

Short Term Rental Regulations FAQ

What is the purpose of the short-term rental regulations?

The short-term rental regulations are intended to balance the economic opportunity created by short-term rentals with the need to maintain supply of long-term rental housing stock available at a range of prices. This legislation aims to ensure a level playing field for individuals and companies in the short-term rental market, while also protecting the rights and safety of owners, guests, and neighbors of these units.

How is a short-term rental defined?

A short-term rental is defined as a booked stay of 29 consecutive nights or fewer. A stay of 30 nights or more is considered a long-term rental and is not covered by this regulation.

Is there a limit to the number of dwelling units that can be rented by an operator?

This legislation limits operators to renting out two units on the short-term market.

How is a dwelling unit defined?

A dwelling unit is defined as a room or rooms within a structure that is intended to be occupied by not more than one household as living accommodations independent from any other household.

What are the proposed requirements for hosts who want to rent out their units?

This legislation defines the rental host as the **operator**, and requires them to obtain a new Short Term Rental Operator License in addition to a business license. They must include the license number on any listing advertising the property for use as a short-term rental. They must also post basic safety information for guests in the unit, sign a declaration that the unit meets current building and safety codes, and provide a local contact number for guests.

What is the cost of the Short-Term Rental Operator License?

This new license will cost \$75 per unit annually. Operators must also obtain the regular business license to operate a business in the city.

What are the proposed requirements for online companies that facilitate rentals (AirBnb, VRBO, etc.)?

The legislation defines these as **platforms**, and requires them to obtain a new Short Term Rental Platform License in addition to a business license. Platforms also must provide information about Seattle's regulation to operators using the platform, and to share basic data with the City about the number of units and nights rented through the platform.

How much is the proposed short-term rental tax?

The tax would be imposed on short-term operators at an amount of \$10 per night for each unit rented in the City of Seattle.

How many units are projected to go back onto the long-term rental market if this legislation is adopted?

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The estimated number of units that would no longer be eligible for short-term rental use is approximately 400-700 units.