

SHORT TERM RENTALS

How they are currently regulated

Bed and Breakfast – definition:

A dwelling unit within which bedrooms are available for paying transient guests. The number of guests is limited to no more than six (6) at any time.

15.465.300 Bed and Breakfast Standards

A. **Application.** The provisions of this section shall apply to all bed and breakfast uses as defined in Chapter [15.105](#) SMC, Definitions.

B. Bed and Breakfast Requirements.

1. **Number of Guests.** Number of guests limited to six (6), with no more than three (3) bedrooms;
2. **Parking.** Parking area for three (3) nonresident vehicles, and screened;
3. **Health Department Approval.** Proof of King County Health Department approval;
4. **Meals Served.** Breakfast is only meal served for paying guest

Issues to consider:

- Are short term rentals causing issues in single family neighborhoods?
- Are existing regulations adequate?
- Should unique standards be developed?
- Possible items to address:
 - Limitations per block/separation requirements/geographic areas
 - Presence of hosts/owners
 - Only within dwelling or o.k. within an ADU?
 - Additional off-street parking?
 - Time limits?
 - Exclude income restricted housing?
 - Imposition of fines for violations?
 - Should existing situations be “grandfathered?”
- Should “crash pads” in multiple family projects be treated differently?