



Memorandum

Date: 6/3/2025

Meeting of: Committee of the Whole - Planning and Public Works

File No. CM 25-324

Type: Committee Memo

TO: Committee of the Whole - Planning and Public Works

FROM: Mayor Angela Birney

DEPARTMENT DIRECTOR CONTACT(S):

Planning and Community Development	Carol Helland	425-556-2107
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DEPARTMENT STAFF:

Planning and Community Development	Seraphie Allen	Deputy Director
Planning and Community Development	Philly Marsh	Economic Development Manager
Planning and Community Development	Kimberly Dietz	Principal Planner

TITLE:

Short Term Rental Code Improvements

OVERVIEW STATEMENT:

The Short-Term Rental Code Improvements project involves a cross-departmental team, including Planning and Community Development and Finance, for proposed updates to Short Term Rental Code and standard operating procedures.

Redmond does not currently regulate short-term rentals. However, RZC 21.04.1110 Accessory Dwelling Units provides site, structural, and operational requirements for dwellings that could serve as short-term rentals. RMC 5.04.130 identifies a threshold of five rental units for warranting a business license.

At minimum, a minor amount of clarification and consistency is needed between the RZC and RMC. This raises an opportunity for the City to consider how it manages lodging and activities involving the rental units. Example management topics for consideration could include and would not be limited to:

- Consistency for business licensing regulations;
- Consumer safety, transparency, and communication; and
- Conformance with state legislation.

Stakeholder and community involvement will also inform whether the City should address other aspects regarding these rental units, particularly in preparation for the 2026 World Cup games.

Staff is proposing to begin stakeholder and community involvement in May 2025.

☐ **Additional Background Information/Description of Proposal Attached**

REQUESTED ACTION:

☐ **Receive Information**

☒ **Provide Direction**

☐ **Approve**

REQUEST RATIONALE:

- **Relevant Plans/Policies:**
Comprehensive Plan; Housing Action Plan; Economic Development Strategic Plan; Tourism Strategic Plan
- **Required:**
Reference to Engrossed House Bill 1217 regarding improving housing stability for tenants subject to the residential landlord-tenant act.
- **Council Request:**
n/a
- **Other Key Facts:**
A preliminary draft 2025 HUD Thriving Communities Technical Guide suggests developing a monitoring program of rental properties such as for communication with landlords regarding city, regional, and state housing programs.

OUTCOMES:

This project anticipates improving code consistency, establishing awareness of current conditions, developing relationships with owners and managers of short- and long-term rental properties, and confirming operational standards for existing and preparing for additional short-term rental properties in advance of the 2026 World Cup.

COMMUNITY/STAKEHOLDER OUTREACH AND INVOLVEMENT:

- **Timeline (previous or planned):**
A communication plan has been developed for this project and includes:
 - May and June - begin involvement with stakeholders, the community, and political action committee(s)
 - June or July - Lodging and Tax Advisory Committee meeting
 - January 2026 - Implementation and involvement with stakeholders, the community, and political action committee(s)
- **Outreach Methods and Results:**
Interviews, webpage, questionnaire, and focus groups
- **Feedback Summary:**
To be provided following involvement actions

BUDGET IMPACT:

Total Cost:

This project is led by internal staff in alignment with individual workplans.

Approved in current biennial budget: ☒ **Yes** ☐ **No** ☐ **N/A**

Budget Offer Number:

#0000304

Budget Priority:
Vibrant and Connected

Other budget impacts or additional costs: ☐ Yes ☒ No ☐ N/A

If yes, explain:

N/A

Funding source(s):

General Fund

Budget/Funding Constraints:

N/A

☐ Additional budget details attached

COUNCIL REVIEW:

Previous Contact(s)

Date	Meeting	Requested Action
	Item has not been presented to Council	N/A

Proposed Upcoming Contact(s)

Date	Meeting	Requested Action
9/2/2025	Committee of the Whole - Planning and Public Works	Receive Information
10/28/2025	Study Session	Provide Direction
12/2/2025	Business Meeting	Approve

Time Constraints:

Staff requests City Council's action on amendments to the Redmond Municipal Code by the end of 2025 for effectiveness of regulations and operation procedures in advance of property leaseings associated with the 2026 World Cup.

ANTICIPATED RESULT IF NOT APPROVED:

The region anticipates an increase in the inventory of short-term rental properties associated with the 2026 World Cup. The project proposal would provide increased awareness and transparency as well as communication and consumer safety tools if adopted. These actions and tools as well as business license revenue would be impacted if the City Council chooses to deny this proposal.

ATTACHMENTS:

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