

# Short-Term Rentals

EUGENE CITY COUNCIL WORK SESSION  
SEPTEMBER 23, 2019

# Presentation Overview

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SHORT-TERM RENTALS  
IN EUGENE



BENEFITS AND  
CHALLENGES



WHAT HAVE OTHER  
CITIES DONE



OPTIONS FOR LOCAL  
REGULATIONS



PROCESS/RECOMMEN  
DATION



QUESTIONS AND  
DISCUSSION

# Currently in Eugene

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Generally considered rentals available for 30 days or less

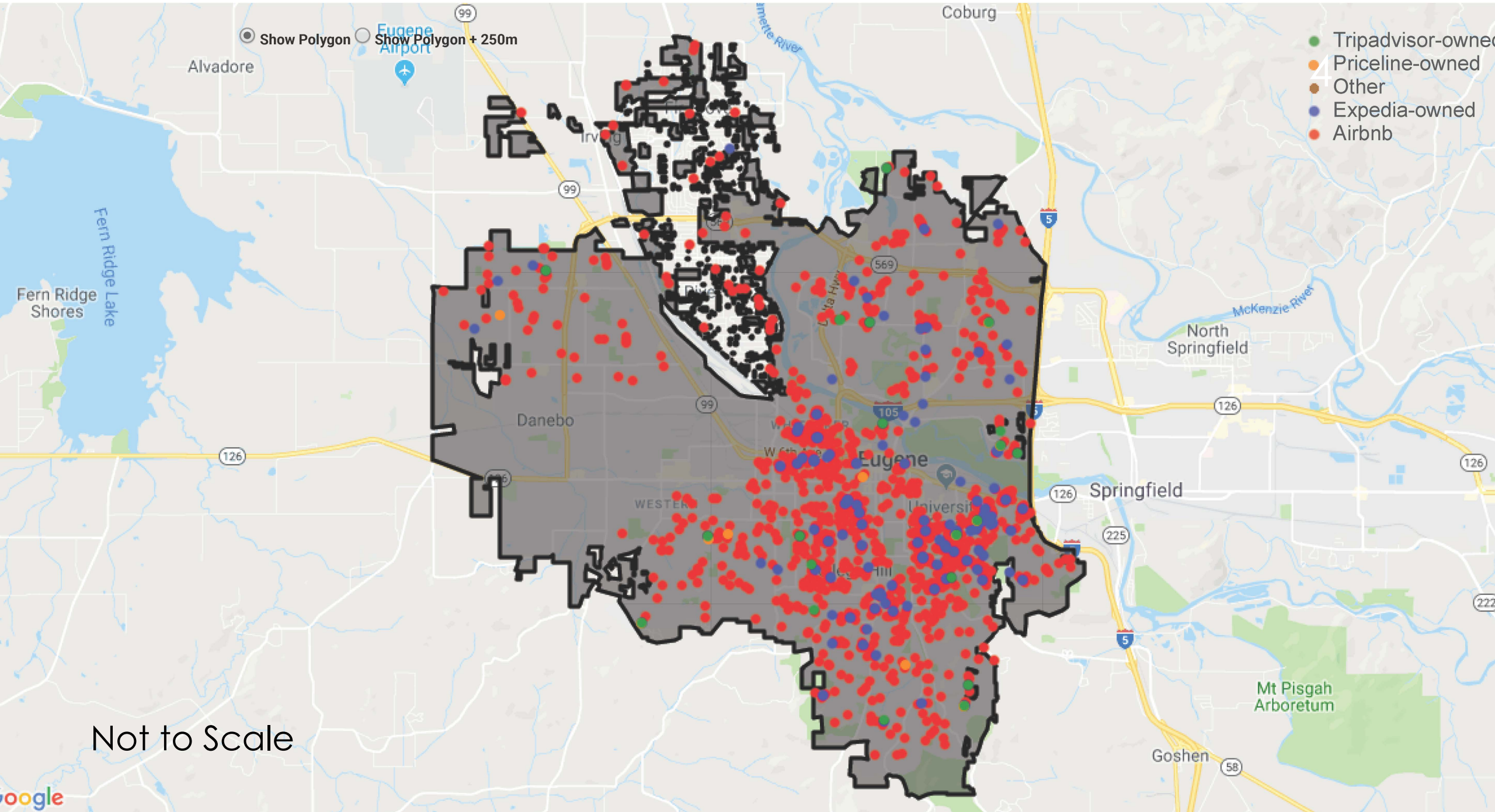
Permitted in residential zones

Must meet definition of family; no more than five unrelated people

Required to pay Transient Room Tax (TRT)

No current permit or license required

823 vacation rentals listed in Eugene on booking.com. Likely many more



Not to Scale

## Potential Benefits

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Increased tourism

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Adding jobs to local economy

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Supplemental income

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Local experience for visitors

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Transient Room Tax (TRT)

## Potential Challenges

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Livability issues

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Occupancy

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TRT collection

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Housing inventory

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Enforcement

# City of Bend



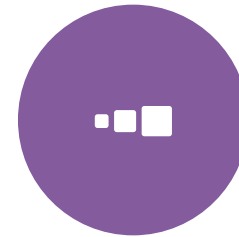
VARIETY OF OPTIONS  
FROM LICENSE ONLY  
TO LAND USE PERMIT



OWNER OCCUPANCY  
REQUIRED WITHOUT  
LAND USE PERMIT



PARKING REQUIRED  
PER BEDROOM



250 FOOT SEPARATION  
BETWEEN STRS IF NOT  
OWNER OCCUPIED



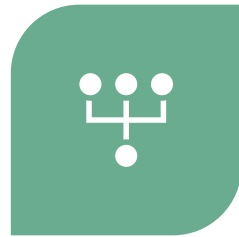
INSPECTION REQUIRED



NEIGHBORHOOD  
NOTICE REQUIRED



OWNER  
OCCUPANCY  
REQUIRED



PROCESS DEPENDS  
ON NUMBER OF  
BEDROOMS

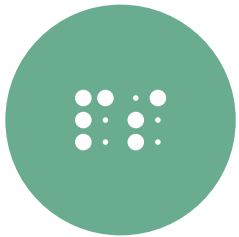


PARKING NOT  
SPECIFIED



GUEST REGISTRY  
REQUIRED





WITHIN 200' OF  
SOME STREETS



OWNER  
OCCUPANCY  
REQUIRED



LAND USE  
PROCESS  
REQUIRED



ONE PARKING  
SPACE/ACCOMMO  
DATION



INSPECTION  
REQUIRED



GUEST REGISTRY



LOCAL  
REPRESENTATIVE



OWNER  
OCCUPANCY  
WITHOUT CUP



ONE PARKING  
SPACE PER  
GUESTROOM



INSPECTION  
REQUIRED

# Range of options

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Owner  
occupancy



Guest registry and  
local contact



Limit rental  
period/duration



Separation  
requirements



Inspections



Requirements for  
online platforms

# Potential Starting Point for Eugene



# Process

- ▶ Amend Chapter 3 and adopt a business licensure program for STRs:
  - ▶ Public hearing before City Council
  - ▶ Deliberation and adoption



# Questions and Discussion

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