



Short-Term Rentals

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April 1, 2025



together**for**better

Enforcement Update

- STREET began in February 2018. The team is focused on enforcement of unlicensed short-term rentals
 - Short-Term Rental Education Enforcement Team
 - 7 Code Enforcement Specialists
 - 1 Office Specialist
 - 1 Code Enforcement Supervisor



Enforcement Process

- Reactive Enforcement
 - Team responds to complaints from residents for short-term rental violations
 - 24-hour hotline is active, they will contact licensed operators' local representative to resolve issues
 - Staff investigates to verify a violation exists
 - Search for advertisements matching the property
 - Title 7 made advertising short-term a violation
 - Respond to the location to speak to occupants to verify violation
 - When violation is confirmed, staff issues a violation notice informing owner to cease operating unlicensed short-term rental



Enforcement Process

- If owner fails to cease operations fines may be issued \$1,000-\$10,000 per day
- Newly updated CCC Title 1 allows for unpaid fines to be placed as a lien on the property
- Fines meeting NRS criteria will be placed as a special assessment on the tax roll



Enforcement Statistics

- Since inception of STREET 5,724 STR cases have been opened
- Currently, 590 open STR cases
- 93% of all STR cases are closed without fines



Proactive Enforcement

- CCPRO contracts with vendor that scrapes advertisements from accommodation facilitators platforms
 - Identifies and verifies addresses
 - Evidence capture
 - Staff can search by address or by map
- STREET currently working on beginning proactive enforcement using the vendor technology to locate and identify unlicensed STRs
 - Will target problem areas where heavy concentration of STRs exist and where complaints are the highest



Licensing Update

The first license was issued in August 2024.

As of March 19, 2025:

- 174 licenses have been approved.
- 515 applications are pending.
- 141 licenses have been denied.

There were 169 denial notices that Business License sent to applicants the week of March 24, 2025. These are denials due to distance restrictions. The current distance restriction requires 1000 ft separation between STRs.



Licensing Update

7.100.050 - Limitation on the number of short-term rental licenses.

Except as otherwise provided in this chapter, there shall be a minimum of one short-term rental license available for each established unincorporated area within Clark County, Nevada. The maximum number of short-term rental licenses that may be issued in any unincorporated area shall not exceed one percent of the total number of housing units located in the unincorporated area, rounded down to the nearest whole number.

- In 2021, the original 1% of available housing was 2,826 units.
- The latest data available is for 2024, which indicates the 1% of available housing is 2,940 units.
- This is an increase of 114 units.



Code Revision Suggestions

7.100.080 - Ineligible residential units.

(d)The residential unit is not lawfully connected to a municipal wastewater system;

Suggestion: Make it a requirement upon licensure to be lawfully connected to municipal wastewater system, not at time of application.



Code Revision Suggestions

7.100.090 - Short-term rental license application requirements.

(c) Each application must be accompanied by:

(3) Evidence of general liability insurance in the amount of at least five hundred thousand dollars per occurrence that indicates the property is used for transient lodging;

Suggestion: Make it be required there is insurance at time of licensure, not at the time of application.



Code Revision Suggestions

7.100.100 - Application procedures.

(g)After the application period has closed, the department shall enter the unique identification numbers into a random number generator program that will list the timely-submitted applications in a random order to determine the order in which the applications will be considered for a short-term rental license. The inclusion of an application on the list does not guarantee that an applicant will receive a short-term rental license.

Suggestion: Create a process other than a random number generator. A possible option is to take applications on a first come/first serve basis and then maintain a list of those interested in a STR license until the 1% limit is reached.

