

# 2022 Seattle City Council Statement of Legislative Intent

Council Budget Action: Agenda

Tab	Action	Option	Version
FAS	004	A	001

**Budget Action Title:** Request that the Executive provide recommendations and draft amendments to the City's short-term rental ordinance

Ongoing: No Has Attachment: No

Primary Sponsor: Andrew Lewis

Council Members: Debora Juarez, Dan Strauss

Staff Analyst: Ann Gorman

Date		Total	LH	TM	KS	AP	DJ	DS	AL	BC	LG
	Yes	0									
	No	0									
	Abstain	0									
	Absent	0									

## Statement of Legislative Intent:

This Statement of Legislative Intent (SLI) would request that the Department of Finance and Administrative Services (FAS) analyze, make recommendations, and draft amendments to Ordinance 125490, which regulates short-term rental (STR) businesses. This work is intended to serve the policy objective of allowing all tenants in the city to offer their primary residence as an STR.

Council requests that FAS incorporate into its legislative drafting:

- (1) A revision of Ordinance 125490's definition of "operator" to allow the operation of tenant-operated STRs outside the Downtown Urban Center (as established in the 2016 Seattle Comprehensive Plan);
- (2) An expansion of Ordinance 125490's definition of "primary residence" to include the requirement that it is a tenant's usual place of return for at least 183 days of the calendar year;
- (3) The requirement that all tenant operators of STRs obtain the prior written authorization of the unit's owner or property owner's representative; and
- (4) A definition of "property owner's representative."

Council requests that FAS's analysis include:

- (1) A timeline for operationalizing the draft legislation;
- (2) A five-year forecast of incremental revenue based on the terms of the draft legislation; and
- (3) Complete environmental review of the draft legislation prior to its transmittal to Council.

The report and legislation should be submitted to the Chair of the Finance and Housing Committee, or successor committee, and the Central Staff Director by June 30, 2022.

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**Responsible Council Committee(s):**

Finance & Housing

**Date Due to Council:**

June 30, 2022