



Clark County Short Term Rental Ordinance

Board of County Commissioners Hearing June 21, 2022

Public Outreach

- Four (4) Town Halls with County Commissioners held virtually and in person.
- Three (3) Town Board presentations by County Staff: Mt. Charleston, Searchlight and Laughlin.
- STR Comment Email Inbox: from February 2022 through the hearing date.
- Subscriber List/Newsletter: approximately 1,400 subscribers.
- Survey from December 21, 2021 through January 31, 2022
 - **5,811 community responses.**

Review of Survey Responses

- Clark County used survey responses to guide our research and recommendations for the ordinance provision.
- Key guidance from the Survey:
 - 55.2% of respondents viewed the presence of short-term rentals in their neighborhoods negatively, while 3% stated short term rentals had a positive impact on their neighborhood
 - 76.2% of respondents felt the County should limit the overall maximum number of guests permitted to fewer than 16.
 - 77.4% of respondents wanted a limited number of guests per bedroom, with 70% recommending 2 guests per bedroom.
 - More than 80% of respondents felt the AB363 mandated designated representative should respond to address issues in less than 1 hour.

Ordinance Summary – Categories

- Creates mandated pathway to licensure for potential hosts; further proposes license for accommodation facilitators.
- Addresses neighbor concerns and feedback received by limiting overall number of licenses to 1% of housing stock; no more than 1 license allowed per natural person.
- Occupancy: 2 per bedroom, no more than 10 persons per short term rental. This will be definition of “party”. Parties exceeding 10 are prohibited.
- Minimum 2-night stay for every reservation.
- Distance Separation: 1,000 feet between licensed short-term rentals; 2,500 feet from a resort casino, including where construction has commenced. Not more than 10% of units in a multifamily building, excluding apartment buildings.
- Duties of licensee: addressing communication with County; designation of personal representative, visible address, fire safety inspection; noise monitor and security monitor, limits on amplified sound.

Ordinance Summary: Licensing for Hosts

- License Fees assessed per Bedroom
 - 3 or fewer: \$750.00
 - More than 3 bedrooms: \$1,500
- Required Fire Safety Inspection - \$150
- Annual license and renewal
- Prohibition on transfer, except for marriage, transfer between spouse or domestic partner or testamentary transfer.

Licensing – Ineligible Residential Units

- Mobile or manufacture homes and residential units not intended for permanent lodging, e.g., recreational or travel trailers, tents, motor vehicles.
- Located in excluded areas: Mt. Charleston, Moapa Township, Moapa Valley Township, Mesquite Township or Bunkerville Township.
- Must be connected to municipal wastewater system.
- No STRs in apartments (AB363).
- Only permitted in common interest community **if the governing document expressly authorize short term rental of a unit.**
- Unit is subject to affordability covenants or received housing or rental assistance.
- Multiple substantiated violations of Clark County Code within preceding 36 months if these violations have not been remediated.

Accommodation Facilitator Requirements

- Requirement for License as an Accommodations Facilitator.
- Duties:
 - Verification of Licensure prior to listing and require that any host listing on their sites must include the license number and occupancy limits.
 - Deactivate a listing upon receipt of request from the County.
 - Collect the appropriate transient occupancy tax and remit to the County on monthly basis.
 - Monthly reporting: e.g. , booking data, including booking value of rental, average length of stay and year to-date revenue.

Ordinance Summary – Enforcement

24 Hour Hotline to be managed by the County to assist with public response to any issues.

Requirement for hosts to list license number in any advertisement as well as maximum occupancy and 2-night minimum stay; must advertise that parties are not permitted.

Personal Representative must be available 24 x 7; respond within 30 minutes.

- Penalties as set forth in AB363:
 - \$500 (1st violation) - \$1,000 (each subsequent) or nightly rental value – violation of any requirement in ordinance
 - For unlicensed activity: up to \$10,000 based on severity of violation, good faith effort to work with County, and prior history of violations.
 - For Accommodation Facilitators: \$500 (1st violation) - \$1,000 (each subsequent)

Application Period

- Once the ordinance is in effect, and not less than thirty (30) days before the commencement of the application period, the Department shall publish the dates of the application period on the County website and in at least one newspaper of general circulation in Clark County.
- There will be a 6-month application period, which we are anticipating will be approximately 09/01/2022 to 03/01/2023.
- This is an application to enter the process for the random number generator, not an application to apply for a short-term rental license.

Where to Start:

- On our website, there will be a portal to apply and check for eligible locations.
- Please note, the process to check for an eligible location is free.

Welcome to the Clark County Short Term Rental Property Eligibility Application

Follow the instructions for identifying if your property is eligible for a Short Term Rental in Clark County Nevada

1. Enter your address into the Eligibility Search

- Eligibility results will display in the right search panel

2. Print your results to PDF

- Computer/Laptop:
 1. Press the "Ctrl" and "P" keys at the same time to bring up the print screen
 2. Select print to PDF
- Phone:
 1. Take screen shot of phone screen


3. Save results PDF and include in your application documents.

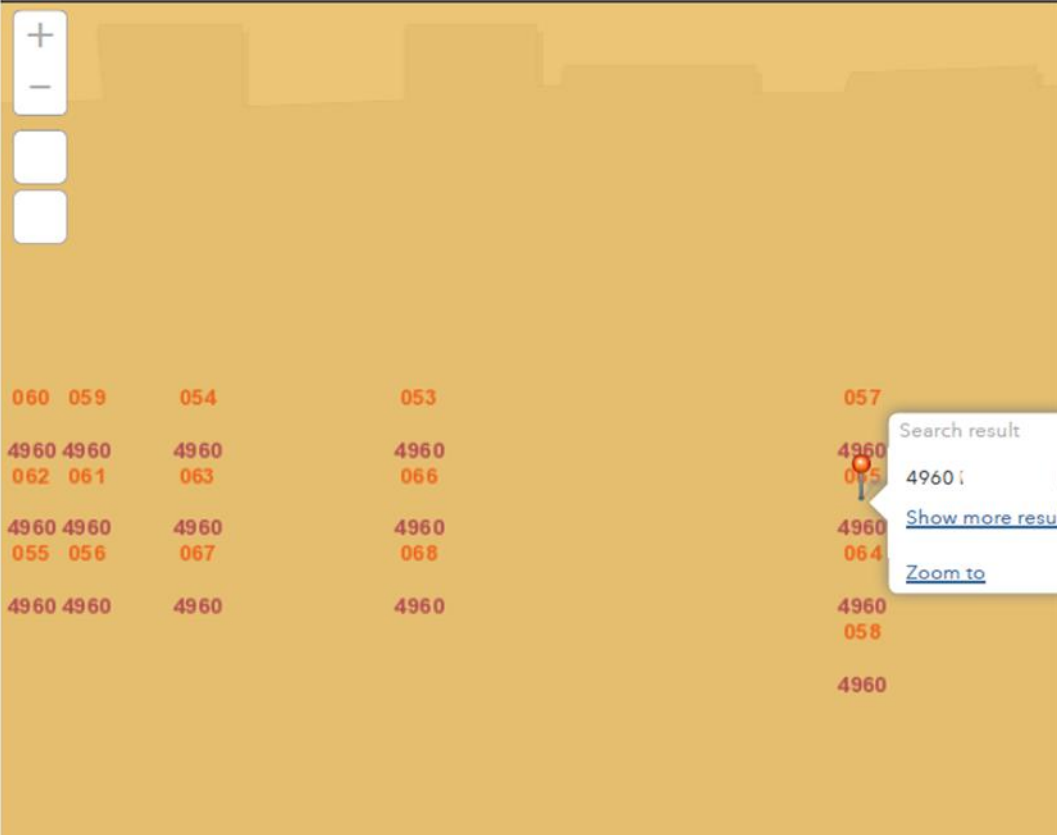
Click *here* for a demo video

I acknowledge I have reviewed the above instructions

OK

Example of Eligible Location

 Short Term Rental Eligibility Look-Up Clark County



060	059	054	053	057
4960	4960	4960	4960	4960
062	061	063	066	065
4960	4960	4960	4960	4960
055	056	067	068	064
4960	4960	4960	4960	4960
				058
				4960

Eligibility Search

Search for an address or locate on map

Show results within 30 Feet

0 30

Multifamily Dwellings

Location Eligibility:

Property is Eligible

Warning: Maximum Eligible Units is 1.
This is conditional based off Short Term Rental Policy: Title 7 – Chapter 7.100.080. Ineligible Residential Units section (e). Property cannot exceed more than ten percent (10%) of the residential units in the multifamily dwelling.

[Ordinance Link](#)

Example of Eligible Location

Short Term Rental Eligibility Look-Up Clark County

Eligibility Search

Search for an address or locate on map

5434' DR X Q

Show results within 30 Feet

0 30

Clark County Jurisdiction: Eligible

Location Eligibility:

Location entered is Eligible

[Ordinance Link](#)

Search result

5434 ...

Show more result

Zoom to

Esri Community Maps

Example of Non-eligible Location

Short Term Rental Eligibility Look-Up Clark County

Eligibility Search

Search for an address or locate on map

880' [X] [Q] [] []

Show results within 30 Feet

0 30

Resort Hotels Buffer 2500 Ft

Location Eligibility:

Location entered Not Eligible:
Within 2500 Ft of Resort Hotel

[Ordinance Link](#)

Search result

880

Show more results

Zoom to

Esri Community Maps

Example of Non-eligible Location

Short Term Rental Eligibility Look-Up Clark County

Eligibility Search

Search for an address or locate on map

4631 AVE

Show results within 30 Feet

0 30

Prohibited Areas

Location Eligibility:

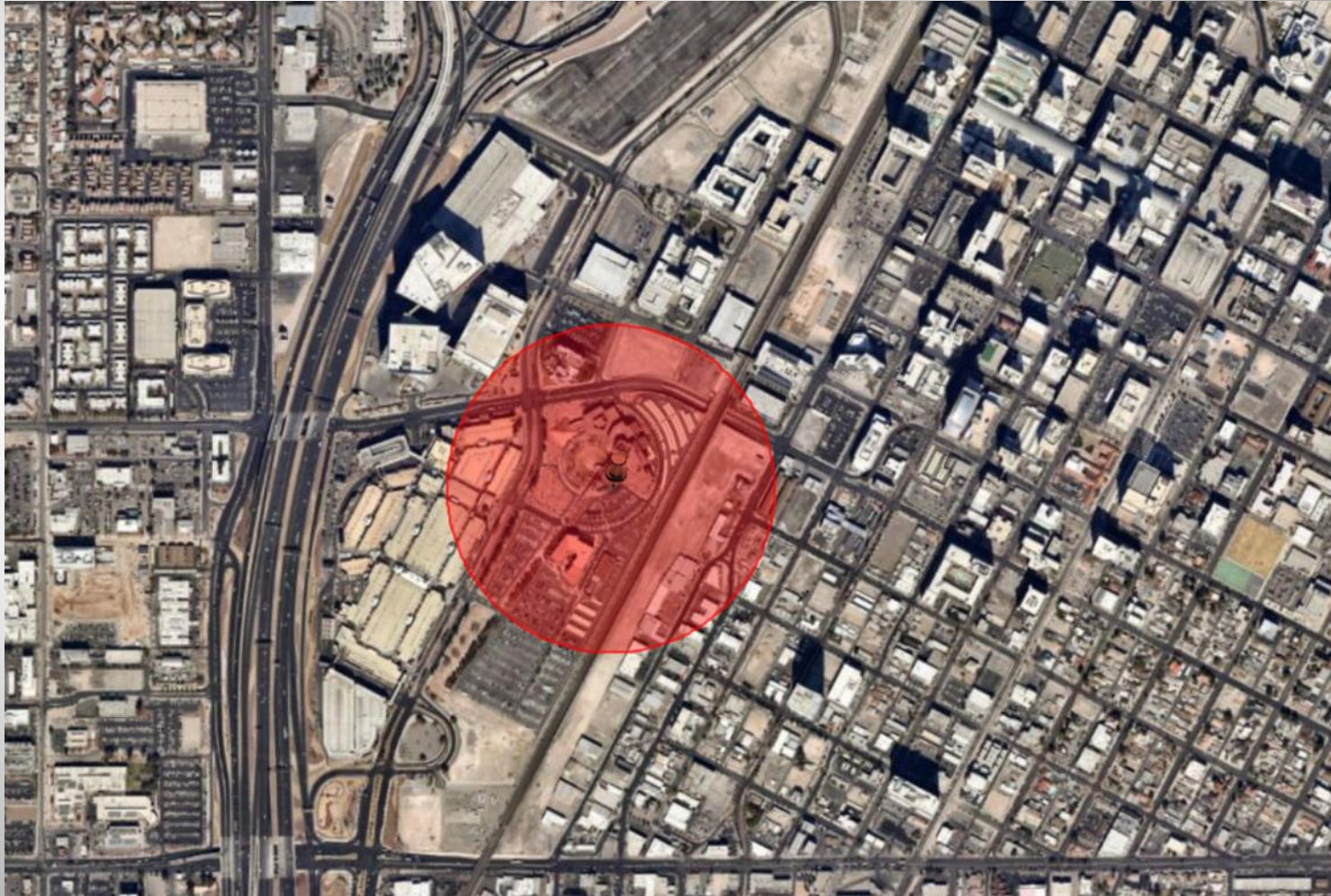
Location entered Not Eligible:
Prohibited Area: Mt. Charleston

[Ordinance Link](#)

039
4641
006
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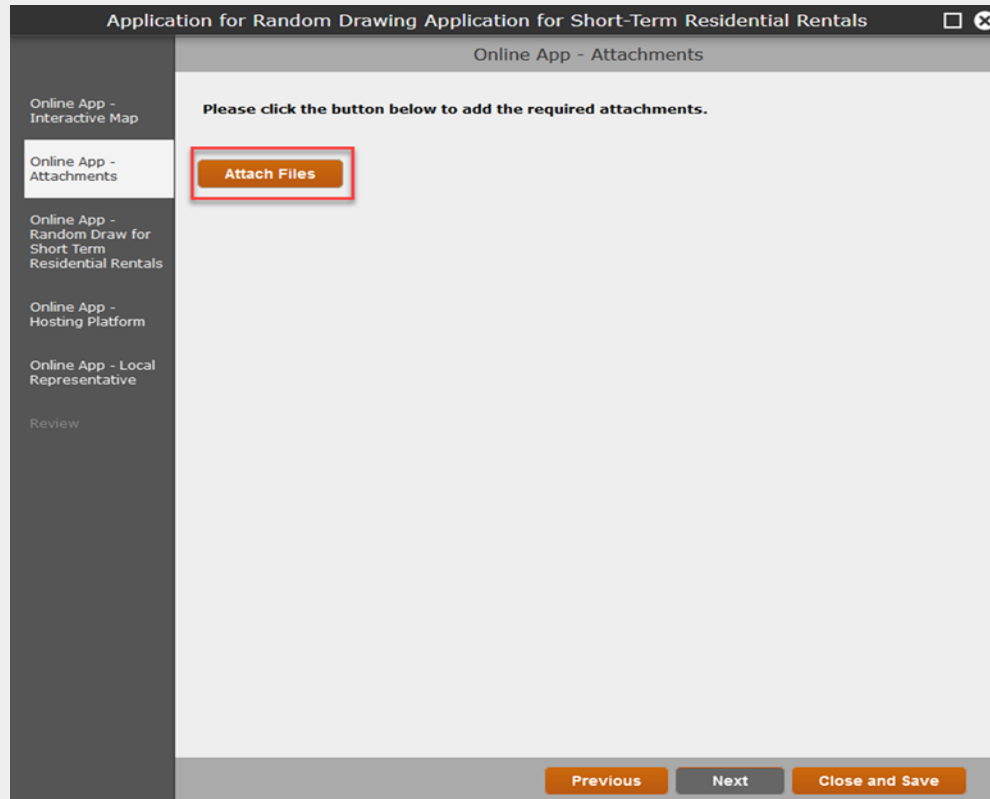
Esri Community Maps

1000 ft Buffer



Application Process

- On our website, you will be able to upload the required documents with your application to enter the random number generator.



Important

- Only **complete** applications will be accepted.
- The system will provide a prompt “**This is required**” for any fields that are not complete and the applicant will not be able to proceed with the application process.

Once the application period ends

- A random number generator will be used to determine which application will move forward in the licensing process.
- At this point, the non-refundable \$45 application fee must be paid and the public safety inspection will be triggered.
- Once all public safety has been completed and fees have been paid, the application will be issued a Business License as applicable.

Accommodations Facilitator

- Application Requirements
 - Each application must be accompanied by a nonrefundable application fee of \$45.00 and any documentation the Department may additionally require.
- Annual Fee shall be based upon the number of Short-Term Rental Units within Clark County that are listed or advertised by the licensee on a hosting platform, as follows:
 - Not more than 100.....\$1,000.00
 - 101-500.....\$5,000.00
 - 501-1,000.....\$10,000.00
 - 1,001-2,500.....\$25,000.00
 - 2,501-5,000.....\$50,000.00
 - 5,001-7,000.....\$70,000.00
 - More than 7,000.....\$75,000.00

Conclusion

We would like to thank the members of the Clark County multi-department Working Group for their efforts in supporting the public outreach and the process of developing the ordinance.

Clark County Administrative Services

Clark County Business License

Clark County Building Department

Clark County Code Enforcement

Clark County Department of Comprehensive Planning

Clark County Fire – Fire Prevention