

CITY OF RENTON, WASHINGTON

ORDINANCE NO. 5904

AN ORDINANCE OF THE CITY OF RENTON, WASHINGTON, AMENDING CHAPTER 4-4 OF THE RENTON MUNICIPAL CODE, BY ADDING SECTION 4-4-055, SHORT-TERM RENTALS, REGULATING SHORT-TERM RENTALS OF A DWELLING UNIT OR PORTION THEREOF, AND PROVIDING FOR SEVERABILITY AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, this matter was duly referred to the Planning Commission for investigation and study, and the matter was considered by the Planning Commission; and

WHEREAS, pursuant to RCW 36.70A.106, on June 25, 2018, the City notified the State of Washington of its intent to adopt amendments to its development regulations; and

WHEREAS, the Planning Commission held a public hearing on May 9, 2018, considered all relevant matters, and heard all parties appearing in support or in opposition, and subsequently forwarded a recommendation to the City Council;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF RENTON, WASHINGTON, DO ORDAIN AS FOLLOWS:

SECTION I. All portions of the Renton Municipal Code in this ordinance not shown in strikethrough and underline edits remain in effect and unchanged.

SECTION II. Chapter 4-4 of the Renton Municipal Code is amended to add a new section 4-4-055, to read as follows:

4-4-055 SHORT-TERM RENTALS:

A. APPLICABILITY:

The standards of this section apply to the short-term rental of a dwelling unit or portion thereof. For the purposes of this section, it shall be determined that a

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dwelling unit is being used as a short-term rental if the owner or person in charge of such real property commits any of the following actions:

1. advertises their property for overnight accommodations through online marketplaces, newspapers, or other publications;
2. hires a property manager to handle the rental of the property; or
3. engages in short-term rentals (less than thirty (30) continuous days) three (3) or more times in a year.

B. REQUIREMENTS:

1. **Business License:** Owners of property used as a short-term rental must obtain a City of Renton Business License.
2. **Owner-Occupancy:** The dwelling must be owner-occupied if multiple parties rent at the same time.
3. **Maximum Number of Guests:** The number of guests, and owners or related family if the unit is owner-occupied during rentals, is limited to two (2) per bedroom.
4. **Off-Street Parking:** Off-street parking shall be provided pursuant to Title IV RMC. One (1) additional space is required if the unit is owner-occupied.
5. **Safety Regulations:** Property used as a short-term rental shall comply with applicable International Fire Code and Prevention Regulations (RMC 4-5-070), and have a safety sign/map in each bedroom that shows the location of fire extinguishers, gas shut-off valves, and exits.

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6. Property Maintenance: Property used as a short-term rental shall comply with International Property Maintenance Code (RMC 4-5-130).

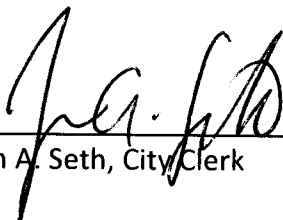
C. VIOLATIONS OF THIS SECTION AND PENALTIES:

Any person in violation of this section shall be guilty of a misdemeanor, subject to RMC 1-3-1.

SECTION III. If any section, subsection, sentence, clause, phrase or work of this ordinance should be held to be invalid or unconstitutional by a court or competent jurisdiction, such invalidity or unconstitutionality thereof shall not affect the constitutionality of any other section, subsection, sentence, clause, phrase or word of this ordinance.

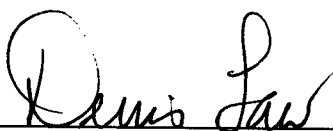
SECTION IV. This ordinance shall be in full force and effect five (5) days after publication of a summary of this ordinance in the City's official newspaper. The summary shall consist of this ordinance's title.

PASSED BY THE CITY COUNCIL this 10th day of December, 2018.



Jason A. Seth, City Clerk

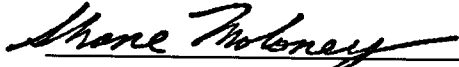
APPROVED BY THE MAYOR this 10th day of December, 2018.



Denis Law, Mayor

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Approved as to form:


Shane Moloney, City Attorney

Date of Publication: 12/14/2018 (summary)

ORD:2025:10/9/18:scr

