

# **SHORT TERM RENTALS**

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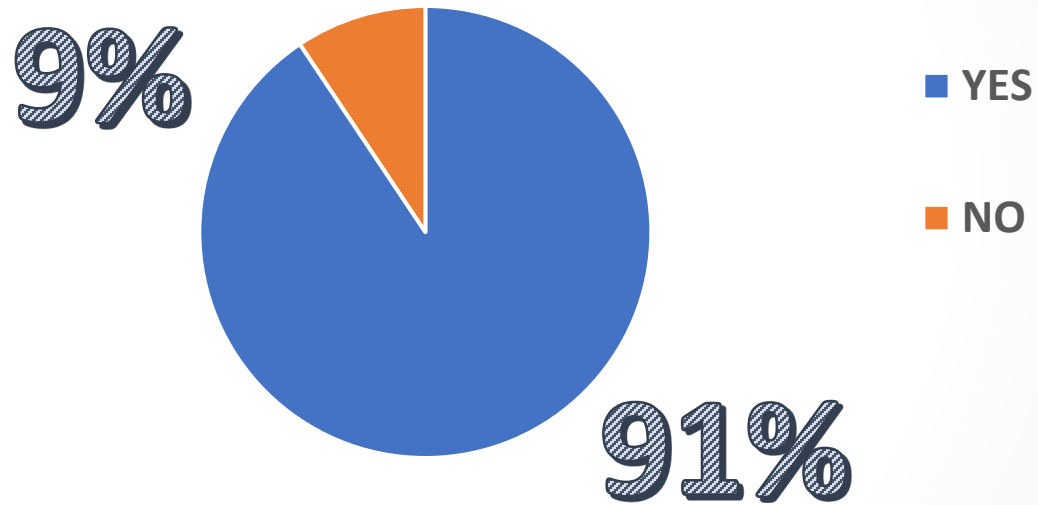
**BOULDER CITY  
COUNCIL MEETING**

**SEPTEMBER 21, 2023**

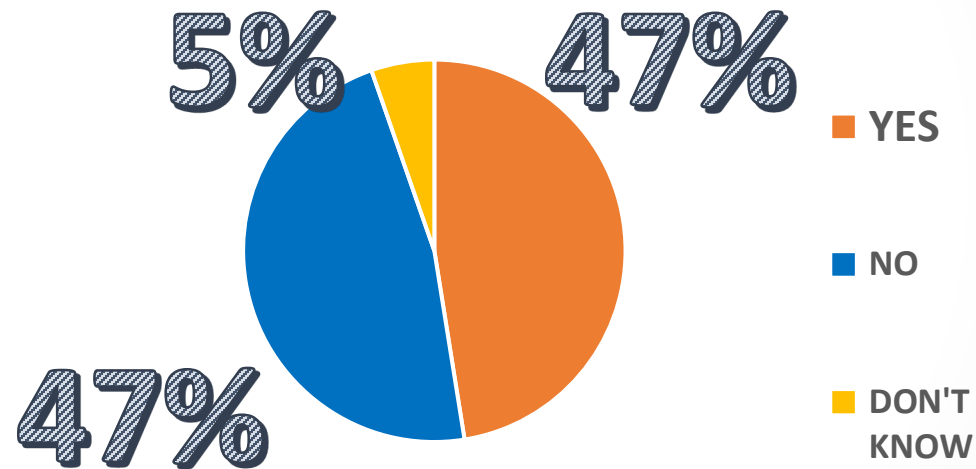
## PROGRESS SINCE MAY

- Held a Town Hall Workshop on July 12, 2023
- Community Survey Closed on August 1, 2023
- 717 Survey Responses

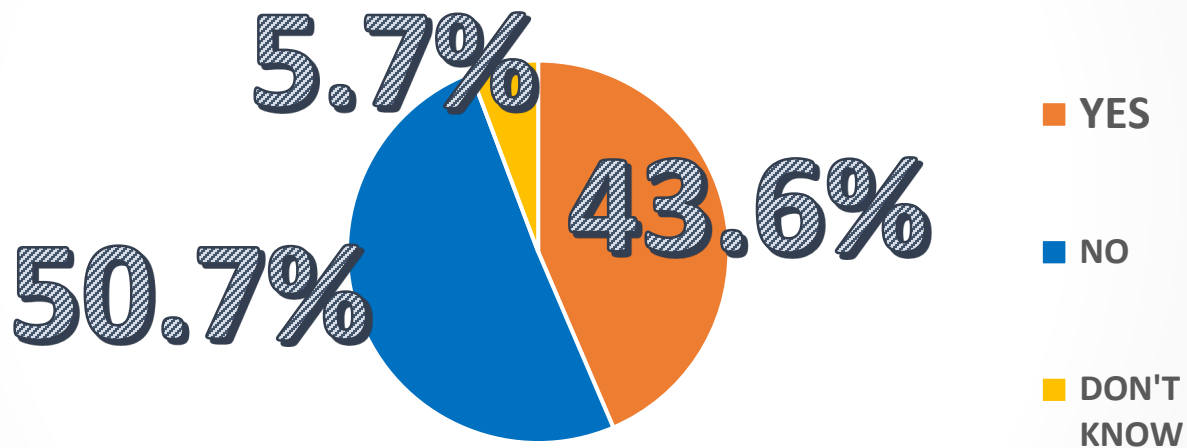
## BOULDER CITY RESIDENT



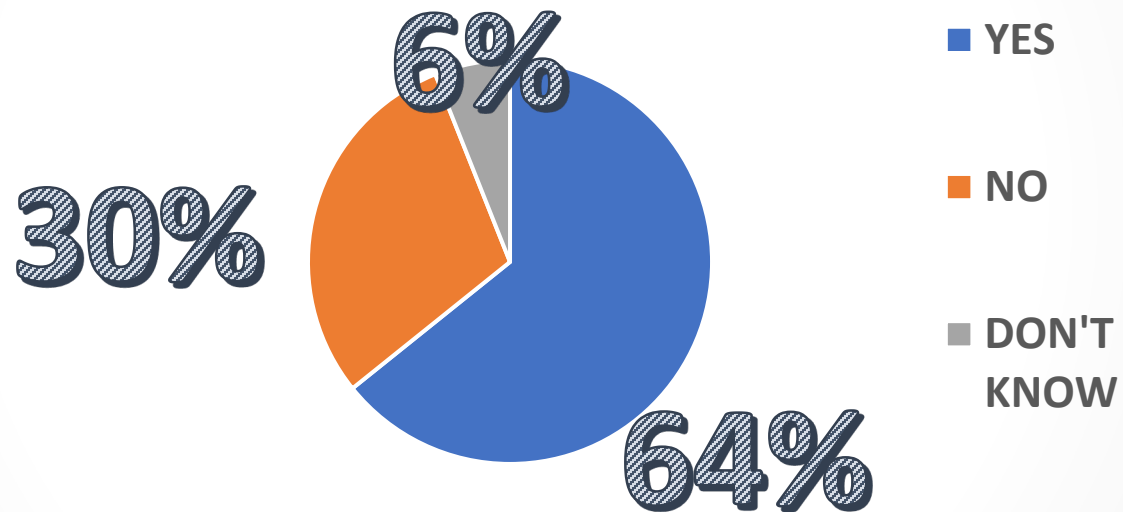
## SHOULD SHORT-TERM RENTALS BE ALLOWED?



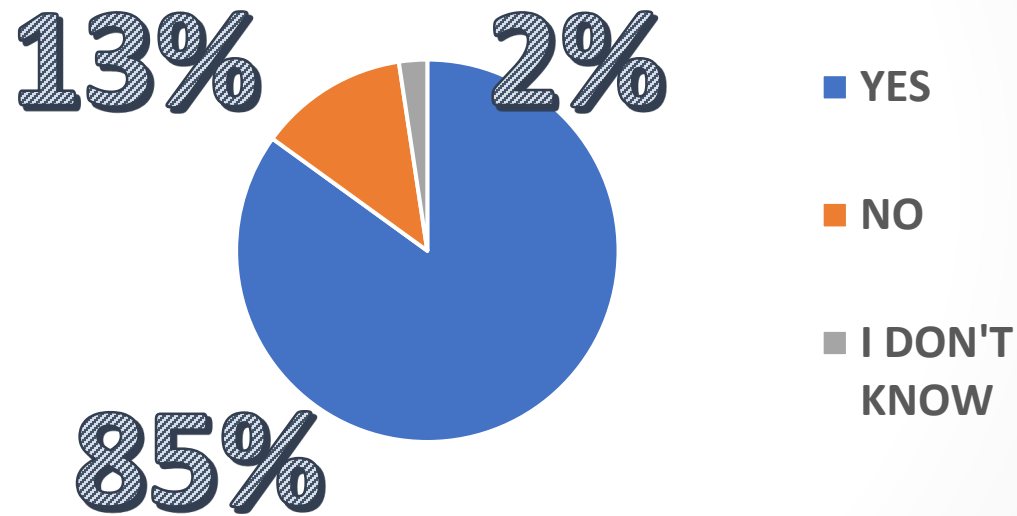
## SHOULD SHORT-TERM RENTALS BE ALLOWED? (RESIDENTS ONLY)



## SHOULD THEY REQUIRE A CONDITIONAL USE?

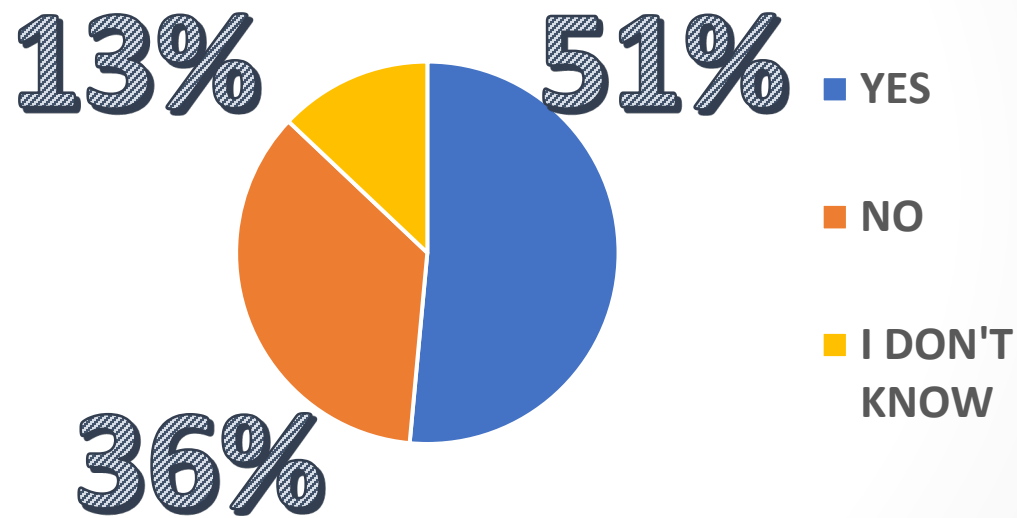


## SHOULD THE CITY REQUIRE STANDARDS?



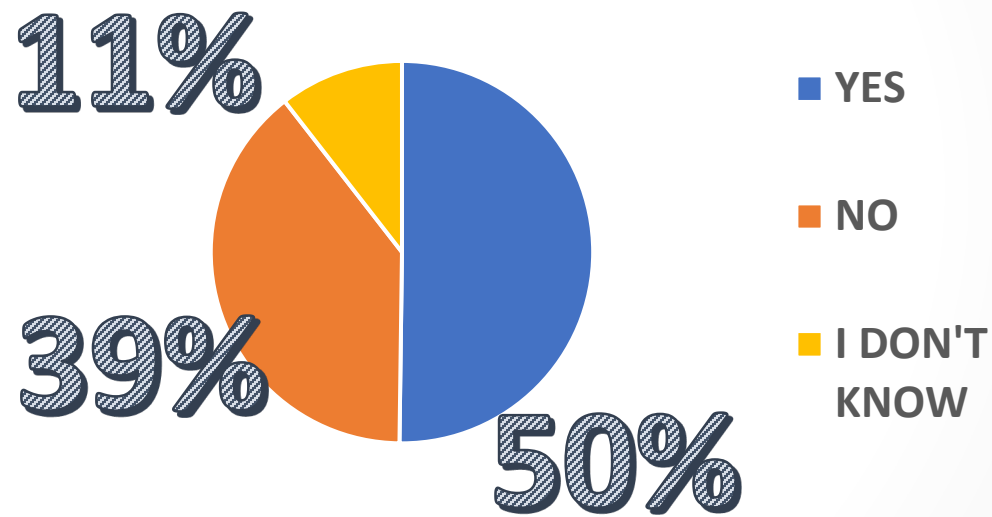


## SHOULD OWNERS RESIDE AT LOCATION?

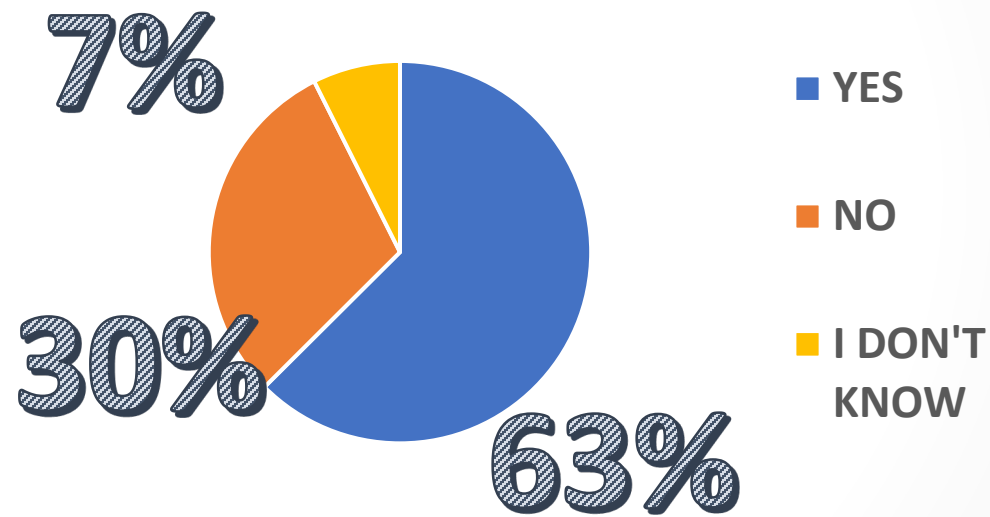




## SHOULD THERE BE A DISTANCE REQUIREMENT?



## SHOULD THE CITY LIMIT THE NUMBER OWNED?



**HOW DO OTHERS  
REGULATE SHORT-  
TERM RENTALS?**

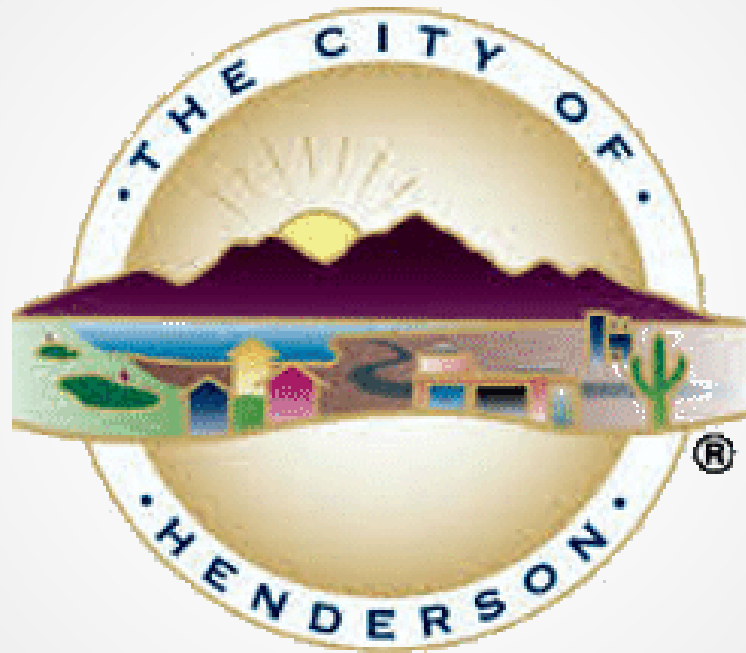


# LAS VEGAS SUMMARY

- Dwellings containing short-term rentals must be owner occupied
- Dwelling units cannot have more than three bedrooms
- Units can not be closer than 660 feet from each other

## LAS VEGAS (CONT.)

- Maximum occupancy of two persons per bedroom
- Prohibited in Las Vegas Master Planned areas (e.g. Summerlin)





# HENDERSON SUMMARY

- Only allows short-term rentals in SF homes and condos (apartments, mobile homes, RV's not permitted)
- Licensed unit cannot be within 1,000 feet of another short-term rental unit

## HENDERSON SUMMARY (CONT.)

- Units must follow noise standards
- Verified complaints can result in termination of license
- Each owner can have a maximum of 5 units
- Only for overnight accommodations, not permitted for weddings, parties



# NORTH LAS VEGAS SUMMARY

- Short term rentals are approved through a conditional use permit process
- No new application can be within 660 feet of an existing licensed short-term rental
- Noise monitoring equipment must be installed on site
- 65 decibel maximum noise level



# CLARK COUNTY SUMMARY

- Maximum of 1% of total housing in unincorporated Clark County can be short-term rental units
- Unit cannot be closer than 1,000 feet from another unit
- Permits more than one condo unit within a multi-family complex to be issued a permit provided that no more than 10% of units are short-term rentals





# MESQUITE SUMMARY

- Permitted and conditional use
- Max two adults per bedroom
- Max 10 adults per house
- Off street parking max of two vehicles
- Requires 24/7 local property manager

# CITY COUNCIL DIRECTION

- Continue to prohibit short term rentals
- Permit them through regulation

# QUESTIONS?



# CITY COUNCIL CONSIDERATIONS

- Permitted or Conditional Use?
- Ability to rent entire house or just bedroom?
- Require Performance Standards? (e.g. noise, parking)
- Distance limitations? (660 feet, 1,000 feet)