

Assembly Bill 363

Short-Term Rentals

81st Session of the Nevada Legislature
(2021)

3/15/2022

Short-Term Rental Survey



Survey open from December 21,
2021 through January 31, 2022



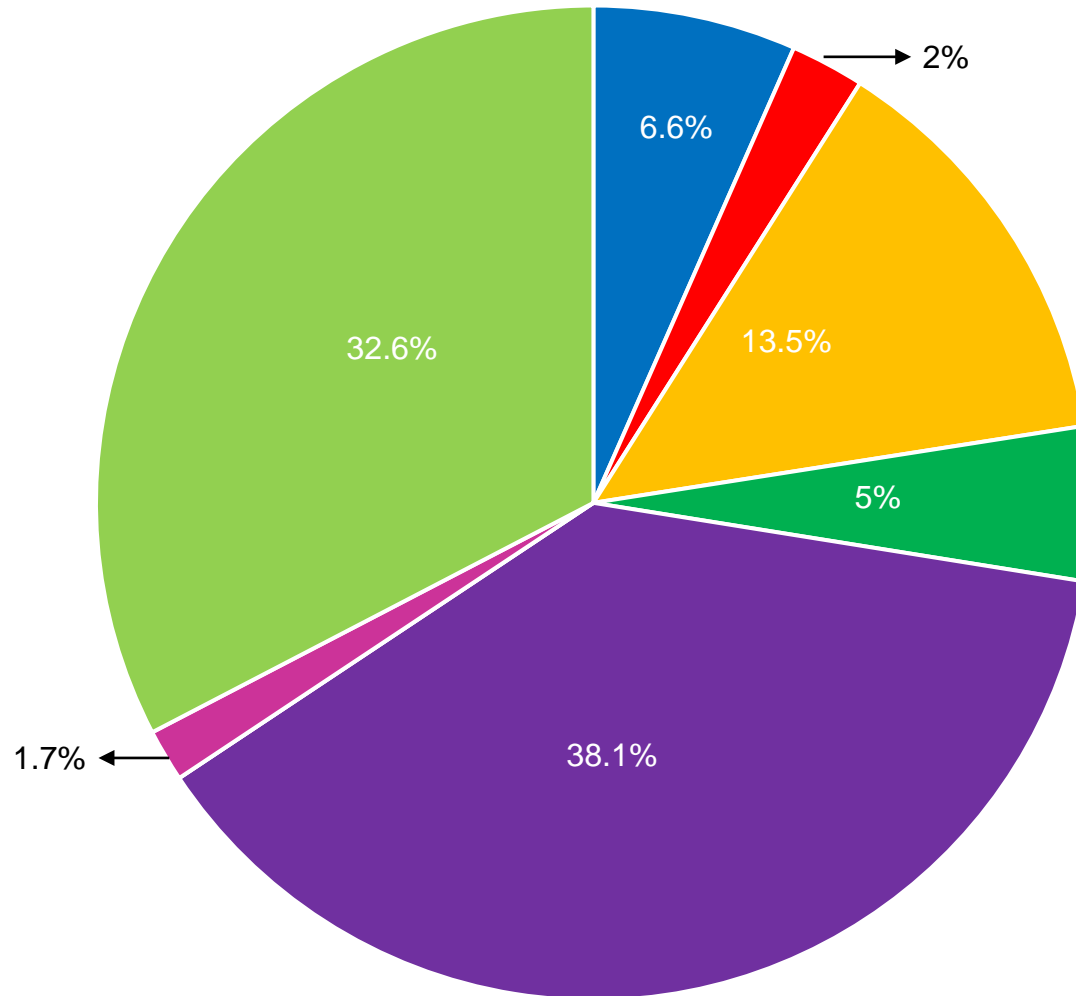
5,811 responses



Submit comments to
STRComment@ClarkCountyNV.gov

Which of the following best describes you? (Please select one)

5,811 responses



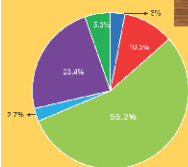
- Owner/Operator of a non-owner-occupied short-term rental
- Owner/Operator of an owner-occupied short-term rental
- Thinking about becoming an owner/operator of a short-term rental
- Short-term rental user
- Impacted neighbor
- Hotel/restaurant
- Housing/Affordable housing advocate
- Community member



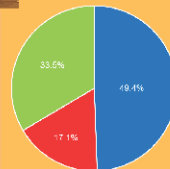
CLARK COUNTY SHORT-TERM RENTAL SURVEY RESULTS



PERCEPTION & INVOLVEMENT



• MAJORITY OF RESPONDENTS HAVE A NEGATIVE PERCEPTION OF STRS



• STRONG SENTIMENT FOR NEIGHBOR INVOLVEMENT



SAFETY INSPECTION

72%

Respondents believe a safety inspection should be required for STR approval

COMPLAINT RESPONSE

• 80% BELIEVE STR HOSTS SHOULD RISK LOSING AUTHORIZATION (PERMIT) FOR MULTIPLE SUBSTANTIATED COMPLAINTS



• 87% BELIEVE DESIGNATED LOCAL REPRESENTATIVE RESPONSE SHOULD BE LESS THAN ONE HOUR

• Limitation on number permits - 55%

• Maximum number of total guests - 76%

• Total number of guests (8)- 25%

OCCUPANCY

• Maximum number of guests per bedroom - 77%

• Total number of guests per bedroom (2) - 70%



Current Clark County policy



Currently, short-term rentals, rentals for less than thirty-one (31) days, are not permitted in most of unincorporated Clark County.



Report and issue with FixIt Clark County



https://www.clarkcountynv.gov/residents/fixit_clark_county.php

Mandate from the State of Nevada

- **Bill requirements:**

- Authorization criteria and application
- Annual fee
- Liability coverage
- Prohibition on short-term rentals in apartments
- Ban on parties, weddings, events or other large events (more than 16 people)
- Minimum night stay (1-night owner-occupied units; 2-nights for non-owner occupied)
- HOA express consent
- The County must adopt specific requirements for noise, trash, security
- Must establish a process to report violations
- Schedule of civil penalties (may not exceed \$1,000 or nightly rental value, whichever is greater)
- Hosts required to have local and state business license
- Hosts must have 24-hour, 7 days/week local representative and educational materials
- Six-month “compliance” period

Local authority and decision making

- **Items for staff direction**

- Limits and prohibitions
- License fees, procedures and requirements
- Enforcement
- Platforms
- Reporting
- Compliance period