



SHORT-TERM RENTALS

Mason County

Mason County wants **YOUR** input!

on Short-Term Rentals (**Airbnb**, **VRBO**, **HomeAway**)

The Planning Department is conducting public outreach to gather community opinions on issues and advantages related to regulating short-term rentals. This information will be used to inform the County as regulations are drafted. The last day to participate in this short survey is Friday, January 12, 2024.

Use this QR-code to access the survey.
Can be completed in under **3 minutes!**

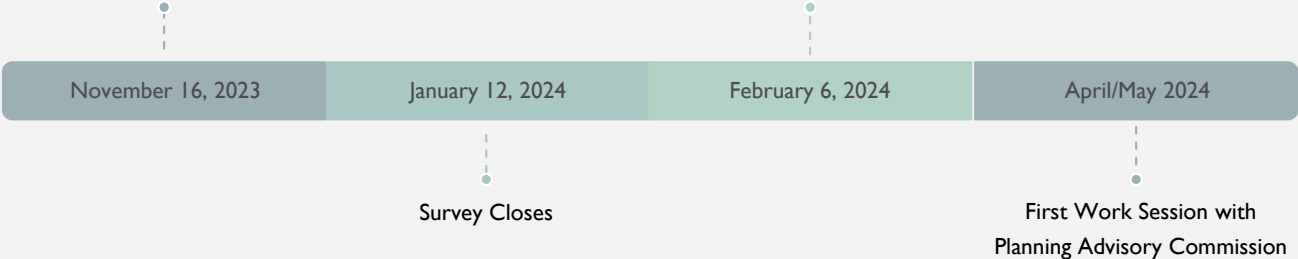


4,204 shoreline property owners

SURVEY

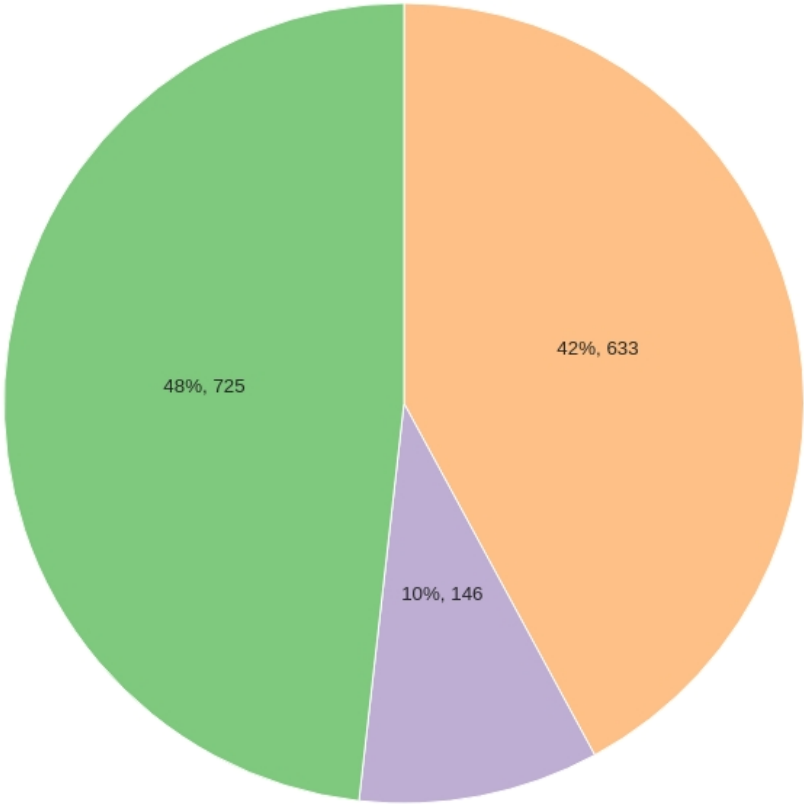
Short Term Vacation Rentals Survey Opens

BOCC Work Session on Survey Responses and Recommendations



Q - Have you been negatively impacted by, or do you have concerns about short-term rentals (Airbnb, VRBO, HomeAway, etc.) in Mason County, Wa?

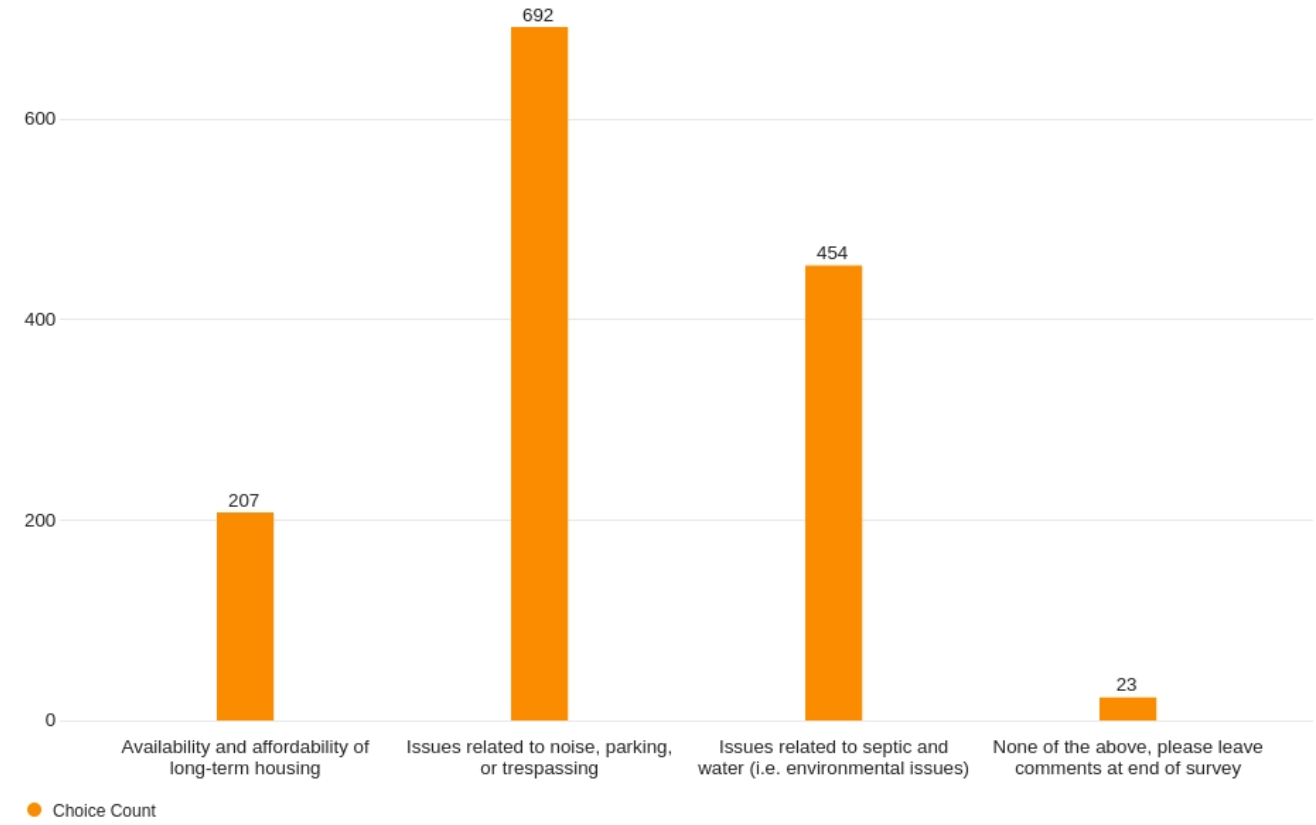
1504 Responses



Yes Maybe No

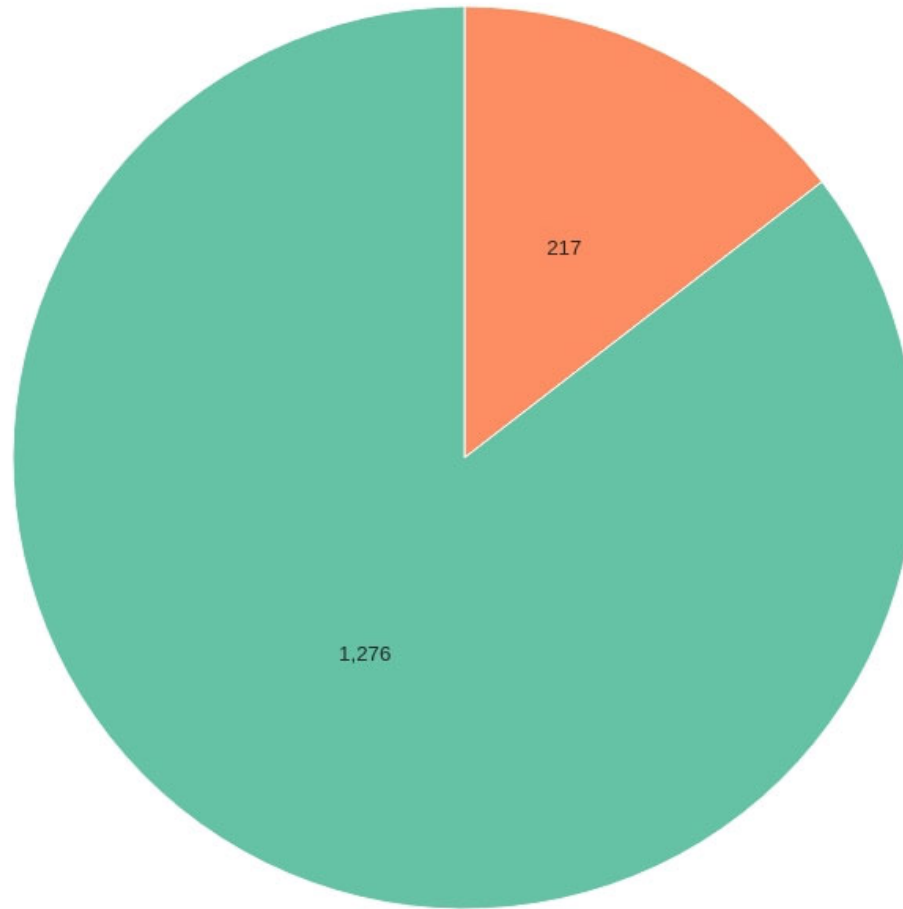
Q - If you answered YES or Maybe to the previous question, which of the below best describes the impacts or concerns? More than one answer may be chosen.

770 Responses



Q - Do you own or host a short-term rental (STR)?

1493 Responses



● Yes, I own and/or host STR(s) within Mason County, Wa ● No

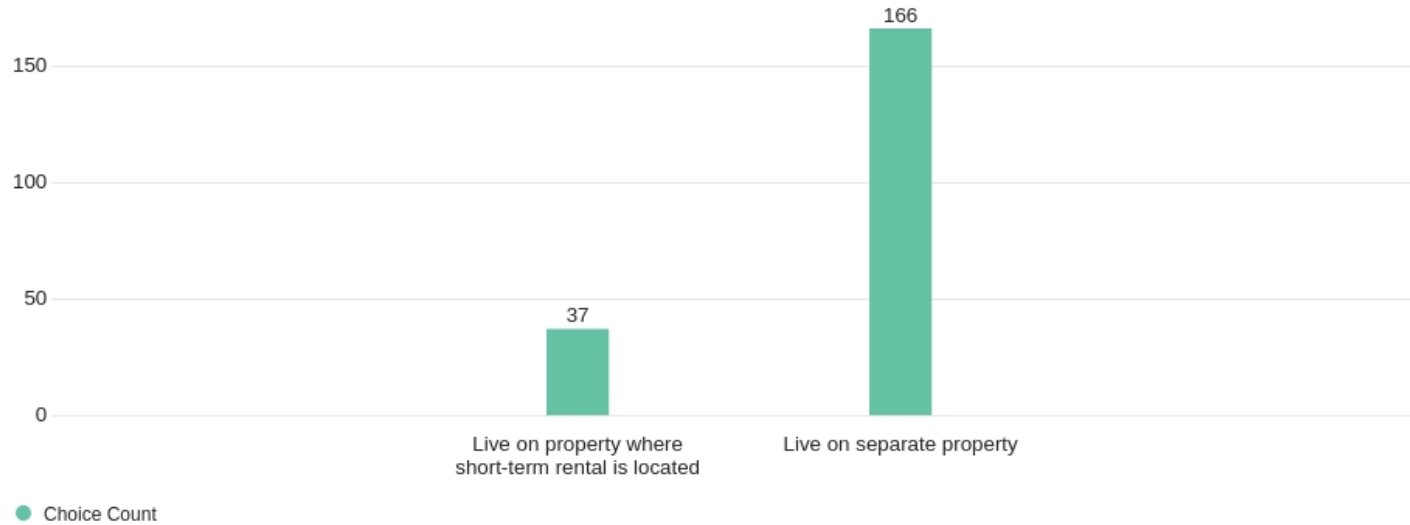
Q - What type of short-term rental property do you own and/or host?

204 Responses

Field	Choice Count
Single-Family Home	80
Vacation Home	111
Apartment	4
Other	9

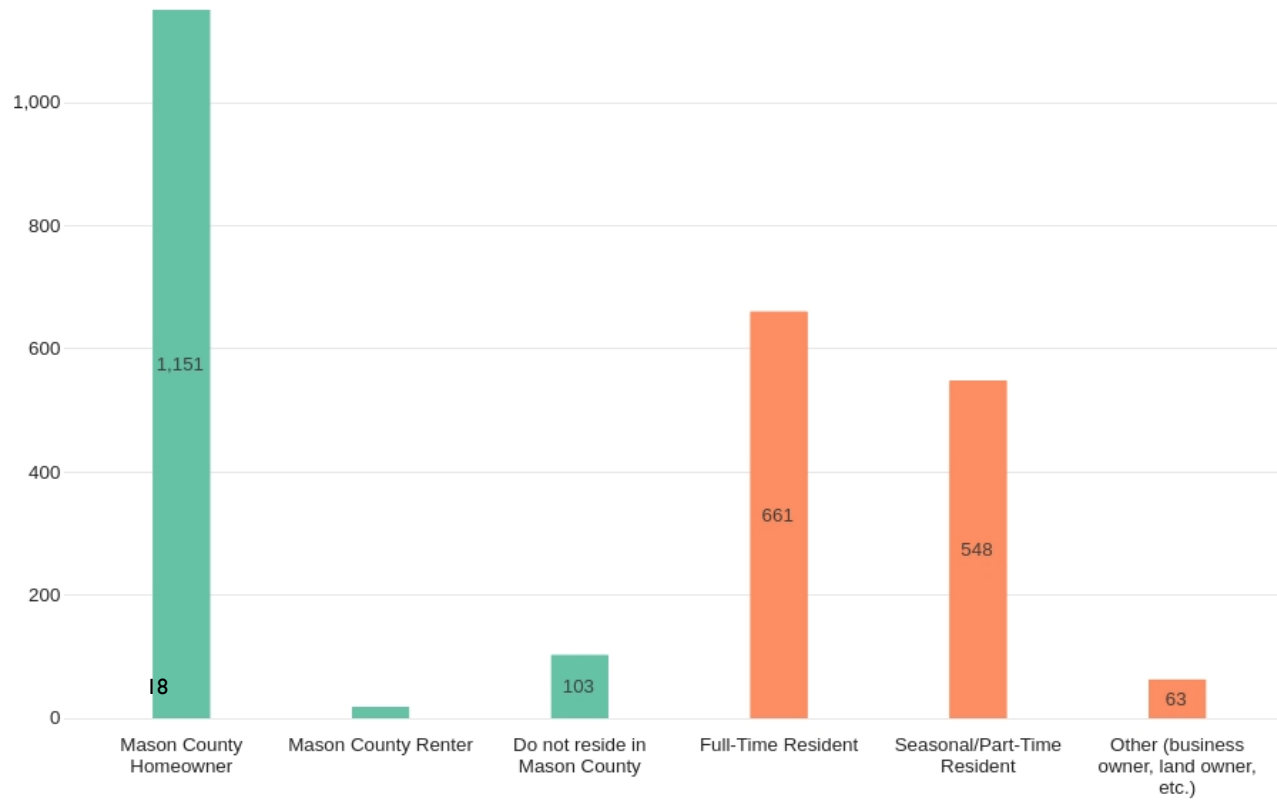
Q - Do you live on the property where you host short-term rentals, or is it a separate property?

203 Responses



Q - What best describes your residency?

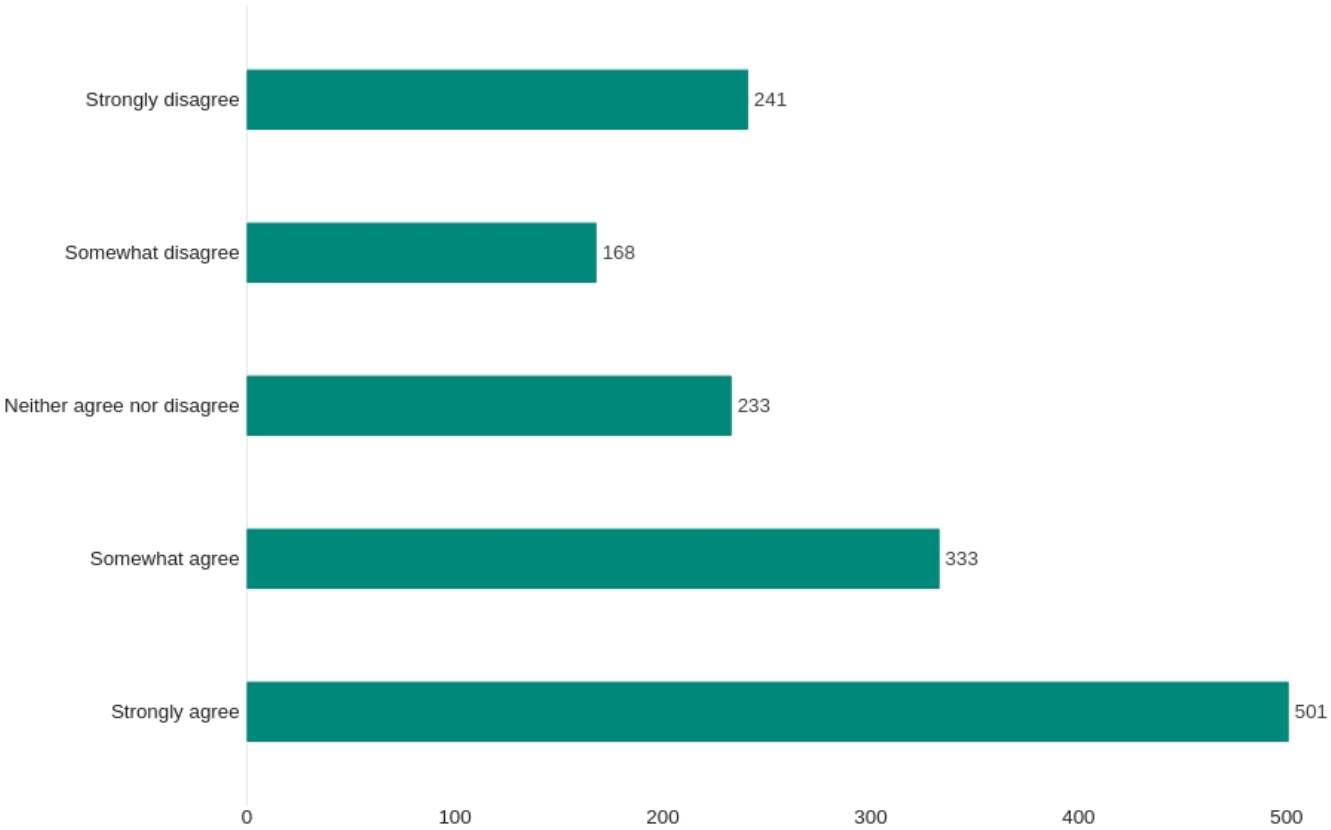
1272 Responses



● Are you a full-time resident, seasonal/part-time, or other (e.g. business owner, etc.)? ● What best describes your residency?

Q - Short-term vacation rentals can benefit the economy of Mason County?

1476 Responses



● Choice Count



CONCERNS ABOUT STRS

- Private neighborhoods should not be public playgrounds – every weekend a party
- Community Fracture – Living next to strangers
- Water quality – septics and our waterways/shellfish
- Commercial use of a residentially zoned district
- Strangers, theft, noise, safety
- STR owner responsiveness to issues/complaints
- If regulated who will enforce or is there the capacity to enforce
- Lack of infrastructure and investment to attract vacationers allowing VRBO model to destroy the communal nature of residential neighborhoods
- Contribution to the long term rental shortage/pricing out younger generation or those on fixed incomes
- Additional wear and tear on roads
- Additional calls to fire/ems/police and who compensates

OPPOSITION TO REGULATING STRS

"Self-regulating" - regulations already in place to address issues (state, HOAs, str platforms)

Reviews on STR platforms such as Airbnb, Vacasa, Etc. will deter guests from utilizing trouble properties with health and safety issues

STR establishment was reason for investment in Mason County

Regulations will only hurt the "little guy" and not corporate land lords – ability to afford recreational property or supplement fixed income

STRs are an income generator, creating jobs, benefiting tax revenue, attracting tourism

STRs make up the deficit in hotels/motel/resorts in Mason County, as well as provide better options for families

Regulations for STRs should be the same as those for long term rental landlords

STRs are better maintained than long term rentals & bad long term renters are harder to evict

Private property – private business no government interference

Move to generate more revenue for government which will lead to increased prices for end user which will lead to less rental activity

Trouble properties already exist in county that lack enforcement – why pick on STRs

No identified issues – more speculation and gossip than valid complaints

SPECIFIC REGULATIONS/
RULES MENTIONED IN SURVEY

Department	Category	Specific Regulations/Rules Mentioned
Planning	Zoning Definitions Limitations of use Character/Aesthetic	<ul style="list-style-type: none"> Limits on # of STRs (% of permanent residence in area) <ul style="list-style-type: none"> County wide In specific areas Within HCDAs Along shorelines Lottery if # of STRs already exceeds % of STRs allowed in area Ban outright! Regulate length of stays (min. # days to avoid partiers) Regulate # days in year STR can be rented out Timeframe between rental periods Min % of community permanent full time residency Owner/host lives on premises/lives within an hour Review like Cottage industry Regulated in sensitive ecosystems/no STRs on waterfront Commercial business should be located in appropriately zoned area Parking must be on site Registration/license with County & listed on County website Clear definitions of what an STR is and is not "yurts, rv's, tents, and sheds" on vacant land
Enforcement		<ul style="list-style-type: none"> More officers for regulations to be beneficial Easily enforced Hotline for complaints/violations Clear reporting structure Tracking and enforcement system in place - easy Fining violators - what agency responsible Violations # before revoking license Violations corrected within time period or revoke license
Building		<ul style="list-style-type: none"> Annual Safety inspections (not to code) Remodel (# of bedrooms higher than permitted) Structure(s) not to Code Regulate like commercial/hotel Occupancy limits STRs "yurts, rv's, tents, and sheds" on vacant land
Fire Marshall		<ul style="list-style-type: none"> Annual Safety inspections/Fire extinguisher Sprinklers per IBC for transient facilities Burn ban violations Upland STRs "camps" and brush fires



QUESTIONS

HOW ARE SHORT-TERM RENTALS REGULATED IN WASHINGTON

Skamania County

- Specifically outlines the structures that qualify for STR use
- Annual license
- Basic operation standards
- License fee is based on tier system that depends on owner/host presence on site, as well as occupancy limit
- Notification to neighbors within 300 feet
- Revoking permit – can be immediate if operational requirements are not met or mis-statements/false information provided for application or renewal

Grays Harbor County

- Specific zoning districts
- Occupancy 2 per bedroom + 2 additional people
- Specific structures cannot be used as STR
- Advertising must include County permit #
- STR owner provide three consecutive years of records to County
- Contact available 24 hours & responds physically within 3
- Neighbors contacted
- Renewal requirements
- Outlines the difference between a permit violation and an operations violation and penalties
- Clear complaint path outline

San Juan County

- Detached ADUs not allowed as STRs
- Occupancy limits
- Typical rules of conduct posted
- One parking site per bedroom
- State & local regulations pertaining to licensing and taxes
- STRs vested or approved after Ordinance date have an expiration date unless certification of compliance
- Operational Requirements
- Limits on permits in different areas of County
- Permits issued by lottery

Chelan County

- STR Permitting depends on location
- Tiered permitting based on owner/host presence on site & occupancy limits
- Limited # of STRs
- Minimum lot sizes for NEW STRs
- Requirements for proof of lawful establishment in order to continue as legal non-conforming
- 2 person per bedroom, including children
- Specifies overnight and daytime occupancy limits per tier
- Operational standards
- Initial permit issuance requires fire, safety, health, standards, and building code compliance inspection