

## Attachment 2: Short-Term Rental Division Data Report

### Introduction

This report includes data on the makeup and use of Truckee's current Short-Term Rental inventory and provides a comparison of data from year end 2021 and 2022, and 2023 year to date. The Short-Term Rental Division committed to conducting a year-end review of the Short-Term Rental Program and then will complete a bi-annual review after that.

### Content

- 1) Registered Short-Term Rentals – Year-End Data Comparison
- 2) Multi-Family Residences
- 3) Waitlist Applications
- 4) Transient Occupancy Tax
- 5) Short-Term Rental Compliance

## 1. Registered Short-Term Rentals – Year-End Data Comparison

### 1a. STR's as a Percentage of Truckee's Housing Stock:

Truckee's Housing Stock	2021	2022	2023
Housing Units Town-Wide	13,674	13,713	13,713*
STR Registration Certificates Available	1255	1255	1255
% Town-wide housing stock registered as STR's	9.2%	9.2%	9.2%
Single-Family	9.1%	9.3%	9.4%
Multi-Family	11.1%	8.8%	8.2%

Figure 1a shows the percentage of total housing units, and the percentage of single family and multi-family housing units (apartments, condo, townhomes) that are registered as STR's compared to the total housing stock. Total housing unit data for 2021 and 2022 are from the State of CA DOF E-5 reports; 2023 updated housing count data will not be pulled until 1/1/2024. There were an additional 39 units added to the Town-wide housing stock between 2021 and 2022. This addition, along with the reduction in the number of multi-family units registered as an STR, has yielded an increase of 0.3% of the single-family housing stock being registered as an STR, and a decrease in 2.9% of the multi-family housing stock being registered as an STR.

\*13,713 - 2023 Housing Units Town-Wide: Assumes there are no changes in the number of housing unit's town-wide from 2022.

### 1b. Registered STR's:

Registered Short-Term Rentals		
Year	STR Count	Notes
2021	1255	
2022	1217	
2023	1212*	As of 7/7/23

\*Registration Cap is 1255 (1230 to the STR Program; 25 to the STR Token Program); 1212 current registration count as of 7/7/2023; 18 registrations will be released to the waitlist in August 2023.

### 1c. Registered STR's by Property Type:

	2021		2022		2023	
Property Type	STR Count	% Total	STR Count	% Total	STR Count	% Total
Single-Family	1051	84%	1037	85%	1043	87%
Multi-Family	195	16%	172	14%	161	13%
ADU	9	1%	8	1%	8	0.4%
<b>Total</b>	<b>1255</b>	<b>100%</b>	<b>1217</b>	<b>100%</b>	<b>1212</b>	<b>100%</b>

Figure 1c represents the count of registered STR's by property type. From 2021 to 2023 we see that there are 34 less multi-family units and 1 less ADU. We have seen an increase in 6 single-family units in 2023 since 2022.

### 1d. STR's by Property Type and Bedroom Count (# and %):

Property Type	Permitted Bedrooms									
	0	1	2	3	4	5	6	7	8	2023 Totals
Single-Family		12	106	604	271	37	9	3	1	1043
Multi-Family	1	27	75	53	3	1			1	161
ADU		6		2						8
<b>Total</b>	<b>1</b>	<b>45</b>	<b>181</b>	<b>659</b>	<b>274</b>	<b>38</b>	<b>9</b>	<b>3</b>	<b>2</b>	<b>1212</b>

Property Type	Permitted Bedrooms									2023 Totals
	0	1	2	3	4	5	6	7	8	
Single-Family	0%	1%	9%	50%	22%	3%	1%	0%	0%	86%
Multi-Family	0%	2%	6%	4%	0%	0%	0%	0%	0%	13%
ADU	0%	0%	0%	0%	0%	0%	0%	0%	0%	1%
<b>Total</b>	<b>0.1%</b>	<b>3.7%</b>	<b>14.9%</b>	<b>54.4%</b>	<b>22.6%</b>	<b>3.1%</b>	<b>0.7%</b>	<b>0.3%</b>	<b>0.2%</b>	<b>100%</b>

Property Type	Permitted Bedrooms									2022 Totals
	0	1	2	3	4	5	6	7	8	
Single-Family	0%	1%	9%	49%	22%	3%	1%	0%	0%	85%
Multi-Family	0%	2%	7%	5%	0%	0%	0%	0%	0%	14%
ADU	0%	0%	0%	0%	0%	0%	0%	0%	0%	1%
<b>Total</b>	<b>0.1%</b>	<b>3.9%</b>	<b>15.6%</b>	<b>53.6%</b>	<b>22.2%</b>	<b>3.4%</b>	<b>0.8%</b>	<b>0.2%</b>	<b>0.2%</b>	<b>100%</b>

Property Type	Permitted Bedrooms									2021 Totals
	0	1	2	3	4	5	6	7	8	
Single-Family	0%	1%	8%	46%	23%	5%	1%	0%	0%	84%
Multi-Family	0%	3%	7%	5%	0%	0%	0%	0%	0%	16%
ADU	0%	1%	0%	0%	0%	0%	0%	0%	0%	1%
<b>Total</b>	<b>0.1%</b>	<b>4.5%</b>	<b>14.7%</b>	<b>51.0%</b>	<b>23.6%</b>	<b>4.9%</b>	<b>0.9%</b>	<b>0.2%</b>	<b>0.2%</b>	<b>100%</b>

Figures in 1d present permitted bedroom count by property type represented by both count and percentage. Three to four bedrooms for single-family homes remains the majority for STR's which currently makes up 72% of the STR stock, up 3% from 2021. The number of 1- and 2-bedroom units has decreased slightly from 19.2% in 2021 to 18.6% during this time period.

**1e. STR Property Owners with More Than 1 STR Certificate:**

	2 Properties Registered	3 Properties Registered
2021	9	1
2022	8	1
2023	11	2

Figure 1e reveals the regularity at which owning multiple STR properties occurs in Truckee. Currently 13/1212 properties are part of the multi property STR portfolio. While the practice exists in Truckee, a minority of STR operators fall into this category. The data above is based on a comparison of owner name. It should be noted that properties are often owned by LLCs, Trusts, or other naming conventions that may not be easily traced back to the owner, and therefore additional multi property owners may exist.

**1f. STR Property Ownership by Residency Status – Primary vs Secondary:**

	2021		2022		2023	
Nevada County Homeowner Exemption	Count	% Total	Count	% Total	Count	% Total
Yes - Primary	90	6%	91	7%	91	8%
No - Secondary	1165	94%	1126	93%	1121	92%
<b>Total</b>	<b>1255</b>	<b>100%</b>	<b>1217</b>	<b>100%</b>	<b>1212</b>	<b>100%</b>

Figure 1f presents the number and percent of STR-registered properties that file as a primary homeowner exemption vs secondary homeowner exemption (i.e., vacation homes) for tax purposes with Nevada County Assessor's Office. In comparison the 2021, 2022 and 2023 calendar years pose no significant change.

**1g. STR Property Operated Individually vs Property Manager:**

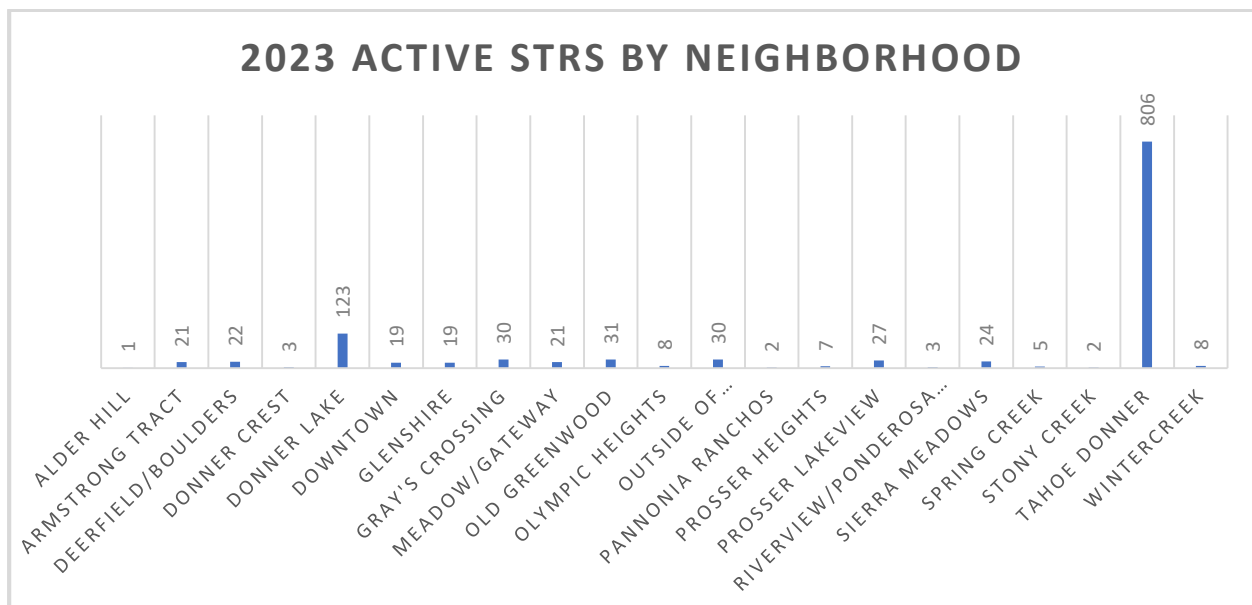
STR Property Operators - Individual vs PM								
2021			2022			2023		
STR Operator	Count	% Total	STR Operator	Count	% Total	STR Operator	Count	% Total
Individual	702	55.9%	Individual	601	49.4%	Individual	601	49.6%
Property Manager	553	44.1%	Property Manager	616	50.6%	Property Manager	611	50.4%
<b>Total</b>	<b>1255</b>	<b>100%</b>	<b>Total</b>	<b>1217</b>	<b>1</b>	<b>Total</b>	<b>1212</b>	<b>100%</b>

Figure 1g shows registered STR properties operated by both individuals and property managers in 2021 thru 2022 calendar years. In 2022 we see an increase in properties being managed by a property manager in comparison to 2021; then a slight decrease in 2023. It is almost split 50/50 in 2022/23 and 2021 was 56% individuals vs. 44% property manager.

## 1h. STR's by Neighborhood:

Active STR's by Neighborhood						
Neighborhoods	2021 Count	% Total	2022 Count	% Total	2023 Count	% Total
Alder Hill	0	0%	1	0%	1	0%
Armstrong Tract	17	1%	19	2%	21	2%
Deerfield/Boulders	26	2%	22	2%	22	2%
Donner Crest	2	0%	3	0%	3	0%
Donner Lake	124	10%	122	10%	123	10%
Downtown	23	2%	21	2%	19	2%
Glenshire	18	1%	17	1%	19	2%
Gray's Crossing	32	3%	31	3%	30	2%
Meadow/Gateway	20	2%	21	2%	21	2%
Old Greenwood	36	3%	31	3%	31	3%
Olympic Heights	10	1%	9	1%	8	1%
Outside of Neighborhood	36	3%	35	3%	30	2%
Pannonia Ranchos	2	0%	2	0%	2	0%
Prosser Heights	6	0%	6	0%	7	1%
Prosser Lakeview	26	2%	29	2%	27	2%
Riverview/Ponderosa/Fairway	2	0%	3	0%	3	0%
Sierra Meadows	23	2%	23	2%	24	2%
Spring Creek	5	0%	6	0%	5	0%
Stony Creek	2	0%	2	0%	2	0%
Tahoe Donner	835	67%	805	66%	806	67%
Wintercreek	10	1%	9	1%	8	1%
<b>Total</b>	<b>1255</b>	<b>100%</b>	<b>1217</b>	<b>100%</b>	<b>1212</b>	<b>100%</b>

Figure 1h denotes active STR's by neighborhood. We continue to see the highest concentration of STR's in Tahoe Donner and Donner Lake. The percentage of STR's in those neighborhoods from 2021-2023 have continuously maintained at approximately 77%.



### 1i. STR's Transitioning to Long-Term Rentals:

Properties that have at different times participated in both STR and Lease to Locals Programs	
Registered STR - Pre STR Ordinance	20
Registered STR - Post STR Ordinance	11
<b>Total</b>	<b>31</b>

Figure 1i shows registered STR's that have participated in the Lease to Locals Program. Of the 31 there were a total of 20 properties that were registered as an STR prior to the STR Ordinance going into effect showing movement from short-term to long-term renting.

## 2. Multi- Family Residences

### 2a. Sales of Multi-Family Properties & Estimated Sales Price of Multi-Family Properties – Percent Affordable to Households Under 245% AMI:

	# of Multi-Family Sales	Median Sales Price	Average Sales Price	245% AMI 2 Person	245% AMI 4 Person	Affordable Price 2 Person	Affordable Price 4 Person	% Affordable 2 Person	% Affordable 4 Person
2021-22	117	\$690,000	\$681,950	\$181,055	\$226,380	\$686,923	\$858,886	49%	79%
2022-23	61	\$655,000	\$670,838	\$192,815	\$241,080	\$731,540	\$914,658	56%	85%
Difference	-56	(\$35,000)	(\$11,112)	\$11,760	\$14,700	\$44,617	\$55,772	7%	6%

Figure 2a represents multi-family property sales from Redfin where 2021-22 data is compiled from mid-July 2021 to mid-July 2022, and 2022-23 data is compiled from mid-July 2022 to mid-July 2023. Area Median Income (AMI) data which is the midpoint of the region's income distribution is derived from California Dept of Housing and Community Development. The further data shows the income of households at 245% AMI, estimated affordable home price for 245% AMI households, and percent of homes sold that are affordable to households at 245% AMI for both 2-person and 4-person household sizes. 245% AMI is used because this is the maximum income limit for the Town's Truckee Home Access Program.

While we see an overall decrease of multi-family properties sold between 2021-22 and 2022-23, such properties became more affordable to households at 245% AMI during this time period. Median sales price of multi-family units decreased by \$35,000 and the average sales price decreased by \$11,112 from 2021/22 to 2022/23. During this same time period, AMI and maximum affordable home price increased by 6.5%. As a result, we see a 7% increase in the percentage of multi-family homes sold that are affordable for a 2-person household at 245% AMI and a 6% increase for a 4-person household at 245% AMI in 2022-23.

### 2b. Multi-Family Properties that Applied for the Waitlist:

Multi-Family Unit Waitlist Applications Received	
*Multi-Family	34
Lodging Units Exemption	9
<b>Total</b>	<b>43</b>

\*Multi-Family: 34 waitlist applications were received for multi-family units that were unable to be approved per TMC Section 5.02.030(E)(2)(c): No new transient occupancy registration certificates will be issued for multi-family dwelling units, with the exception of units that were originally approved as "lodging units" rather than dwelling units, as addressed below.

\*Lodging Units Exemption: 9 Tahoe Donner Lodge Condo multi-family units applied and were approved to the waitlist per TMC Section 5.02.030(B): Units within developments that were originally approved as "lodging units" rather than dwelling units will not be subject to the prohibition of new transient occupancy registration certificates in multi-family dwellings. Currently 3 are registered STR's and 6 are on the waitlist.

### 3. Waitlist Applications

#### 3a. STR Waitlist Applications:

STR Waitlist Applications Received	Count	% Total
Currently Waitlisted	172	32%
Waitlist Applications Denied (not eligible)	86	16%
Registration Opportunity Provided	216	41%
Application Reviews in Process	56	11%
<b>Total</b>	<b>530</b>	<b>100%</b>

Figure 3a displays the total number of waitlist applications received from June 13, 2022, until July 14, 2023, with current associated status. Of the 530 waitlist applications received we have been able to proceed with approval of 73%, 16% have been denied due to the property being a multi-family unit/ADU, located in Placer County, hasn't owned the property for 365 days, vacant lot/property yet to be constructed, active code case or information requested never provided (i.e., recorded grant deed). We currently have 11% (56 applicants) have signed up for our waitlist application sign-up sheet since mid-June that are in the midst of review due to our software change to GovOS. Of the 216 opportunities leant to the waitlist to register as an STR, 90% have completed their registration and hold an active registration certificate while 10% chose not to register.

#### 3b. 2023 Non-Renewals that Signed-up for the Waitlist:

2023 Non-Renewals	Count
2022 Registrants that did not Renew for 2023	99
2022 Registration Did not Renew - Applied for the Waitlist	40

Figure 3b shows 2023 non-renewals that have signed-up for the waitlist application process. Of the 1230 active registrations at the end of 2022, 99 did not renew for the 2023 calendar year prior to the renewal deadline; this is 8% of the total active registration count in 2022. Of the 99 registrations that did not renew, 40 properties (40%) re-applied for the waitlist suggesting that they unintentionally missed the renewal deadline.

#### 3c. STR Waitlist Applications Received at the Year Mark (365 Day Waiting Period):

STR Waitlist Applications - Received at Year Mark of Ownership			
	Total		Sub-Total
Applied to the Waitlist	52	Waitlisted	34
		Denied	8
		Application Review in Process	10

Figure 3c relays the total number of waitlist applications received at or shortly after 365 days of home ownership (June 2022-July 2023). Denied applications were denied due to the property being multi-family, located in placer county, or vacant lot/property yet to be constructed.

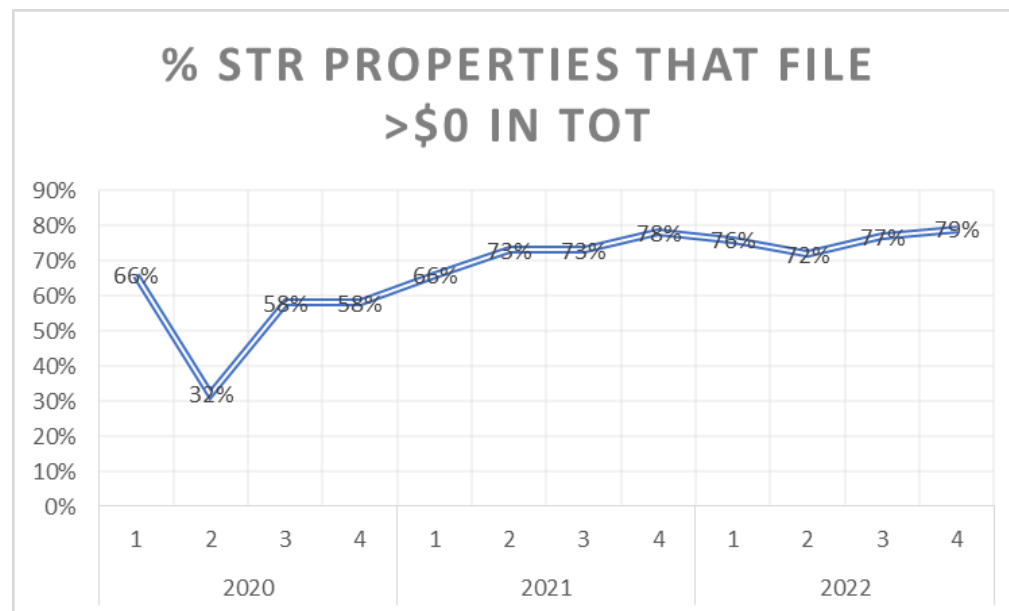
## 4. Transient Occupancy Tax

### *Frequency of Use of STR's in Truckee*

#### 4a. Annual # of Nights Reported:

Annual # Nights Rented	2021			2022		
	Frequency	Cumulative %	% yearly total	Frequency	Cumulative %	% yearly total
0	116	9%	9%	99	9%	9%
1-7	51	14%	4%	51	13%	4%
8-30	179	28%	15%	170	28%	15%
31-60	214	46%	18%	222	47%	19%
61-90	181	61%	15%	202	64%	17%
91-120	144	72%	12%	184	80%	16%
121-150	127	83%	10%	107	89%	9%
151-180	74	89%	6%	73	95%	6%
181-210	58	94%	5%	31	98%	3%
211-240	36	97%	3%	13	99%	1%
241-270	22	98%	2%	9	100%	1%
271+	19	100%	2%	2	100%	0%

#### 4b. Percentage of STR Properties that Remit More than \$0 in TOT:



Data in figures 4a-4b is collected by Transient Occupancy Tax (TOT) remittance, which STR operators are required to submit quarterly. Figure 4a shows the number of nights that STR operators report having rented their properties for the year. 4b displays the percentage of the total properties each quarter that report more than \$0 in TOT. When a property rental is paid for, that STR then owes TOT to the Town of Truckee; properties remitting \$0 indicate they have not rented their property in that quarter.

## Taxable Receipts (Revenue) STR's

### 4c. FY (Add Fiscal Year Range) Taxable Receipts:

	2021			2022		
Annual Taxable Receipts	Frequency	Cumulative %	% yearly total	Frequency	Cumulative %	% yearly total
0	116	9%	9%	99	8%	8%
\$0-\$25,000	548	53%	44%	450	46%	38%
\$25,001-\$50,000	348	81%	28%	350	75%	29%
\$50,001-\$75,000	141	92%	11%	179	90%	15%
\$75,001-\$100,000	64	97%	5%	78	96%	7%
\$100,001-\$125,000	21	99%	2%	25	98%	2%
\$125,001-\$150,000	4	99%	0%	11	99%	1%
\$150,001-\$175,000	3	100%	0%	3	100%	0%
\$175,001-\$200,000	3	100%	0%	2	100%	0%
\$200,000+	3	100%	0%	2	100%	0%

### 4d. Average Taxable Receipts per STR Property (Year-Over-Year Comparison):

	2021	2022	% Change
Mean	\$ 33,180	\$ 37,535	13%
Median	\$ 26,187	\$ 30,421	16%

Figure 4d illustrates that both the mean and median revenue per short-term rental increased 13% and 16% respectively, from 2021 to 2022.

### 4e. Transient Occupancy Tax Remittance Over Time:

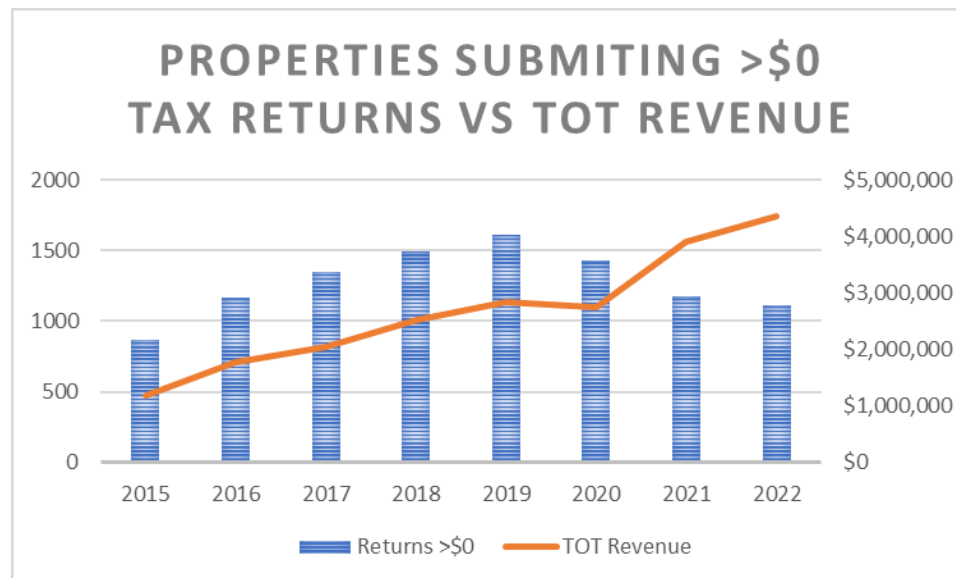


Figure 4e shows the number of registered STR's remitting Transient Occupancy Tax (TOT) to the Town of Truckee alongside the total TOT Revenue that was collected annually over time. In both 2021 and 2022, there was a decrease in the number of STR's that remitted TOT, however the TOT revenue continued to increase. This trend indicates that while there were fewer STR properties for visitors to access, transient rental revenue continued to increase.



## 5. Short-Term Rental Compliance

### 5a. Complaints and Inquiries Received:

Complaint Type	2021 Count	2022 Count	2023 Count	Totals	% Total
General Inquiries*	155	72	19	246	35%
Noise	61	47	14	122	17%
Parking	58	27	25	110	15%
Trash	40	27	14	81	11%
Other*	11	32	6	49	7%
Unauthorized Short-Term Rental	17	16	6	39	5%
Out of Jurisdiction	13	3	2	18	3%
Disturbance or Trespassing	7	4	2	13	2%
Stay Home Order	11	0	0	11	2%
Occupancy Limits	4	3	0	7	1%
Listed Not Registered	6	1	0	7	1%
BBQ/Grill	6	0	0	6	1%
Unauthorized ADU	0	2	0	2	0.3%
Fire Inspection	1	0	0	1	0.1%
<b>Totals</b>	<b>390</b>	<b>234</b>	<b>88</b>	<b>712</b>	<b>100%</b>

Figure 5a displays communications received to our STR Helpline by complaint type. This relays total complaint types received to the Helpline and does not distinguish if a complaint was confirmed as a violation. From 2021 to present we see a decline in the number of complaints received.

*\*General Inquiries: Calls where there is no complaint to report but they had a general STR Program or regulation question. Our previous software Host Compliance had an option on the Helpline for general inquiries but our new Helpline with GovOS discourages general inquiries to the Helpline and the public is directed to the main STR Division phone number. We should see a decline in the general inquiry count.*

*\*Other: This category constitutes complaints received that are not enforceable through the STR Ordinance or a complaint received for a non-acting or registered STR.*

### 5b. Compliance and Enforcement:

2021 - 2023 Complaint and Auditing Based Enforcement Results			
	Totals		Sub-Totals
Complaints Received	712	In Compliance	560
		Non-Compliant*	152
Formal Warning	307	Complaints Received	127
		Auditing*	180
Administrative Citation	58	Complaints Received	25
		Auditing*	33

*\*152 Non-Compliant Complaints Received resulted in 127 formal warnings and 25 administrative citations.*

*\*Auditing: Aside from complaint-based compliance STR Division staff complete proactive auditing ensuring both registered and non-registered properties are in compliance (i.e., Listed not registered properties, bear shed review etc.). Of the proactive auditing, 213 properties resulted in enforcement by formal warning or administrative citation.*

### 5c. 2021 – 2023 Enforcement of STR Properties Identified:

2021 - 2023 STR Enforcement			
Enforcement Type	Totals		Sub-Totals
Formal Warning*	307	Compliant - Resolved	254
		Resulted in Citation	12
		Open*	39
		Suspended	2
Administrative Citation	58	Closed - Paid	37
		Closed - Sent to Collections*	7
		Open - Payment or Appeal Needed	14
Appealed Citation/Appeal Hearing	10	Citation Upheld - Paid/Closed	6
		Citation Upheld - Fine Waived/Closed	2
		Citation Waived - Fine Waived/Closed	1
		Sent to Collections	1
Suspensions*	8	Currently Suspended	4
		Relieved/Compliant - Active Permit	3
		Relieved/Compliant - Inactive Permit	1
Revocations*	1	Revoked - 3 Citations in a Year	1
<b>Total</b>	<b>384</b>		

*\*Formal Warning: Sent prior to administrative citation mostly when completing proactive auditing (i.e., listed not registered) educating and informing the individual they have 14 days to come into compliance prior to administrative citation.*

*\*Open (Formal Warning & Administrative Citation): Current open formal warnings (14 days) or administrative citations (21 days) still within the allotted timeframe to come into compliance and/or appeal/pay the citation.*

*\*Suspensions: Largely due to active CDD code cases at the properties. We use a means of suspension of their registration (cannot actively list or rent the property on a short-term basis) to leverage the completion and compliance of said code case.*

*\*Sent to Collections: We only send to collections should the property owner be compliant with the violation, but outstanding payment has not been received. Prior to sending to collections there are two further cycles of late fees that accrue, and communications sent from STR Division. Should a property be non-compliant with the violation and payment still hasn't been received we continue to issue admin cites and follow-up with appropriate legal action if necessary.*

*\*Revocations: Property was cited from both CDD Code Compliance and the STR Division for unpermitted construction at the residence and being out of compliance with local regulations. Three admin cites issued within a year's time, no appeal or payment received, levied suspension of the STR Registration to gauge a response, no response or action received, and revocation processed. Property is not listed in a short-term capacity, and the STR Division sent to collections since payment wasn't received. CDD Code Case still active.*

**5d. STR Fire Inspections:**

<b>2021-2023 STR Fire Safety Inspections Completed</b>	
<b>Total Inspections</b>	<b>470</b>
Initially Passed	453
Initially Failed	8
*Conditional Pass	1
Passed Re-Inspections	8
<b>Total Properties Inspected</b>	<b>462</b>

*\*Conditionally Passed Inspection: There is only one inspection that is currently conditionally passed since the interior of the STR was inspected in the winter and the TFPD is going to go out to the property in the summer/fall to complete the defensible space portion of the inspection.*