



Date: December 10, 2024

Honorable Mayor and Council Members:

Author and title: Rosie Johnson, Program Analyst II

Title: **Adoption of the Hosted Rental Ordinance and Transient Occupancy Tax and Short-Term Rental Ordinance Clean-up Amendments**

Jen Callaway, Town Manager

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**Recommended Action:** Adopt Ordinance 2024-08 amending Chapters, 3.24 (Transient Occupancy Tax), and 5.02 (Transient Rentals of Residential Units) of the Truckee Municipal Code with recommended changes for Section 5.02.020 Hosted rental, Hosted rental contact person, and Operator, and Section 5.02.040.B.2 Hosted rental contact person.

**Discussion:** Ordinance 2024-08, which would amend Chapter 3.24 and Chapter 5.02 of the Truckee Municipal Code, was introduced by Town Council on November 12, 2024. Staff proposed hosted rental regulations and identified a few areas of the municipal code related to the short-term rental (STR) and transient occupancy tax program that warranted minor changes. The intent of the hosted rental regulation recommended in Ordinance 2024-08 is to address several challenges that have arisen in the administration of the hosted rental program while continuing to provide lower fees and more flexibility for hosted rentals than for short-term rentals. The intent of the minor changes to Chapter 3.24 and 5.02 is not to introduce significant policy changes to the STR program. Rather, the proposed updates are intended to further expand on requirements and clean-up aspects of the short-term rental ordinance by improving clarity and consistency. During the introduction of the ordinance Council made a few changes to the ordinance draft, as described below and provided in Attachment 4 (clean copy) and Attachment 6 (track changes).

During the November 12, 2024, Town Council discussion of the proposed amendments, Council made the following changes:

- Modifications were made to Section 5.02.020 Definitions to clarify that an “Operator” is meant to include both a short-term rental operator and/or a hosted rental operator to be inclusive of all rental types.
- Modifications were made to simplify the “hosted rental” and “hosted rental contact person” definitions.
- Operational standards for a hosted rental contact person in Section 5.02.040.B.2 were modified for clarify that the contact person is expected to reside on-site *during* the rental stay instead of for the *entirety* of the rental stay. The intent of this change it to provide clarity on the expectations of the hosted rental operator and how they reside on-site as the hosted rental is occurring, without prohibiting them from leaving the property.

**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:** There are no fiscal impacts associated with the proposed short-term rental ordinance updates.

**Public Communication:** Ordinance 2024-08: Notification was published as part of the regular Town Council agenda packet.

**Attachments:**

1. November 12, 2024 – [First Reading of the Hosted Rental Ordinance and Transient Occupancy Tax and Short-Term Rental Ordinance Clean-up Amendments](#)
2. Ordinance 2024-08
  - a. Exhibit A to Attachment 2 – Municipal Code Chapter 3.24 – Clean
  - b. Exhibit B to Attachment 2 – Municipal Code Chapter 5.02 – Clean
3. Municipal Code Chapter 3.24 – Redline
4. Municipal Code Chapter 5.02 – Redline