

Short-Term Rental Community Meeting

July 21, 2025

The community attended this presentation and discussion with City staff to consider proposal updated to regulations regarding Short-Term Rentals in Redmond. The following includes the questions asked of participants and their response as well as their questions and suggestions.

Q1. Please discuss the proposal for Redmond short-term rental business license required:

- **1 Redmond business license per short-term rental in single family zoning districts**
- **1 Redmond business license per operator in multifamily zoning districts**

What does the \$153 Redmond Business License fee provide to the short-term rental operator? Does it cover city services?

Yes, it covers city services, such as public safety, infrastructure maintenance, and economic and tourism support services.

Is it a one-time fee?

Business licenses are renewed annually.

Is this a way for the City to create an advertising list? What does the operator gain?

Requiring a city business license is a conduit for the City and operator to build a relationship, including access to Economic Development and Tourism support services.

When licenses are renewed, will there be restrictions?

Restrictions are based on state and city regulations. It is the City's regulations that are being studied at this time. If regulations are to be refined in the future, the City would do additional community engagement.

Participant Suggestion: Short-term rental rules should be combined with the business license. This would be similar to how HOA rules are managed.

Do you believe that because short-term rentals are a small percentage of the City's housing supply that residents aren't concerned about them?

The City receives a small number of concerns regarding short-term rentals, such as through our [online customer service portal](#). Often these are regarding noise, parking, and parties.

How will residents and owners of short-term rentals know if a business license is required?

The City uses a wide variety of communication channels to reach community members, such as newsletters, social media, and direct mail. Staff also have access to state For additional information, refer to <https://www.redmond.gov/2301/Short-Term-Rentals> or email Principal Planner [Kimberly Dietz](#).



issued business licenses for reference. A series of webpages and the Redmond Municipal Code provide details of the requirements:

- Business Licensing webpage: <https://www.redmond.gov/230/Business-Licensing>
- Redmond Municipal Code, Chapter 5.04 General Business Regulations: <https://redmond.municipal.codes/RMC/5.04>

Participant Suggestion: Require a business license for businesses but not for residents and small operators. For example, only require a business license when an operator manages two or more units.

The current proposal is for consistency with the state definition of short-term rental that includes an exemption for certain conditions:

[Short-term rental \(RCW 64.37\)](#)

"Short-term rental" means a lodging use, that is not a hotel or motel or bed and breakfast, in which a dwelling unit, or portion thereof, that is offered or provided to a guest by a short-term rental operator for a fee for fewer than thirty consecutive nights.

"Short-term rental" does not include any of the following:

- A dwelling unit that is occupied by the owner for at least six months during the calendar year and in which fewer than three rooms are rented at any time;
- A dwelling unit, or portion thereof, that is used by the same person for thirty or more consecutive nights; or
- A dwelling unit, or portion thereof, that is operated by an organization or government entity that is registered as a charitable organization with the secretary of state, state of Washington, or is classified by the federal internal revenue service as a public charity or a private foundation, and provides temporary housing to individuals who are being treated for trauma, injury, or disease, or their family members.

Has the City thought about compliance issues?

Yes, this study also considers the City's standard operations including how changes to the code would impact the current operations. Education is a required portion of [RCW 64.37.030 Consumer Safety](#), through which cities and counties must implement the following provision: (3) For a first violation of this section, the city or county attorney must issue a warning letter to the owner or operator. An owner that violates this section after receiving a warning letter is guilty of a class 2 civil infraction under [chapter 7.80 RCW](#).

Q2. Please discuss the communication proposal. What information should be shared with the City; with neighbors for awareness; and with multifamily management for state legislative compliance, such as [RCW 64.37.030 Consumer Safety](#). As a neighbor, how would you like to remain aware of operations and how to communicate with you? What communication formats would work well?

For additional information, refer to <https://www.redmond.gov/2301/Short-Term-Rentals> or email Principal Planner [Kimberly Dietz](#).



Communication is a good idea, but how would it be implemented? HOAs do not know the unit(s) is being rented. HOAs most frequent issues are with individual owners and not with management companies. It would be helpful to have contact information to call, even if a friend of the owner.

It is common courtesy to notify neighbors when renting a unit. Provide contact information to them. Encourage this type of contact/communication between neighbors.

Recommend to operators and management companies to reach out to neighbors.

Q3. Please discuss the consumer safety proposal that would help operators and customers confirm a short-term rental's conformance with [RCW 64.37.030 Consumer Safety](#). What items should be included on a consumer safety checklist for guest of the short-term rental? How should the short-term rental operator share the checklist with their guests?

Reminder that fire extinguishers have an expiration date. The operator should confirm they are current or have been recharged.

It is standard for management companies to provide information, such as emergency exits. Houses have exterior lighting for access, but it is not a requirement.

Airbnb provides a refrigerator magnet for emergency information to be accessible.

Q4. What did we miss today? What else is also important for short-term rental operators, their guests, and the City? Going forward, how would you like the City to maintain this new relationship with short-term rental operators?

Important to define short-term rental.

Have an informational session to identify what is needed for operators, neighbors, and consumers to know.

Invite Airbnb and other platform representatives to attend regularly scheduled information sessions.

If the code is changed, how long does it remain in effect?

The code remains in effect until a change is made or a date certain for its expiration is also adopted. The process for updating the code in the future would be similar to the current process, which includes several opportunities for community involvement.

What happens to current operators when/if rules change?

If the proposal is adopted to include requirements for City of Redmond business licenses, operators of short-term rentals that meet the adopted definition of a short-term rental will need to obtain a City of Redmond business license. Information including instructions will be provided on the City of Redmond [Business License webpage](#) and communicated directly with operators through mail, email, and telephone.

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In addition, [RCW 64.37.040 Short-Term Rental Platforms](#) requires that short-term rental platforms inform operators, who use their platform, of the operator's responsibilities to collect and remit all applicable local, state, and federal taxes unless the platform does this on the operator's behalf.