

STAFF REPORT

Date: June 4, 2025

To: Mayor and City Council

Through: Jackie Bryant, City Manager

Subject: Staff Report (For Possible Action): Presentation and discussion on possible short-term rental regulation with potential direction to staff. [Business Licensing]

From: Lance Ferrato, Director of Business Licensing

Department: Business Licensing

Summary:

On April 23, 2025, Council expressed the desire to discuss the possible regulation of short-term rentals (“STRs”) in the City. This report provides information on the local STR market, regulatory structures of other jurisdictions, and the impacts of creating and enforcing an STR ordinance.

Council is asked to provide direction on this matter and if instructed to do so, staff will proceed with gathering community feedback and drafting an ordinance. Conversely, if Council is satisfied with the current state of short-term rentals, staff will continue to monitor local activity and return with updates as needed.

Alignment with Strategic Plan:

Economic and Community Development
Public Safety

Previous Council Action:

There is no recent Council action relevant to this item.

Background:

On April 23, 2025, at its regularly scheduled meeting, multiple Council members expressed the desire to discuss the possible regulation of short-term rentals (“STRs”) prior to the introduction of an ordinance governing accessory dwelling units (“ADUs”).

Discussion:

The following information is intended to give Council an overview of short-term rental activity in the City including relevant service requests, examples of current regulatory structures in other jurisdictions, and items to be considered in deciding whether or not regulation is appropriate at this time.

Number of Short-Term Rentals

Online sources indicate that over 1,100 short term rentals (those requiring less than a 30-day minimum rental) are active in the City.

Service Requests

Reno Direct records were searched for relevant service requests (“SERs”) from January 2023 through April 2025 (28 months). In total, 25 relevant SERs were recorded, 10 of which were actual complaints. A summary of the results is listed below.

Complaints

Type	Number of Incidents
Parking Concerns	4
Trash	3
Noise	2
Health	1

General

Type	Number of Incidents
Inquiries to get Licensed	12
Report of “No License”	3

Other Jurisdictions

Nevada Revised Statutes require the regulation and enforcement of STRs and “accommodations facilitators,” also known as hosting platforms, in cities whose population is 25,000 or more in a county whose population is 700,000 or more; however, no regulation is required in Northern Nevada.

The following is a summary of local and/or similar jurisdictions that have implemented their own regulation. *The lists of requirements below are not exhaustive.*

Washoe County, Nevada

- Permit required
- Designated agent who responds to complaints
- No parties
- Only one STR per parcel within the Tahoe planning area

- Prohibited in ADUs within the Tahoe planning area
- Certificate of Occupancy must be issued
- No signs
- One parking space for every four occupants
- Noise regulations
- Trash regulations
- Occupancy limits
- Safety standards, e.g., smoke and CO2 detectors, etc.

Henderson, Nevada

- Cannot be in multi-family buildings
- Registration required
- Limited to five STRs per owner
- Mobile-homes, RVs, travel trailers may not be STRs
- Must meet definition of transient lodging
- Shall not generate more traffic than a single-family residence
- Shall not be used for weddings or any party
- Shall comply with residential property maintenance standards
- Owner to address complaints within 30 minutes
- Sale in property requires a new registration
- No more than 10% of units in a mixed-use building may be used for STRs
- May not be closer than 1,000 feet from another STR or 2,500 feet from a resort hotel
- One booking per structure
- Minimum two nights unless owner occupied
- No advertising signs
- Street facing camera required
- Trash regulation
- Specific noise standards; noise management plan required
- The city can request to inspect
- Requirements for hosting platforms
- Complaint hotline

Las Vegas, Nevada

- Business license required
- Must be owner occupied
- No more than 3 bedrooms
- May not be closer than 660 feet from another STR or 2,500 feet from a resort hotel
- Must be in zone that allows STRs
- If applicable, written permission from homeowner's association

- Home inspections required
- 24hr contact required to address complaints

Boise, Idaho

- Noise standards
- Safety requirements, e.g., fire extinguishers, smoke detectors, CO2 detectors, etc.
- Trash regulations
- Display of license
- Local representative to respond to all complaints

Denver Colorado

- License required
- Must be host's primary residence
- Advertising restrictions
- Must follow local rules for safety, taxes, zoning, and insurance
- Shall not simultaneously rent to more than one guest
- Shall not be a mobile home, trailer, or RV

Fees Collected

The jurisdictions reviewed differ vastly ranging from \$80 to \$1,500 per year.

Considerations for an Ordinance

If Council directs staff to move forward with the creation of a draft ordinance, the following should be considered to ensure a complete and effective regulatory process that will address the concerns of short-term rental owners, affected community members, and the City.

- Permitting Process – Business license vs. registration, fees, fines, etc.
- Fire Safety – Fire extinguishers, smoke alarms, CO2 detectors, defensible space, etc.
- Occupancy Limits – Allowable guests per room and/or per unit
- Parking Requirements – Number spaces and/or on-street parking rules
- Trash Requirements – Placement, animal proofing, etc.
- Noise Standards – Quiet hours and nuisance measures
- Limitations – Number of STRs allowed in region, per owner, spacing requirements, etc.
- Responsibility – Owner occupation and/or requirement to respond within a given time

Considerations for Processing and Enforcement

Should Council direct the creation of an ordinance, implementation of a permitting process will come at a cost. Along with the creation of an application and review process, staffing needs will also arise. Based on research into other local and similar sized jurisdictions, an additional two to

three staff members may be necessary. At a minimum, one dedicated employee on the administrative side and another in the field.

Financial Implications:

There are no financial implications associated with this item; however, the creation of a program and/or ordinance will increase costs associated with staff time and possibly new hires.

Legal Implications:

Legal review completed for compliance with City procedures and Nevada law.

Recommendation:

Staff recommends Council provide direction on short-term rentals.

Proposed Motion:

Council directs staff to conduct community outreach and return with a draft ordinance regulating short-term rentals.

-or-

Council accepts this report and directs staff to continue monitoring local short-term rental activity and return with updates as needed.

Attachments:

No attachments.