

Ordinance 1224
Introduced by All Commissioners

**AN ORDINANCE CREATING WARRENTON MUNICIPAL CODE CHAPTER 8.24
REGARDING SAFETY STANDARDS FOR SHORT TERM RENTALS REFERRED TO
HOMESTAY LODGING**

WHEREAS, the Warrenton Municipal Code needs to be updated periodically to reflect changing economic conditions in the community, to protect public safety, and respond to changes required by the Oregon Legislature; and

WHEREAS, the City of Warrenton supports home-based tourism while creating and maintaining livable neighborhoods, and encouraging local economic development through the “shared economy;” and

WHEREAS, the City of Warrenton held multiple public meetings, open to public comment, to shape a homestay lodging proposal and met individually with impacted homeowners; and

WHEREAS, the City of Warrenton wants to balance the public's need to create a safe experience for visitors and common sense regulations to protect neighborhood livability.

NOW, THEREFORE, the City of Warrenton ordains as follows: (Key: **new**)

Section 1. A new chapter regulating the development and operation of Homestay Lodging shall be added to Warrenton Municipal Code Chapter 8 Health & Safety, Section 8.24 Homestay Lodging Standards.

8.24.010 Definitions:

1. **Homestay Lodging.** A short-term rental in an owner-occupied, single-family detached dwelling unit using up to five bedrooms, including bedrooms in accessory dwellings.
2. **Vacation Rental Dwelling.** A single-family dwelling or accessory dwelling that is non-owner occupied and is rented for terms of less than 30 days.
3. **For all other definitions, refer to Section 16.12.**

8.24.020 Homestay Lodging.

Homestay lodging is permitted in certain residential zones as specified in Title 16, Division 2 of the Warrenton Municipal Code.

8.24.030 Safety Regulations.

1. **All homestay lodging businesses shall comply with the following regulations:**
 - a. **Apply for a homestay lodging permit.**
 - b. **Comply with Chapter 3.04 Transient Room Tax and Chapter 5.04 Business License.**
 - c. **Install carbon monoxide (CO) and smoke detector devices in each bedroom for rent.**
 - d. **Post a tsunami evacuation map in a visible location.**
 - e. **A NOAA weather radio with alert capabilities, shall be permanently displayed in a visible location.**

- f. All electrical outlets in a kitchen or bathroom accessible to guests will be rated GFCI and have faceplates installed.
- g. Circuit breaker box will be properly labeled.
- h. Any bedroom for short term rental will have emergency egress.
- i. All handrails shall comply with state building code.
- j. Address numbers shall be visible from the street.
- k. Garbage and recycling service is required.
- l. Provide one off street parking space per guest bedroom.
- m. A permit will not be issued until all outstanding code violations on record or any visible violations are recorded upon on-site inspection.
- n. All of the above are required prior to issuance of a homestay lodging permit and verified through an on-site inspection.
- o. Homeowners are required to maintain a complaint registry and report problems to the Community Development Director.
- p. Separate cooking facilities such as stoves, rangetops, ovens, hotplates, or other similar equipment (but excluding microwave ovens) may not be provided.

8.24.040 Transferability. Homestay lodging permits are non-transferable upon sale of the property. However, the new property owner may apply for a homestay lodging permit in accordance with this Chapter and other applicable ordinances.


8.24.050 Enforcement. Any enforcement of Chapter 8.24 shall follow enforcement procedures outlined in Chapter 16.16. In addition, if there are multiple violations that occur within a two-year period from the date of issuance, the Community Development Director may revoke the homestay lodging permit.

Section 2. This Ordinance being necessary for the immediate protection of the health, safety and welfare of the citizens and residents of the City of Warrenton, an emergency hereby is declared to exist and this Ordinance shall take full force and effect immediately upon its adoption by the Commissioner of the City of Warrenton.

First Reading: January 8, 2019
Second Reading: January 22, 2019

ADOPTED by the City Commission of the City of Warrenton, Oregon this 22nd day January of 2019.

APPROVED



Henry A. Balensifer, Mayor

Attest:



Dawne Shaw, City Recorder