

ATTACHMENT #1

NOTIFICATION LETTER



Department of Business License

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SHORT-TERM RENTAL UNITS

April 27, 2022

**NOTIFICATION OF PROPOSED AMENDMENT TO CLARK COUNTY CODE
TITLE 4, CHAPTER 4.08 – COMBINED TRANSIENT LODGING TAX;
TITLE 6, CHAPTER 6.12 – FEES AND RELATED MATTERS;
TITLE 7, BY ADDING
CHAPTER 7.100 - SHORT-TERM RENTAL UNITS; AND
CHAPTER 7.110 – ACCOMMODATIONS FACILITATORS; AND
TITLE 30, CHAPTER 30.44 - USES**

Dear Licensee and Community Partners:

Please be notified pursuant to NRS 237.080, of proposed amendments to Clark County Code, Title 4, Chapter 4.08 – Combined Transient Lodging Tax; Title 6, Chapter 6.12 – Fees and Related Matters; Title 7, by adding Chapter 7.100 – Short-Term Rental Units and Chapter 7.110 – Accommodations Facilitators; and Title 30, Chapter 30.44 - Uses. The amendments are available for your review online at www.clarkcountynv.gov/depts/businesslicense.

The proposed amendments address the following key areas:

- **Subsection 4.08.005** revises the definition of “transient lodging” to include “short-term rental unit”.
- **Section 6.12.982** revises the definition of “vacation homes” to exclude it from the definition of “short-term rental unit”.

CHAPTER 7.100 – SHORT-TERM RENTAL UNITS

- **Section 7.100.020** adds definitions related to short-term rental units.
- **Section 7.100.030** requires a person to obtain a license to operate a short-term rental unit.
- **Section 7.100.040** identifies certain types of residential units that are not affected by this chapter.
- **Section 7.100.050** limits the number of short-term rental licenses that may be issued.
- **Section 7.100.060** defines “eligible property owner” for the purposes of issuing a license.
- **Section 7.100.070** establishes criteria to determine who may be an ineligible property owner.
- **Section 7.100.080** establishes criteria to determine what residential units may be considered as ineligible for licensure.
- **Section 7.100.090** sets forth application requirements for a short-term rental license.
- **Section 7.100.100** describes the application procedures for a short-term rental license.
- **Section 7.100.110** provides for the issuance or denial of a short-term rental license.
- **Section 7.100.120** establishes annual license fees for a short-term rental license.

- **Section 7.100.140** prohibits the transfer of a license or location of a short-term rental.
- **Section 7.100.150** prohibits a change in ownership with certain exceptions.
- **Section 7.100.160** establishes certain restrictions on rentals.
- **Section 7.100.170** sets forth the duties of a short-term rental licensee.
- **Section 7.100.180** identifies prohibited conduct concerning a short-term rental.
- **Section 7.100.190** provides for complaint resolution.
- **Section 7.100.200** describes the powers of the county in regulating short-term rentals, including subpoena powers.
- **Section 7.100.210** provides for the suspension or revocation of a short-term rental license.
- **Section 7.100.220** declares operation of a short-term rental unit without a license or in violation of the Chapter to be a public nuisance.
- **Section 7.100.230** provides for enforcement action including administrative citations for violations.
- **Section 7.100.240** provides for an initial review and/or administrative hearing to contest a citation.
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CHAPTER 7.110 – ACCOMMODATIONS FACILITATORS

- **Section 7.110.020** adds definitions related to accommodations facilitators.
 - **Section 7.110.030** requires a person to obtain a license to operate as an Accommodations Facilitator.
 - **Section 7.110.040** sets forth application requirements for an accommodations facilitator license.
 - **Section 7.110.050** provides for the issuance or denial of an accommodations facilitator license.
 - **Section 7.110.060** establishes annual license fees for an accommodations facilitator license.
 - **Section 7.110.080** sets forth the duties of an accommodations facilitator.
 - **Section 7.110.090** identifies prohibited conduct concerning an accommodations facilitator.
 - **Section 7.100.100** describes the process for issuing a subpoena.
 - **Section 7.110.110** provides for the suspension or revocation of an accommodations facilitator license.
 - **Section 7.100.120** provides for enforcement action including administrative citations for violations.
 - **Section 7.110.130** provides for an initial review and/or administrative hearing for persons that contest a citation.
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- **Section 30.44.010** removes the prohibition of transient commercial use of residential developments.

In accordance with NRS 237.080, business owners and interested parties may submit data and arguments to the Clark County Board of Commissioners, in care of the Department of Business License as to whether the proposed amendment will:

1. Impose a direct and significant economic burden upon a business; or
2. Directly restrict the formation, operation or expansion of a business.

Please direct your comments, data and arguments in writing to Jordan Sandeck at PublicCommentCCBL@ClarkCountyNV.gov by 5:00 p.m. on May 18, 2022.

Sincerely,

Michael Harwell

Michael Harwell

Assistant Manager - Operations