All short-term rental property owners must register with the LCMC Main Office, even if using corporate platforms such as Airbnb or VRBO or others. Violations for not registering with the LCMC Main Office will result in a fine, as outlined within the most recent, approved version of the LCMC Fee and Fine Schedule.

* With a valid license, Owners may rent out up to two homes or improved properties as an STR, provided one is the Owner's primary/secondary residence.

* No more than one STR will be allowed on a single parcel. Owners RVs and Travel Trailers shall not be used as an STR. Only Mason County approved structures such as homes and ADU's qualify as a Short-Term Rental. (Recreational vehicles may not be considered as an ADU per Mason County code.)

* An STR shall not be placed on the same lot as a Residence, unless it is a Mason County approved ADU.

* Maximum occupancy of the rental shall be based on the number of bedrooms the septic allows. No more than two (2) overnight guests per approved bedroom plus two additional overnight guests shall be accommodated at any one time. A guest is a person over three years of age. Example: an approved 2-bedroom home can have up to 6 guests and an approved 3-bedroom home will be allowed up to 8 guests.

* A camping lot must have power, water, and a Mason County Health Department approved septic system. If not used for an RV, lots must have bathroom facilities that contain, at a minimum, a Mason County approved toilet and sink (plumbing permit) to properly handle onsite generated septic wastes. Guests may bring their own RV's; however, all recreational vehicles must have gray and black water containment tanks and/or be directly connected to the functional septic system by a discharge hose, approved by the Mason County Health Department. No black or gray water may be dumped or drained onto the property from any source.

* A copy of materials used to market an STR shall be provided to LCMC at the time of registration. Materials shall clearly list the maximum number of occupants and shall not exceed that limit. All advertisements must clearly state how many occupants may occupy the residence.

*One on-site parking space shall be provided for each bedroom within the vacation rental. Parking on the street, right away or other LCMC properties is not allowed in accordance with LCMC Resolution #01-17, Towing and Removal of Items from LCMC Road Right of Ways.

* Changes in Ownership: A buyer of an existing STR may continue that STR location by filling out the required registration form within thirty (30) days at LCMC office, provide a Washington State Business License, if necessary, and the signed LCMC registration form stating they have read and will comply with LCMC regulations.

* Large gatherings, parties, or other special events which would result in a violation of occupancy limits, traffic, parking, garbage, and excessive noise are prohibited from occurring at an STR property.

* The Architecture Committee will be responsible for issuance, denial, or revocation of any STR permit. Appeals of denials and/or revocation can be made to the Board of Directors if previously denied by the Architecture Committee.

OWNER'S RESPONSIBILITIES

* The Owner or Responsible Party shall prepare a written notice and shall mail or deliver the notice to all residents and owners of property abutting or across the street from the Short-Term Rental. The notice shall state the intent to operate a Short-Term Rental and the number of bedrooms that will be rented to overnight guests and include information on how to contact the responsible party by phone.

* The Owner or Responsible Party must be available (telephone, text, or email) twenty-four (24) hours per day, seven (7) days per week for the purpose of responding within two (2) hours to complaints regarding the condition of the Short-Term Rental or the conduct of the occupant(s) of the Short-Term Rental.

* The Owner or Responsible Party, upon notification that any occupant or guest has created any unreasonable noise or disturbance, engaged in disorderly conduct, or committed a violation of any applicable law, rule or regulation pertaining to the use and occupancy of the Short-Term Rental, shall promptly respond in an appropriate manner within two hours and require an immediate halt to the conduct and take such steps as may be necessary to prevent a recurrence of such conduct. Failure of the Responsible Party to respond to calls or complaints regarding the condition, operation or conduct of a Guest in an appropriate manner within two hours shall constitute a violation of this Policy.

* Prominently display in the STR the rules of conduct, covenants for the division and a map clearly depicting the property boundaries, along with a warning not to trespass, quiet hours, prohibition of fireworks and current burn restrictions. Evacuation maps must be placed in a highly, visible location in the STR. Owners are strongly encouraged to requiring renters to sign a form, outlining these rules and their understanding of them at the time of check-in.

* Weekly solid waste collection or appropriate means to remove solid waste shall be the responsibility of the STR Owner. Lessees shall include a method for solid waste (garbage) disposal on the STR application in applying with LCMC. Solid waste shall be stored in completely enclosed and secured solid waste receptacles.

ENFORCEMENT

Failure of the owner or the authorized agent or local contact of an STR to respond to a complaint arising out of the occupancy and use of STR by a

tenant, guests or visitors is a violation and will be fined in accordance with the most recent version of the LCMC Fee and Fine Schedule, approved by the Board of Directors. Fines will be assessed in the following order:

The first call and violation received – Written warning.

The second call and violation is a monetary fine. Currently \$250 per violation.

The third call and violation is a monetary fine. Currently \$500 per violation.

Fourth call and violation will result in revocation of the short-term rental permit and license for a 5-year period.

Failure to register an STR is a monetary fine. Currently \$500 per event.

If a violation is upheld by the Board of Directors, there will be a "Strike" administered towards the property. (See AC Three Strike Rule).