

1 **18.40.270 Vacation rental of residences or accessory dwelling units (ADUs).**

2 The following standards apply to vacation rental of a residence or accessory dwelling unit as defined in  
3 SJCC 18.20.220:

4 A. Outside of urban growth areas, one vacation rental is allowed on a property, either in the principal  
5 residence or an accessory dwelling. Detached accessory dwelling units permitted on or after June 29,  
6 2007 are not allowed to be vacation rentals.

7 B. No more than two (2) guests per bedroom shall be accommodated at any one time.

8 C. The vacation rental shall be operated according to rules of conduct approved by the County that  
9 prevent the following disturbances to area residents:

10 1. Trespassing;

11 2. Noise or music that can be heard beyond the property boundaries between the hours of 10:00  
12 p.m. and 8:00 a.m.;

13 3. Off-site parking issues; and

14 4. Vehicle speeds of higher than than the posted speed limit, or twenty (20) miles per hour (mph)  
15 on private paved roads and fifteen (15) mph on private non-paved roads.

16 D. Weekly solid waste collection service is required when occupied. Solid waste shall be stored  
17 outdoors within a fully screened and secured enclosure or completely indoors.

18 E. Guests shall be made aware of the importance of water conservation. Best practices to conserve  
19 water shall be included in the rules of conduct.

20 F. One on-site parking space shall be provided for each bedroom within the vacation rental.

21 G. If any food service is to be provided all requirements for a bed and breakfast residence contained  
22 in SJCC 18.40.260 must be met.

23 *Alternative G. Food service is not allowed.*

24 H. One sign up to two (2) square feet in size is allowed. The sign may not be internally illuminated or  
25 made of reflective materials. It may contain only the name of the business.

26 I. Vacation rental accommodations must meet all applicable local and state regulations, including  
27 those pertaining to business licenses and taxes such as Washington State sales, lodging and business  
28 and operation taxes.

29 J. Vacation rental permits shall expire five (5) years after the date of approval unless a current  
30 certificate of compliance meeting the requirements of subsection (K)(5) of this section is maintained  
31 on file with the administrator.

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1 K. All owners of property used for vacation rental shall comply with this subsection. Owners of  
2 vacation rentals approved prior to the effective date of this ordinance are required to comply these  
3 requirements by March 31, 2018. All owners shall:

4 1. Maintain an up-to-date property management plan on file with the administrator and property  
5 owners within three hundred (300) feet of the property boundaries. The property management  
6 plan must include the following:

7 a. Rules of conduct approved by the county;

8 b. Unified Business Identifier number, and the names and addresses of the property owner and  
9 agents authorized to act on the property owner's behalf;

10 c. Emergency contact information;

11 d. A valid telephone number for emergencies or complaints where the property owner or their  
12 designee can be reached twenty-four (24) hours per day; and

13 e. A description of how the owner will enforce compliance with the terms and conditions of  
14 approval of the permit.

15 2. Prominently post the rules of conduct and a map clearly depicting the property boundaries of  
16 the vacation rental. The map shall indicate if there is an easement that provides access to the  
17 shoreline if so, the easement shall be marked; if there is no access, this shall be indicated together  
18 with a warning not to trespass.

19 3. Include the San Juan County permit number for the vacation rental in all advertisements and  
20 marketing materials such as brochures and websites.

21 4. Schedule an annual fire and life safety inspection with the county fire marshal. Operation of  
22 the vacation rental is contingent upon maintaining a current fire and life safety certificate of  
23 inspection. The certificate of inspection shall be prominently posted on-site.

24 5. Certify compliance with subsections (A) through (K) of this section every five (5) years from the  
25 date of approval and at the time of sale of the property. Written certification must be submitted  
26 to the department on forms specified by the administrator. Failure to certify compliance will result  
27 in revocation of the permit per SJCC 18.100.210 or expiration of the permit per subsection (J) of  
28 this section.

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