



Redmond Short-Term Rentals

Communication and Information Guide to Providing Short-Term Rentals in the City of Redmond

Thank you for choosing Redmond in which to operate your short-term rental business. We are happy that you are providing these services to the people who visit Redmond. The following is designed to help you prepare information to operate a short-term rental business and to provide tourism information for Redmond and its surroundings.

A. Short-Term Rental and Licensing

Short-term rentals are defined by the Revised Code of Washington (RCW), chapter 64.37 RCW Short-Term Rentals as:

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.

To clarify, the RCW also notes that short-term rental does not include any of the following:

- (i) 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;
- (ii) A dwelling unit, or portion thereof, that is used by the same person for thirty or more consecutive nights; or
- (iii) 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.



If you operate or wish to operate a short-term rental in Redmond, you must obtain a Washington state and a City of Redmond business license.

- One business license is required for **each operator** of short-term rentals located in a multifamily or mixed-use development.
- One business license is required for **each individual short-term rental** located in other forms of development.

The following provide examples of living and renting scenarios with respect to business licensing requirements:

A homeowner who provides an accessory dwelling unit, operated as a short-term rental for seven months of the year, must obtain a Washington state and a City of Redmond business license.

A manager of a mixed-use development, providing four short-term rentals, must obtain a Washington state and a City of Redmond business license.

A homeowner who lives in their home full-time, rents one bedroom and bathroom and shares other portions of their home with the vacationers during three months of the year, does not need to obtain a Washington state or a City of Redmond business license.

For information regarding Redmond's business licensing, visit redmond.gov/BusinessLicense.

B. Washington State Requirements for Consumer Safety and "Good Neighbor" Recommendations



The state requires consumer safety standards that must be implemented by the owner or operator of the short-term rental. The City of Redmond also provides guidelines that help your customer navigate your home, neighborhood, and the City.

RCW 64.37.030 Consumer Safety requires short-term rental owners and operators to:

- Provide contact information to all short-term rental guests during a guest's stay. The contact must be available to respond to inquiries at the short-term rental during the length of stay;
- Comply with RCW 19.27.530 and any rules adopted by the state building code council regarding the installation of carbon monoxide alarms; and
- Post the following information in a conspicuous place within each dwelling unit used as a short-term rental:
 - (i) The short-term rental street address;
 - (ii) The emergency contact information for summoning police, fire, or emergency medical services;
 - (iii) The floor plan indicating fire exits and escape routes;
 - (iv) The maximum occupancy limits; and
 - (v) The contact information for the operator or designated contact.

The following information can also help your customers be good-neighbors during their stay:

- **Noise:** [Redmond Municipal Code section 9.42.015 Public Disturbance Noises](#) identifies a variety of disturbances noises and notes the hours of 10 p.m. and 8 a.m. as unreasonable for disturbing or interfering with the peace and comfort of others.

- **Parking:** Identify suitable parking spaces and limited-duration parking. Parking and travel information is available at redmond.gov/Transportation.
- **Pet Waste:** Designated pet areas and pet waste management. Visit the [Single-Family and Townhomes - Pet Waste](#) webpage for three easy steps to manage pet waste.
- **General waste management:** The following can be printed and displayed within your short-term rental for easy reference: [Redmond residents all contribute to clean air, water, and the environment](#).
- **Reporting a non-emergency issue:** Use the City of Redmond Request for Service to report non-emergency issues, ask questions, and search a knowledge base, Monday through Friday, from 8 a.m. to 5 p.m., redmond.gov/311.

Consider discussing your short-term rental operations with neighbors. This can help identify additional information to include for your customers' reference.

We also recommend:

- Reviewing the requirements of any applicable Homeowners Association or multifamily management rules before offering your short-term rental for lease.
- Reviewing the effective date of all fire extinguishers and checking smoke alarms. This resource can help you perform these important steps: [Smoke Alarms at Home](#).

You and your customers can find additional information on the New Residents resources webpage at redmond.gov/Welcome.

C. Welcoming and Tourism

As an owner or operator of a short-term rental, we invite you to learn more about Redmond's [Economic Development Strategic Plan](#) and the [Tourism Strategic Plan](#). Learn more about our business and tourism services at [Redmond Economic Development and Tourism](#).



Redmond is a vibrant community where every person is welcomed. Our diversity, active lifestyle, access to nature, and culture of innovation offers experiences that inspire exploration, foster enthusiasm, and leave a lasting impact on all who visit.

[Experience Redmond](#), the City's tourism brand, provides details on where to eat, sip, shop, and plan in Redmond. Contact the [Economic Development staff](#) for information to feature in your short-term rental.