

# TOWN OF TRUCKEE STR AND NOISE ORDINANCE UPDATE

BOARD OF DIRECTORS MEETING JANUARY 22, 2021

# RECOMMENDED ACTION

- Staff will provide an update on:
  - Town of Truckee STR and Noise Ordinance Implementation & Enforcement
  - Implications to Tahoe Donner & Recommendations for Next Steps

# TOWN OF TRUCKEE ACTIONS

- Beginning in 2021, all short-term rentals will be required to receive an annual short-term rental registration certificate. The registration program will go live in December 2020. Short-term rental operators will have until March 31, 2021 to receive certificate.



## Short-term Rental Registration and Tax Payment Form

Welcome to Truckee's short-term rental registration and tax collection system. What would you like to do?

I would like to pay TOT

Register a property for the 2021 calendar year

Register as a property manager

Access the property manager portal

# TOWN OF TRUCKEE ACTIONS

## STR program update:

- [Online registration](#) went live at the beginning of January. STR operators will have until March 31, 2021 to obtain a registration certificate for the 2021 calendar year. Operators then have until October 31, 2021 to install a bear box for garbage.
- A fire department portal is available on the Town website for operators to sign up for a fire safety and defensible space inspection (required every 3 years). The registration process also includes a self-certification for all fire safety requirements, which is required annually.
- The [Town website STR resources page](#) includes all informational materials that are required to be posted within each unit, including a Good Neighbor flyer, evacuation routes, and trash and recycling guide.
- The Town has sent electronic notification and mailers to all TOT-registered STR properties informing owners of these changes and the start of the registration process. Additional outreach to the general public about the STR Helpline is planned, once the Regional Stay Home Order is lifted. This will include a mailer to all residences, social media, and print ads.

# TOWN OF TRUCKEE ACTIONS

## Enforcement:

- The [STR Helpline](#) is now available both on-line and by phone, for the public to report STR-related complaints.
- <https://www.townoftruckee.com/government/administrative-services/short-term-rental-program/str-helpline>
- The Town has hired an additional administrative analyst to work on the administrative side of program implementation and enforcement. An additional code enforcement officer will start in a few weeks, increasing staffing for field enforcement.
- The helpline will become more effective over the next few months as more properties complete the registration process, which requires designation of a 24/7 contact person for each property.

# IMPLICATION OF TOWN ORDINANCE TO TDA

- Rules
  - In some cases, the Town of Truckee STR and Noise Ordinance is more restrictive than TDA rules
    - Examples:
      - When functioning as an STR, Tahoe Donner rules allow for four (4) additional people, while the Town's ordinance would allow only two (2) additional people.
      - Town of Truckee ordinance prohibits parking on the street if registered as an STR.
- Enforcement
  - Town enforcement mechanism and staff now exists for STR violations and town-wide noise disturbances
  - TDA enforcement of TDA rules through Covenants compliance staff
    - As currently set up, TD's enforcement is not tied to the Town's ordinance like the Seasonal Fire Ban is tied to the Truckee Fire Protection District's ordinance.

# TAHOE DONNER RECOMMENDED NEXT STEPS

- February Board of Directors Meeting Agenda Item-
  - The staff will present a comparison of TDA rules and Town STR and Noise Ordinance.
  - The Board of Directors will then discuss possible amendments to TDA Short-Term Rental rules.
  - Dependent on discussion outcome, the board would direct or not direct staff to draft amendments to the TDA Short-Term Rental rules.
  - Subsequent board of directors meeting agenda items relating if direction is to draft rules amendments.
- Late Summer 2021- Board of Directors Meeting
  - Discussion on Town of Truckee's Town STR and Noise Ordinance enforcement and its implications to Tahoe Donner complaint and enforcement procedures.