

Amendment 3A to CB 119081
Sponsor: Councilmember Johnson

This amendment would:

1. Extend the exemption to the proposed limit on the number of dwelling units a short-term rental operator can operate to all existing operators, and limits future growth for these operators to their primary residence plus one additional unit.
2. All other operators not operating units prior to September 30, 2017 as a short-term rental could obtain a license to operate their primary residence and up to one additional dwelling unit as a short-term rental.
3. Eliminates the license fee for an operator's primary residence.

As proposed, an operator could obtain a license to operate up to two dwelling units as short-term rentals. Units that a short-term rental operator operated prior to September 30, 2017, within the Downtown, Uptown or South Lake Union Urban Centers, and units in certain building types in the First Hill/Capitol Hill Urban Center, would be exempt from this limit and those operators could add two additional units. This amendment would apply the exemption uniformly to all existing operators and limit all future operators to their primary residence plus one additional unit.

Note:

- Language proposed to be added by this amendment is shown with a double underline.
- Language proposed to be deleted by this amendment is shown with a ~~double-strikeout~~.

6.600.030 Definitions

* * *

"Person" means any individual, firm, corporation, association, governmental entity, or partnership and its agents or assigns.

"Primary residence" means a person's usual place of return for housing as documented by motor vehicle registration, driver's license, voter registration, or other such evidence as determined by Director's rule. A person may have only one primary residence.

"Principal" means a principal or governing member of any business entity, including but not limited to: LLC member/manager, president, vice president, secretary, treasurer, CEO, director, stockholder, partner, general partner, or limited partner.

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6.600.040 License required

A. Platforms. It is unlawful for any person to operate as a platform within Seattle without a valid platform license issued pursuant to this Chapter 6.600.

B. Operators. It is unlawful for any person to operate as a short-term rental operator within the City without a valid short-term rental operator license issued pursuant to this Chapter 6.600. A short-term rental operator license permits an operator to offer or provide a maximum of ~~two dwelling units, or portions thereof, for short-term rental use,~~ one dwelling unit, or portion thereof, for short-term rental use, or a maximum of two dwelling units if one of the units is the operator's primary residence, except for the following:

1. An operator who offered or provided a short-term rental ~~in the Downtown Urban Center, Uptown Urban Center, or the South Lake Union Urban Center, as established in the Seattle Comprehensive Plan (2016),~~ prior to September 30, 2017, may obtain a short-term rental operator license allowing them to continue to operate those units and to offer or provide up to ~~two~~ one additional dwelling units for short-term rental use, or up to two additional dwelling units if one of the units is the operator's primary residence, subject to the requirements of subsection ~~6.600.040.B.3~~ 6.600.040.B.2.

2. ~~An operator who offered or provided a short-term rental in any dwelling units within a multifamily building constructed after 2012 that contains no more than five dwelling units established by permit under Title 23 and is located in the First Hill/Capitol Hill Urban Center, as established in the Seattle Comprehensive Plan, prior to September 30, 2017, may obtain a short-term rental operator license allowing them to continue to operate those units and to offer or provide up to two additional dwelling units for short-term rental use, subject to the requirements of subsection 6.600.040.B.3.~~

~~3.~~ If the license applicant wishes to continue operating a short-term rental ~~in a location~~ described in subsections 6.600.040.B.1 ~~or 6.600.040.B.2~~, the applicant must provide the Director with the following evidence of prior short-term rental use:

- a. A business license tax certificate issued by the Department of Finance and Administrative Services for the short-term rental use, in effect on prior to September 30, 2017; and
- b. Records demonstrating collection and remittance of all applicable local, state and federal taxes within the 12-month period prior to September 30, 2017; and
- c. A registry identifying the dates the dwelling unit was used as short-term rental within the 12-month period prior to September 30, 2017.

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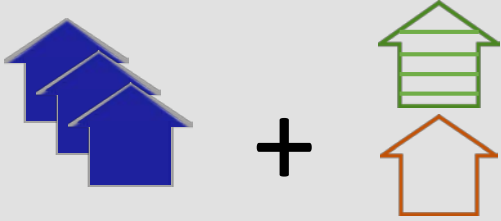
6.600.090 License fees

A. Short-term rental platform license fees. The fee for a platform license issued pursuant to this Chapter 6.600 shall be a quarterly fee based on the total number of nights booked for short-term rental use through the platform. Platforms shall pay \$0 per night booked. The per night fees shall be calculated and paid on a quarterly basis. If a platform fails to provide complete information as required by subsection 6.600.060.C, the Director may estimate the quarterly per night license fee.

B. Short-term rental operator license fees. The fee for an operator license issued pursuant to this Chapter 6.600 shall be \$75 per dwelling unit annually, paid at the time the application is submitted to the City, except that the fee shall not apply to a dwelling unit that is the operator's primary residence.

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Am 3A: Allowable Short-Term Rentals per Operator

	Units located in the Downtown, South Lake Union & Uptown Urban Centers and certain buildings in the First Hill / Capitol Hill Urban Center	All Other Areas
Amendment 3A	 <p data-bbox="544 697 748 794">All units lawfully operated as a STR prior to 9/30/17</p> <p data-bbox="896 741 1046 774">Primary + 1</p>	



Unit lawfully operated as a STR prior to 9/30/17



Any unit operated as a STR



Primary residence operated as a STR

Amendment 4A to CB 119081

Amendment 4A to CB 119081

Sponsors: Councilmember Herbold

As proposed, an operator could obtain a license to operate up to two dwelling units as short-term rentals. Units that a short-term rental operator offers today within the Downtown, Uptown or South Lake Union Urban Centers, and units in certain building types in the First Hill/Capitol Hill Urban Center, would be exempt from this limit. This amendment would modify the proposed limit on the number of dwelling units a short-term rental operator can operate as follows:

- Operators who lawfully operated two or more dwelling units as short-term rentals outside of the urban centers listed above, prior to September 30, 2017, could obtain a license to continue to operate up to two dwelling units as short-term rentals. After one year of operations, the operator could add a 3rd unit if that unit is their primary residence.
- All other operators not operating units prior to September 30, 2017 as a short-term rental could obtain a license to operate their primary residence and up to one additional dwelling unit as a short-term rental.

Note:

- *Language proposed to be added by this amendment is shown with a double underline.*
- *Language proposed to be deleted by this amendment is shown with a ~~double-strikeout~~.*

6.600.030 Definitions

* * *

"Person" means any individual, firm, corporation, association, governmental entity, or partnership and its agents or assigns.

"Primary residence" means a person's usual place of return for housing as documented by motor vehicle registration, driver's license, voter registration, or other such evidence as determined by Director's rule. A person may have only one primary residence.

"Principal" means a principal or governing member of any business entity, including but not limited to: LLC member/manager, president, vice president, secretary, treasurer, CEO, director, stockholder, partner, general partner, or limited partner.

* * *

"Short-term rental operator" or "operator" means any person who is the owner of a dwelling unit established under Title 23, or portion thereof, who offers or provides that dwelling

unit, or portion thereof, for short-term rental use or a person who is the tenant of a dwelling unit, or portion thereof, who offered or provided a short term rental as set forth in subsection 6.600.040.B.~~2~~.

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6.600.040 License required

A. Platforms. It is unlawful for any person to operate as a platform within Seattle without a valid platform license issued pursuant to this Chapter 6.600.

B. Operators. It is unlawful for any person to operate as a short-term rental operator within the City without a valid short-term rental operator license issued pursuant to this Chapter 6.600. A short-term rental operator license permits an operator to offer or provide a maximum of ~~two dwelling units, or portions thereof, for short term rental use, one dwelling unit, or portion thereof, for short term rental use, or a maximum of two dwelling units if one of the units is the operator's primary residence,~~ except for the following:

1. An operator who offered or provided a short-term rental outside of the locations described in subsections 6.600.040.B.2 or 6.600.040.B.3 prior to September 30, 2017, may obtain a short-term rental operator license allowing that operator to continue to operate up to two dwelling units for short-term rental use, subject to the requirements of subsection 6.600.040.B.4. Upon renewal of the license after one year of operations, the operator may obtain a license allowing that operator to: continue to operate the two units; and add a third dwelling unit if the unit is the operator's primary residence.

2. An operator who offered or provided a short-term rental in the Downtown Urban Center, Uptown Urban Center, or the South Lake Union Urban Center, as established in the Seattle Comprehensive Plan (2016), prior to September 30, 2017, may obtain a short-term

rental operator license allowing them to continue to operate those units and to offer or provide up to ~~two~~ one additional dwelling units for short-term rental use, or a maximum of two dwelling units, if one of the units is the operator's primary residence, subject to the requirements of subsection ~~6.600.040.B.3~~ 6.600.040.B.4.


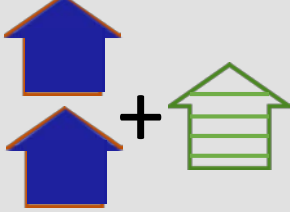

3 3. An operator who offered or provided a short-term rental in any dwelling units within a multifamily building constructed after 2012 that contains no more than five dwelling units established by permit under Title 23 and is located in the First Hill/Capitol Hill Urban Center, as established in the Seattle Comprehensive Plan, prior to September 30, 2017, may obtain a short-term rental operator license allowing them to continue to operate those units and to offer or provide up to ~~two~~ one additional dwelling units for short-term rental use, or a maximum of two dwelling units, if one of the units is the operator's primary residence, subject to the requirements of subsection ~~6.600.040.B.3~~ 6.600.040.B.4.

3 4. If the license applicant wishes to continue operating a short-term rental in a location described in subsections 6.600.040.B.1, ~~or~~ 6.600.040.B.2, or 6.600.040.B.3, the applicant must provide the Director with the following evidence of prior short-term rental use:

- a. A business license tax certificate issued by the Department of Finance and Administrative Services for the short-term rental use, in effect on prior to September 30, 2017; and
- b. Records demonstrating collection and remittance of all applicable local, state and federal taxes within the 12-month period prior to September 30, 2017; and
- c. A registry identifying the dates the dwelling unit was used as short-term rental within the 12-month period prior to September 30, 2017.

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Am 4A: Allowable Short-Term Rentals per Operator

	Units located in the Downtown, South Lake Union & Uptown Urban Centers and certain buildings in the First Hill/ Capitol Hill Urban Center	All Other Operators	
Amendment 4A	 <p>All units lawfully operated as a STR prior to 9/30/17</p>	<p>Existing Operator</p>  <p>Any 2 units operated as a STR prior to 9/30/17; can add primary residence after one year</p>	<p>All other</p>  <p>Primary + 1</p>



Unit lawfully operated as a STR prior to 9/30/17



Any unit operated as a STR



Primary residence operated as a STR