

WHAT'S THE DEAL WITH STRS?

Short Term Rentals



Updated Regulations for STRs in Gold Beach

ORD NO. 676

(Amending the Business License Code)

Excerpt of Purpose Statement:

“It is the intent of these regulations to strike a reasonable balance between the need to limit short-term rental options within neighborhoods to ensure compatibility, while also recognizing the benefits of short-term rentals in providing recreation and employment opportunities, as well as transitional housing for tourists, employees of businesses, and others who are in need of housing for a limited duration.”



EVERYONE IS HOT FOR STRS...

BUT WAIT...



Pros of **Long-Term**

- Consistent Cash Flow
- Longer Lease Length
- Less Advertising



Cons of **Short-Term**

- Seasonal & Timing Issues
- Has to be Fully Furnished
- Sporadic Cash Flow

- AirBnB has created the fantasy with a lot of 2nd home buyers that they can get rich by operating a STR. Unfortunately, that's not the case—at least not here.
- As lodging Tax Administrator, I see the receipts for STRs. Non-ocean front units simply do not perform well enough to justify removal from the long-term rental pool.
- Sebastian Shores was designed and built to be a STR community—they are the only units that consistently perform well—and even they don't after September.

SO WHAT'S CHANGED WITH STRS?

First: there is NOT a prohibition on new STRs

- The code changes reflect the Council's decision to push STRs into the better performing Commercial zone and out of the needed long-term rental Residential zones.
- The code changes did not limit the number of allowable STRs within the Commercial zone.
- *The code changes DID limit the number of endorsements that would be issued for STRs within Residential areas.*



WHERE CAN STRS BE LOCATED?

PREFERRED:

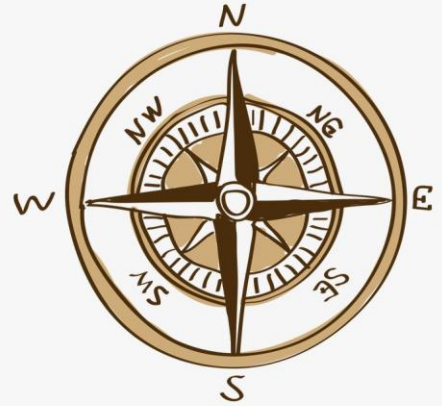
COMMERCIAL ZONE

- Registration and STR Business License Endorsement required
- No limit on the number of endorsements issued in Commercial (4-C) zone

DISCOURAGED:

RESIDENTIAL ZONES

- Number of Residential STR BL Endorsements capped annually by the Council
- For FY2122 (*July 2021 thru June 2022*) Residential STR Cap: Twenty-One (21)
- Registration and STR BL Endorsement required
- All slots currently filled
- Waiting list



My two cents as the current Mayor and a former vacation rental manager, the need for more vacation rentals (aka Short Term Rentals/STR) is determined economically by supply and demand. According to our stats from the lodging tax, there is not a demand for more STR's as they are not doing as well as the other types of lodging for occupancy. With the new development that Dustin Watson's team is building, most of those will end up STR's so we will likely end up with a "glut" in the STR market in the near future. That is zoned commercial and will be an easy process for approval of a STR there.

But our much needed long term housing will be more readily available in the residential zones by limiting the newly allowed units to be added to the STR pool. This becomes a win-win for the residents of Gold Beach.

That said, I am guessing that current investors want the best of both worlds, a beach house they can write off as a business and still be able to stay in it when they want. As a possible solution to that, there is a demand for medical professionals aka "travelers" that do corporate 13 week stays. This might be an option for your clients as they can still furnish them, visit between travelers and still get some tax benefits (depending on what their CPA says). Because the stays are over 30 days they are not subject to the STR regulations. *(They do end up in the Landlord/Tenant laws, but I think there is a way to do them commercially so that they are ORS91 and not ORS90 but I don't have any forms for that).*

INFO FROM MAYOR KAUFMAN



WHAT ELSE?

- No longer conditional use land use process
- Increase in online mega bookers, out of area property owners, and no local rep has created a need for more formal oversight
- Enforcement will be more aggressive now for non-compliant operators
- Annual business license STR endorsement
- Proof of STR use to prevent “hoarding” of endorsements
- Mandatory postings within the unit
- Good Neighbor guidelines



GOOD NEIGHBOR GUIDE

Purpose of the Good Neighbor Guide is to help reduce negative impacts on surrounding neighbors.



Gold Beach Good Neighbor Guide

A Guide for Short-Term Renters

City of Gold Beach

29592 Ellensburg Avenue | Gold Beach, OR 97444 | 541-247-7029 | goldbeachoregon.gov

Being a Good Neighbor on vacation means treating your rental neighbors like you would like to be treated back home: friendly, courteous, and respectful. To ensure your visit to Gold Beach is enjoyable for you, as well as the neighborhood around your rental, we ask that Short-Term Rental (STR) guests abide by the following basic Good Neighbor Guidelines:



NOISE

Please respect the neighborhood and keep volume at a considerate level. Loud music, noise, barking dogs, or disturbances that are noticeable at or beyond the property line are prohibited. Please observe Quiet Time between: 10pm to 7am.



OCCUPANCY

Rental occupancy is posted on the rental sites and within the unit. Max occupancy: 2 persons per bedroom/sleeping area + 4 additional. Parties exceeding the occupancy limit are prohibited. Prom groups, large groups, events, receptions, etc., are not permitted within STRs.



PARKING

A map showing designated parking areas has been provided and also posted within the STR. On-street overnight parking, parking in neighboring yards/driveways, and on-street parking of vehicles such as boats/trailers/RVs/campers is prohibited.



TRAFFIC

STRs are generally located in RESIDENTIALLY zoned areas. Please drive slowly and watch for pedestrians, children playing, and pets. Obey posted street signage (speed limits, parking, etc.).



GARBAGE

No one likes a mess or garbage strewn about. Please put garbage in appropriate containers—this includes drink containers, cigarette butts, and pet waste.



DOGS

Dogs are required by the City to be on a leash at all times unless inside a dwelling or a fully fenced yard. This includes beach areas. Promptly clean up after your pet and ensure waste is disposed of properly. Please don't allow dogs to bark excessively.



TENANT/GUEST RESPONSIBILITY

Tenants/guests of the STR are expected to follow the Good Neighbor Guidelines. Please read your rental agreement thoroughly for additional terms or restrictions.



COMPLAINTS

Rental neighbors have access to a 24/7 complaint line if violations of the Good Neighbor or STR rules are alleged to have occurred. A Gold Beach Police Officer may be dispatched. Please don't make GBPD ruin your great vacation. Be a Good Neighbor and enjoy your stay in Gold Beach!

Emergency or Urgent Care - 911

Curry General Hospital (541) 247-3000 | Police Department (non-emergency) (541) 247-6671



If you have any questions about Short Term Rentals or STR regulations, please contact Jodi at the City: jfritts@goldbeachoregon.gov

CREDITS: This presentation template was created by **Slidesgo**, including icons by **Flaticon**, infographics & images by **Freepik**

Please, keep this slide for attribution



DANKE!