

Attachment A. Short Term Rental Code Improvements: Current Conditions and Preliminary Draft Proposed Scope of Work

The following describes current conditions and the preliminary draft proposed scope of work for Short Term Rental code improvements during 2025. This scope of work is limited in scale and to changes involving the Redmond Municipal Code (RMC) and operational standards.

Topic	Current Conditions	Rationale	Preliminary Draft Proposed Scope of Work
1. Business License	RMC 5.04.130 Exemptions exempts apartments, condominiums, residential rentals, and leasing activities from obtaining a Redmond business license when involving not more than four residential units at any one location.	Short term rentals are exempt from obtaining a Redmond business license and any fees inadvertently paid must be refunded. Refunding fees takes a significant amount of time and a relationship with the city is not actively maintained.	Require a business license based on number and type of units. Require no-fee registry of all rental properties for ongoing communication and involvement opportunities.
2. Communication	No current condition.	RCW 64.37.030 Consumer Safety requires owner contact and emergency services information to be available to occupants.	Require submittal of consumer safety information checklist at application for and annual renewal of Redmond Business License. Standardize good neighbor communication and awareness for STR operators and neighboring properties.
3. Registry	No current condition.	A technical guide, produced by HUD Thriving Communities Technical Assistance Program, recommends establishing and maintaining a rental register for the city to monitor landlord-tenant relations, property standards, and for communications with landlords such as for education and resources involving energy-efficiency, workshops, and state legislation.	Coordinate registry with business licensing. For rentals exempt from business license, require annual maintenance of registry information.
4. Inspection	Building inspection for certificate of occupancy.	Some jurisdictions such as Seattle require a safety inspection for units when the owner resides elsewhere.	Coordinate inspection with RCW 64.37.030 checklist (refer to #2 Communication) and last

Attachment A. Short Term Rental Code Improvements: Current Conditions and Preliminary Draft
Proposed Scope of Work

Topic	Current Conditions	Rationale	Preliminary Draft Proposed Scope of Work
		RCW 64.37.030 authorizes cities and counties to respond to compliance violations with the respective chapter.	available certificate of occupancy.
5. Violations	Structures must comply with code standards in place at time of construction.	RCW 64.37.030 Consumer Safety: a new chapter (2019) regarding communication, building code compliance, and life-safe requirements. City and counties authorized for response to violations.	Add RCW cross-reference to RMC Chapter 5.04 General Business Regulations as well as submittal requirements (refer to #2 Communication) demonstrating compliance with the RCW.