Department of Community and Economic Development
Planning Division
ADMINISTRATIVE POLICY/CODE INTERPRETATION

ADMINISTRATIVE POLICY/CODE INTERPRETATION #: CI-152

MUNICIPAL CODE SECTIONS: 4-4-055 Short-Term Rentals

REFERENCE: N/A

SUBJECT: Applicability of RMC 4-4-055, Short-Term Rentals

BACKGROUND: The language determining the applicability of RMC 4-4-055 (see below) is flawed because it will also capture rental properties that are not short-term rentals (rental period less than 30 days). The applicability language was originally selected because the State of Washington uses it to determine if state and local tax is required for the rental of real property.

“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.”

Unless advertising a property for a rental period of less than 30 continuous days, simply advertising or hiring a property manager does not determine if a property is being rented as a short-term rental. Additionally, whether it is one time or three or more times in a year, the renting of a property for less than 30 days is a short-term rental.

DECISION: RMC 4-4-055 will be applicable to properties that rent for a period of less than 30 continuous days.
JUSTIFICATION: RMC 4-4-055 should not inadvertently apply to traditional rental properties.

ADMINISTRATOR APPROVAL: C. E. “Chip” Vincent

EFFECTIVE DATE: September 16, 2019

APPEAL PROCESS: To appeal this determination, a written appeal--accompanied by the required filing fee--must be filed with the City's Hearing Examiner (1055 South Grady Way, Renton, WA 98057, 425-430-6515) no more than 14 days from the date of this decision. Your submittal should explain the basis for the appeal. Section 4-8-110 of the Renton Municipal Code provides further information on the appeal process.

DISCLAIMER: Excerpts from the Renton Municipal Code shown below may not contain the most recently codified text. In such instances, code amendments implemented through this Administrative Code Interpretation shall be construed to affect the current code and post/future Administrative Code Interpretations not yet codified in the same manner as shown below. Should any conflicts result the Administrator shall determine the effective code.

CODE AMENDMENTS NEEDED TO IMPLEMENT DETERMINATIONS: 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 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;

3. Engages in short-term rentals for any period (less than thirty (30) continuous days) three (3) or more times in a year.

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