



Date: June 24, 2025

Honorable Mayor and Council Members:

Author and title: Rosie Johnson, Program Analyst II

Title: **Adoption of Hosted Rental Ordinance Amendments**

Jen Callaway, Town Manager

Recommended Action: Adopt Ordinance 2025-05 amending Chapter 5.02 (Transient Rental of Residential Units) of the Truckee Municipal Code.

Discussion: Ordinance 2025-05, which would amend Chapter 5.02 of the Truckee Municipal Code, was introduced by Town Council on June 10, 2025. Staff proposed hosted rental modifications to permit a full-time tenant to operate a Hosted Rental within the rented dwelling, under certain conditions. The intent of the hosted rental ordinance modifications was to allow long-term tenants that held a hosted rental certificate prior to the hosted rental definition change on May 24, 2022, and that operated in good standing to be able to apply for and receive a hosted rental transient occupancy registration certificate. In addition, staff included policy requiring the long-term tenant to provide homeowner approval to short-term rent a single permitted bedroom as a hosted rental. Furthermore, it was determined that both the homeowner and the long-term tenant will be jointly and severally liable for any violation of the Truckee Municipal Code and collection and remittance of Transient Occupancy Tax.

The intent of these changes is not to introduce significant policy changes to the short-term rental program. Rather, the proposed updates are intended to further amend existing requirements and clean up aspects of the short-term rental ordinance surrounding hosted rentals to provide clarity and consistency. During the introduction of the ordinance Council adopted the ordinance draft as presented with no further amendments.

The amendments are provided as **Attachment 2** (Ordinance 2025-05), **Attachment 3** (track changes), **Attachment 4** (clean copy), and the changes are summarized below.

Priority:

<input type="checkbox"/> Enhanced Communication	<input type="checkbox"/> Climate and Greenhouse Gas Reduction	<input checked="" type="checkbox"/> Housing
<input type="checkbox"/> Infrastructure Investment	<input type="checkbox"/> Emergency and Wildfire Preparedness	<input checked="" type="checkbox"/> Core Service

Fiscal Impact: Staff time to develop the ordinance amendments as directed by Town Council.

Public Communication: Ordinance 2025-05: Notification was published as part of the regular Town Council agenda packet.

Attachments:

1. June 10, 2024 – [Hosted Rental Ordinance Amendments](#)
2. Ordinance 2025-05
3. Municipal Code Chapter 5.02 – Track changes from current STR Ordinance
4. Municipal Code Chapter 5.02 – Clean copy