



**Amendments to Redmond Municipal Code Chapter 5.04
General Business Regulations
Concerning Short-Term Rental Regulations**

<u>Project Name:</u>	Short Term Rental Updates
<u>Date:</u>	August 13, 2025
<u>Project Description:</u>	RMC 5.04.130 identifies a threshold of five rental units, including both short-term and long-term rentals, for warranting a business license. However, short-term and long-term rentals are not defined within the chapter. Cities and counties are also authorized to implement chapter 64.37 RCW: Short-Term Rentals concerning violations of section 64.37.030 Consumer Safety. This requirement is not referenced and its implementation is not defined by RMC 5.04 General Business Regulations. Amendments to RMC 5.04 General Business Regulations, Attachment A, along with a Short-Term Rental Guide, Attachment B, are recommended to: • Establish clarity and consistency with chapter 64.37 RCW: Short-Term Rentals regarding the definition of short-term rentals; • Require Redmond business licensing for short-term rentals; • Ensure implementation of consumer safety, transparency, and communication protocols in accordance with section 64.37.030 RCW: Consumer Safety; and • Develop operational standards for ongoing engagement with online platforms and with owners and operators of short-term rentals.
<u>Staff:</u>	Kimberly Dietz, Principal Planner Denise Shinoda, Business Licensing Coordinator

Analysis:

These recommendations are a component of the City's preparation for World Cup tourism. The region anticipates an increased demand to accommodations as part of this global event. Based on Redmond being a first stop on the light rail enroute to Seattle, local demand is also anticipated to increase and result in an increased inventory of Short Term or Vacation Rentals.

In 2024, AirDNA reported 237 short term rentals in Redmond:

- This number of short-term rentals represents 0.6% of Redmond's housing units: 237 of 35,800 units.
- Of the 237 short-term rentals in Redmond, 163 use the entire dwelling (home or unit), measuring approximately 0.4% of the City's housing units.

The following describes current conditions and recommended amendments to regulations and standard operations concerning Short Term Rentals.

Topic	Current Conditions	Rationale	Recommendation
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 established.	Require one business license for operators of mixed-use or multifamily developments that include short-term rentals. Require one business license per separately addressed short-term rental unit in other forms of development such as an accessory dwelling unit or single-family home.
2. Communication	No requirement.	RCW 64.37.030 Consumer Safety requires owner contact and emergency services information to be available to occupants.	Provide a Short-Term Rental Guide that educates the owner or operator regarding consumer safety requirements.

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			Include in the Guide “good neighbor” practices and communication recommendations.
3. Registry	No registry.	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 a Short-Term Rental registry with business licensing. For rentals exempt from business license, establish and maintain communication with owners through periodic outreach and an annual business sector meeting.
4. Inspection	Building inspection for certificate of occupancy.	Some jurisdictions such as Seattle require a safety inspection for units when the owner resides elsewhere. RCW 64.37.030 authorizes cities and counties to respond to compliance violations.	When necessary, based on complaint, provide inspection of building and site in addition to protocols set forth by RCW 64.37.030 Consumer Safety.
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,	Reference the RCW a chapter in RMC Chapter 5.04 General Business Regulations and in

		building code compliance, and life-safe requirements. City and counties authorized for response to violations.	the Short-Term Rental Guide.
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Report Attachments

- A. Amendments to Redmond Municipal Code Chapter 5.04 General Business Regulations concerning updates to Short-Term Rental regulations.
- B. Short-Term Rental Guide