



Short Term Rental Updates

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Oct. 28, 2025





Scope

- Short Term Rental Updates to Code and Operations
 - Update to business licensing regulations
 - Clarity about consumer safety, transparency, and communication
 - Conformance with state legislation
- Preparing for growth associated with the international soccer tournament next year

Project Timeline



Short-term rental definition (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 30 consecutive nights.

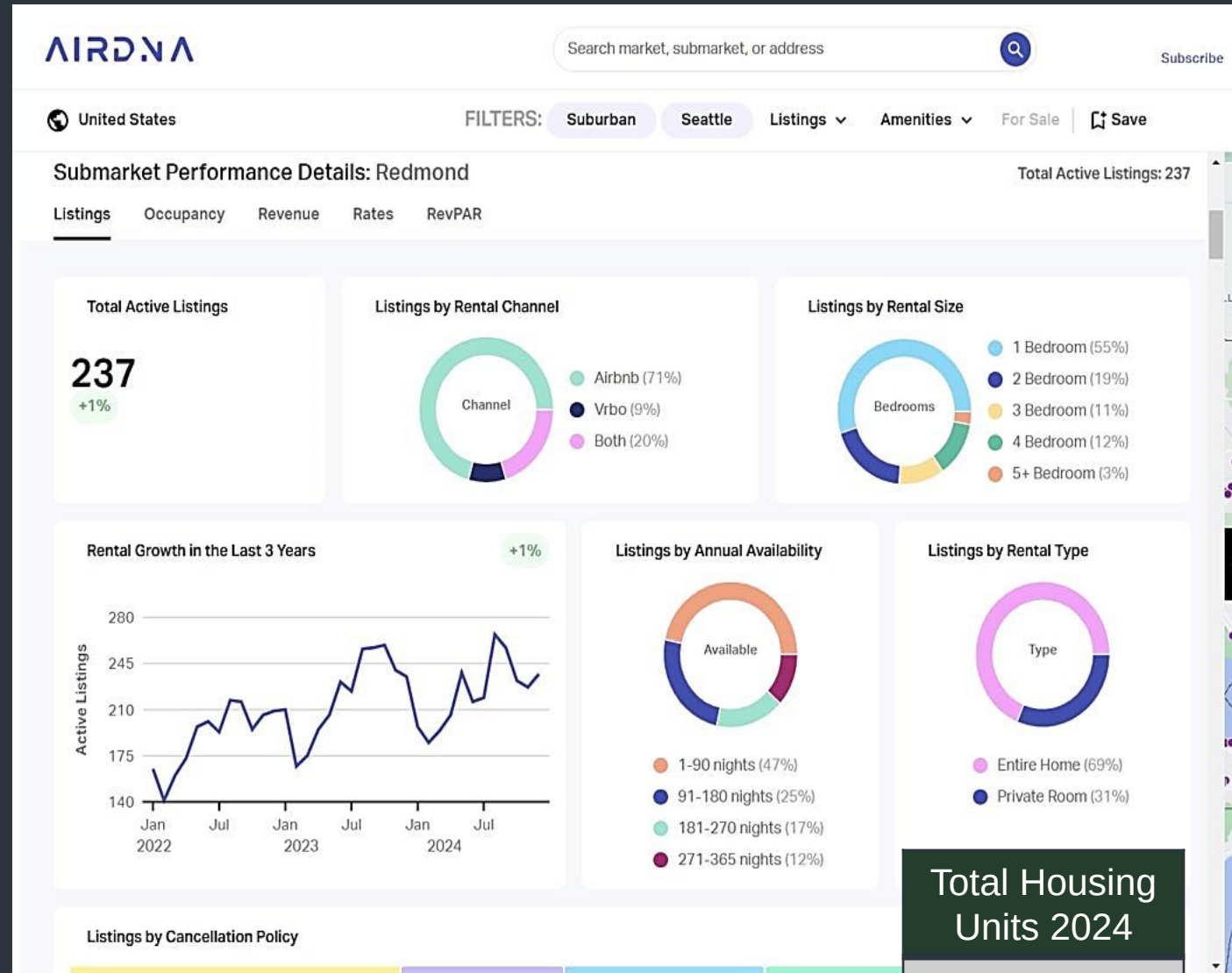
"Short-term rental" does not include any of the following:

- 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.

Existing Conditions

- 237 listings (2024)
 - 0.6% of Redmond's housing units
 - 1 - 2 bedroom (74%)
 - Entire home (69%)
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- Each short-term rental listing rented for an average of **113 nights per year**.
 - Reason for renting:
 - Leisure (94%)
 - Business (6%)

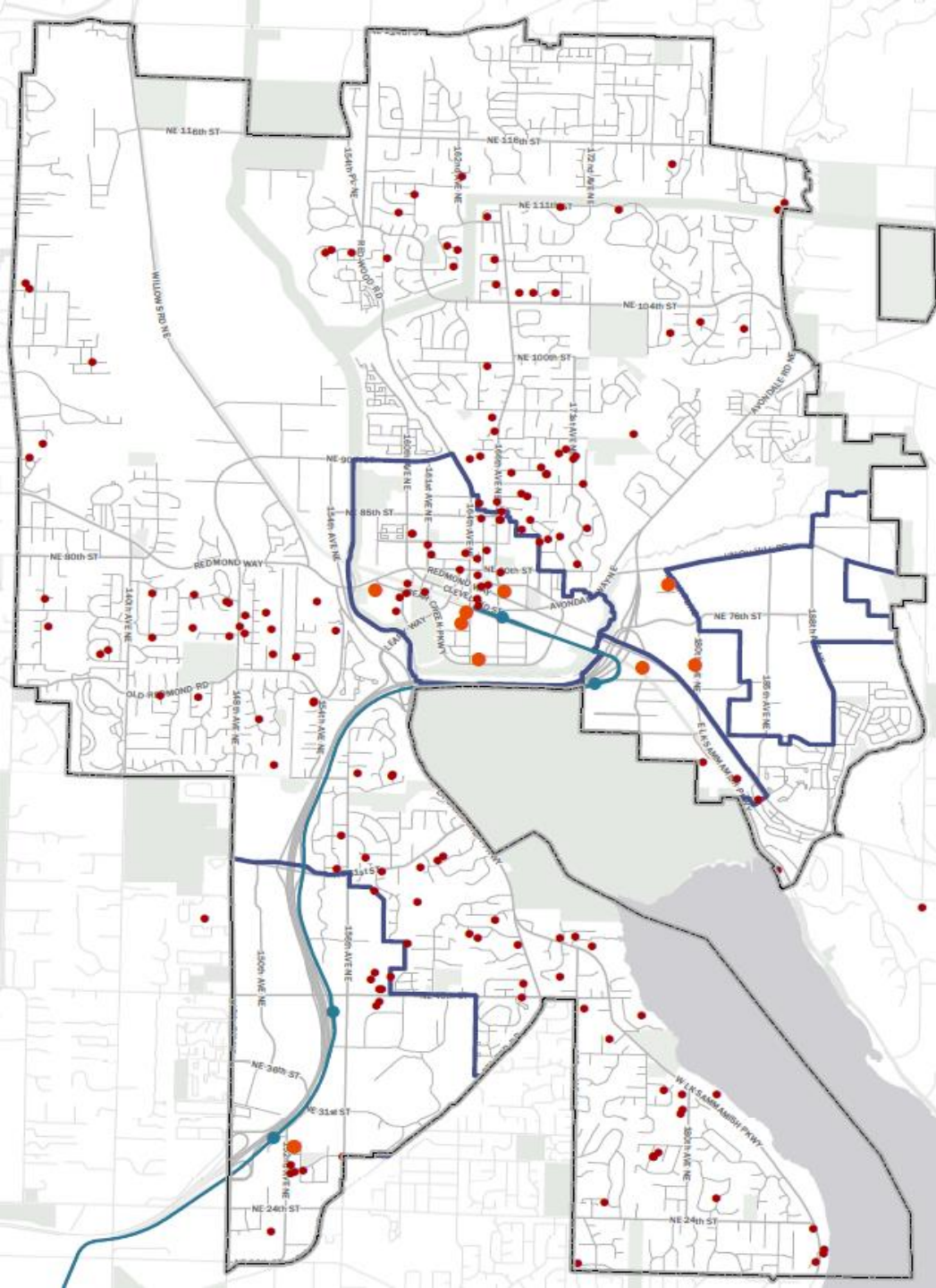
*Short-Term Rental Economic Benefits to Washington State, April 2025.
Prepared for: Association of Washington Businesses. Prepared by:
Community Attributes Inc. Chris Mefford, President & CEO and Robert
Shwed, Sr. Economist*



Total Housing
Units 2024

35,796

Existing Conditions



Short term rentals and hotels

City of Redmond, Washington

5/8/2024



City limits

Center



Hotel



Light Rail Station



Short term rentals



Light Rail

Next Steps

- City Council action, Dec. 2, 2025

Thank You

Kim Dietz, Creative Economy and Small Business Permit Liaison

Denise Shinoda, Business Licensing

Ian Lefcourte, Long Range Planning

Kris Raftis, World Cup Planning

Allison Tompkins, Current Planning

