

Vacation Rental Compliance Program Update

San Juan County Council

November 30, 2021

Yancey Bagby, Planner II

Sophia Cassam, Planner II

Department of Community Development

Purpose

To inform the County Council of:

- the effects of the vacation rental regulations established in 2018
- DCD's current and upcoming compliance actions

Outline

1. 2018 Vacation Rental Regulations
2. Certificate of Compliance Program
 - Permits issued before March 13, 2018
 - Permits issued after March 13, 2018
3. Compliance Program Next Steps
4. Other Vacation Rental Code Enforcement

2018 Regulations

- Established on March 13, 2018 by Ordinances 2-2018 and 3-2018
- Ordinance 2-2018:
 - Created performance standards to address neighborhood nuisances, speeding, garbage, water conservation, fire safety and inspections
 - Created a new compliance program to ensure that permit holders follow regulations and permit conditions
- Ordinance 3-2018:
 - Clarified enforcement regulations
 - Added a vacation rental code violation fee greater than regular code violation fees

Certificate of Compliance Program

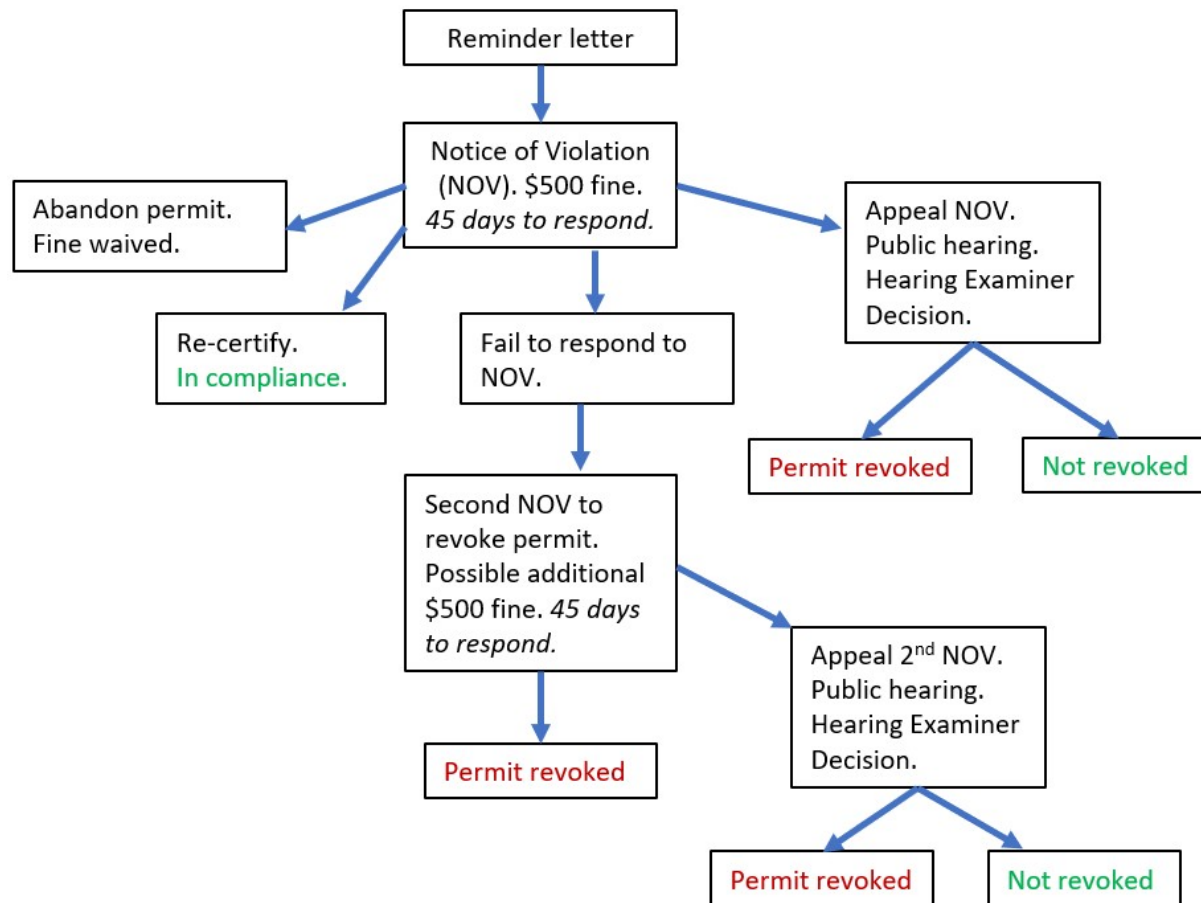
- All permit holders required to submit a form certifying that they are aware of and comply with the VR regulations
- Must submit a certificate of compliance annually
- Fee initiated in 2021 to cover costs of administering program
- Consequences for not submitting are different for permits issued before/after the new regulations



Failure to Submit Certificate of Compliance

	Issued before 3/13/2018	Issued after 3/13/2018
Requirement	Submit Annually	Submit Annually
Must first submit within	3 years after new regulations	2 years of permit issuance
Consequence	Notice of Violation 45-day period to comply Notice of Revocation Public Hearing Revoke permit Possibility of appeal	Permit expires

Compliance for permits issued before 3/13/18



Summary: permits issued before 3/13/18

	Number of Permits*
Permits on March 13, 2018	931
Abandoned	223
Current permits issued before March 13, 2018	708
Letters issued 8/25/21 for permits out of compliance for 2018, 2019, and/or 2020 (1, 2, or 3 years missing)	357
Responses to letters as of November 18 (abandoned or certificate of compliance submitted)	192

*Numbers subject to change as permits are abandoned and data entry corrections occur

Summary: permits issued after 3/13/18

	Number of Permits*
Permits issued since March 13, 2018	159
Abandoned	6
Permits to expire in 2021	2 total 1: no certificate of compliance 1: permit violations

*Numbers subject to change as permits are abandoned and data entry corrections occur

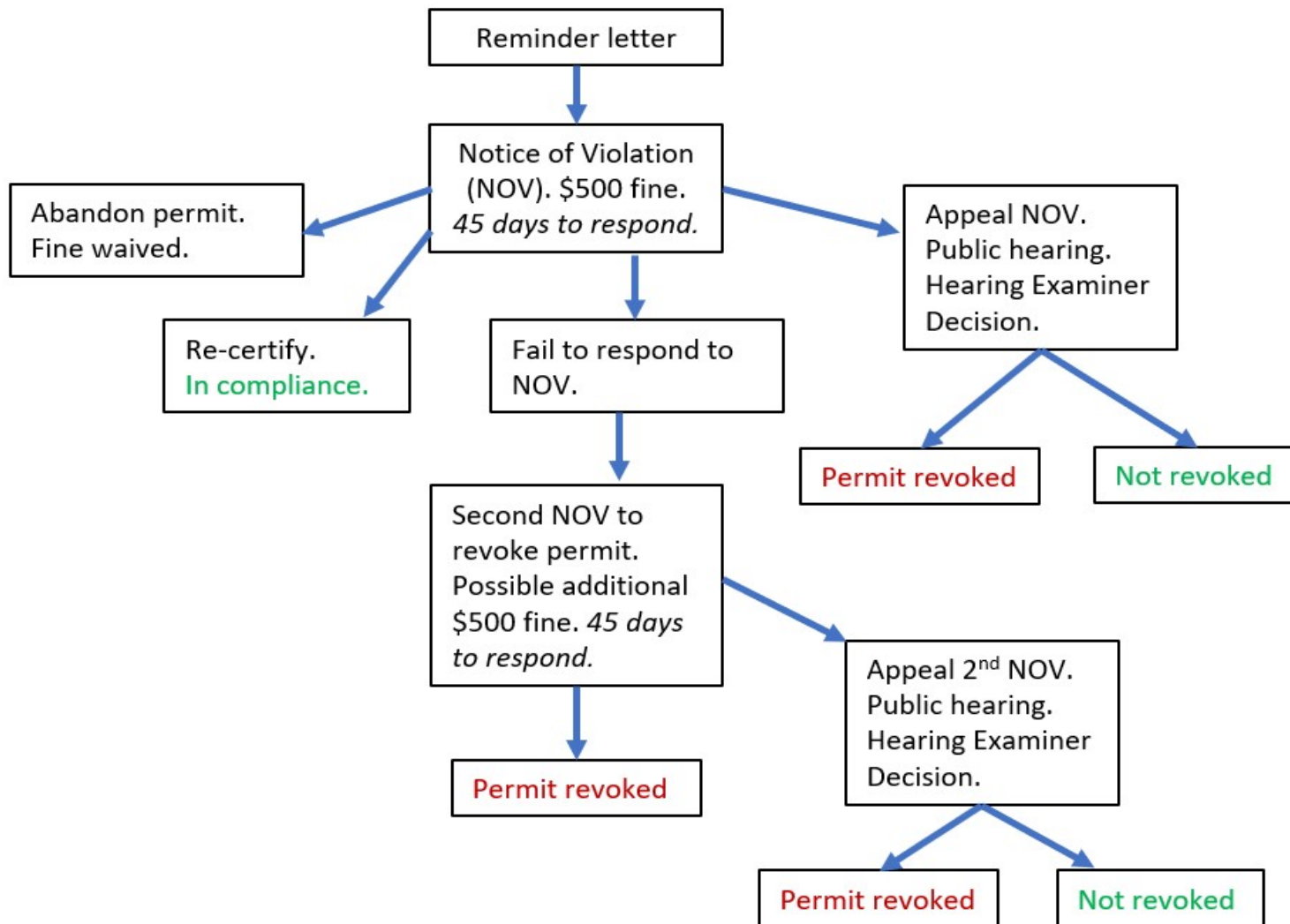
Next Steps for Compliance

Permits issued after March 13, 2018

- 2 will expire at end of 2021

Permits issued before March 13, 2018

- Early 2022: first round of NOV's will be issued
 - First: certificates of compliance never submitted (2018, 2019, 2020)
 - Second: missing any two years
 - Third: missing one year
- Over 100 NOV's to be issued
- First time through this compliance process: unclear timeline and outcomes



Other Code Enforcement

Unpermitted Vacation Rentals:

- Operating a Vacation Rental without a permit is a code violation
- Code enforcement officer monitors vacation rental websites for unpermitted rentals
- NOVs are issued to unpermitted vacation rental operators
- \$2,300 base fine + \$100 per day
- Code enforcement on unpermitted rentals since 2018: 42 rentals
- Violation fines collected: over \$130,000



Other Code Enforcement

Permit violations:

- Examples: trespassing, excessive noise, speeding, off-site parking issues
- 3-strikes system
 - Complaints require documentation from sheriff
 - Established protocol for deputy responses to complaints on vacation rentals
 - Code enforcement sends warning letter to owner
 - Revocation process initiated after third documented violation
 - No revocations have occurred to date
- Conditional use permits issued after March 13, 2018 expire if owner does not follow permit conditions.
 - One has expired due to permit condition violations

Public Comments

Email:

VRComments@sanjuanco.com

Mail:

Department of Community Development
PO Box 947
Friday Harbor WA 98250

View all comments on the project
webpage:

<https://www.sanjuanco.com/1826/>

Questions?

Yancey Bagby, Planner II
yanceyb@sanjuanco.com
360-370-7581