

18.40.270 Vacation ~~(short-term) rentals~~rental of residences or accessory dwelling units (ADUs).

~~The~~When vacation rental of a residence or accessory dwelling unit, as defined by SJCC 18.20.220, is allowed by this code, the following standards apply to all vacation (short term; less than 30 days) rentals of single family residential units and accessory dwelling units or portions thereof:

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

~~B.~~No more than ~~three~~ two (2) overnight guests per bedroom plus additional two (2) overnight guests shall be accommodated at any one time. The number of bedrooms is determined by the approved building permit for the structure. A guest is a person over two (2) years of age.

~~B.C.~~The vacation rental of a principal residence or accessory dwelling unit shall be operated in a way according to rules of conduct approved by the County that will prevent unreasonable the following disturbances to area residents:

1. Trespassing;

2. Noise that violates Chapter 9.06 SJCC (Noise Ordinance);

3. Off-site parking issues; and

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

D. Solid waste must be removed from the vacation rental to an approved solid waste facility on a weekly basis. Solid waste shall be stored in completely enclosed and secured solid waste receptacles or stored completely indoors.

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

~~F. C.~~At least one additional off-street One (1) on-site parking space shall be provided for each bedroom within the vacation rental ~~use in addition to the parking required for the residence or accessory dwelling unit.~~

~~D. If any food~~G. Food service ~~is to be provided the requirements for a bed and breakfast residence must be met~~by the permit holder is not allowed.

~~E. No outdoor advertising signs are~~H. One (1) sign up to two (2) square feet in size is allowed. The sign may not be internally illuminated or made of reflective materials. It may contain only the name of the business.

~~F. The owner or a long-term lessee~~sign may rent either the principal residence or the accessory dwelling unit on a short-term basis (vacation rental), but not both.

~~G. Where there are both a principal residence and an accessory dwelling unit, the owner or long-term lessee must reside on the premises, or one of the living units must remain unrented.~~

~~H. In all activity center land use districts, rural residential, and conservancy land use districts, the vacation rental of a residence or accessory dwelling unit be allowed by provisional (“Prov”) permit if the owner or lessee demonstrates that the residence or accessory dwelling unit in question was used for vacation rental on or before June 1, 1997. When internal land use district boundaries are adopted for an activity center, this provision will apply to VR and HR districts but not to the activity center in general.~~

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

~~J. Owners of vacation rentals must file with the administrator a 24-hour contact phone number.~~

J. Vacation rental permits vested or approved after the effective date of this ordinance shall expire five (5) years after the date of approval unless a current certificate of compliance meeting the requirements of subsection (L)(4) of this section is maintained on file with the administrator.

K. Vacation rental permits vested or approved prior to the effective date of this ordinance are required to comply with section (L) of this section by December 31, 2018.

~~L. Detached accessory dwelling units established under SJCC 18.40.240 cannot be separately leased or rented for less than 30 days.~~

~~K. The owner or lessee of the vacation rental shall provide notice to the tenants regarding rules of conduct and their responsibility not to trespass on private property or to create disturbances.~~ L. All owners of property used for vacation rental shall comply with the following operational requirements:

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

a. Rules of conduct approved by the county;

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

c. A designated local property representative who lives on the island where the vacation rental is located and will respond to complaints and emergencies; and

d. A valid telephone number where the local property representative can be reached twenty-four (24) hours per day.

2. Prominently post the rules of conduct and ~~their responsibility not to trespass on private property or to create disturbances. If a map clearly depicting the property boundaries of the vacation rental. The map shall indicate if~~ there is an easement that provides access to the shoreline, ~~this shall be indicated on a map or if so,~~ the easement shall be marked; if there is no access, this shall be indicated together with a warning not to trespass.

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

4. Annually certify compliance with the conditions of permit approval and with the fire and life safety requirements of the International Fire Code (IFC) to the department on forms specified by the administrator. The annual certification shall be prominently posted on-site; and

5. Certify compliance with the conditions of permit approval within ninety (90) days after the closing date of the sale of the property. Written certification must be submitted to the department on forms specified by the administrator.