



Short Term Rental Updates

Oct. 28, 2025



Redmond
WASHINGTON



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.

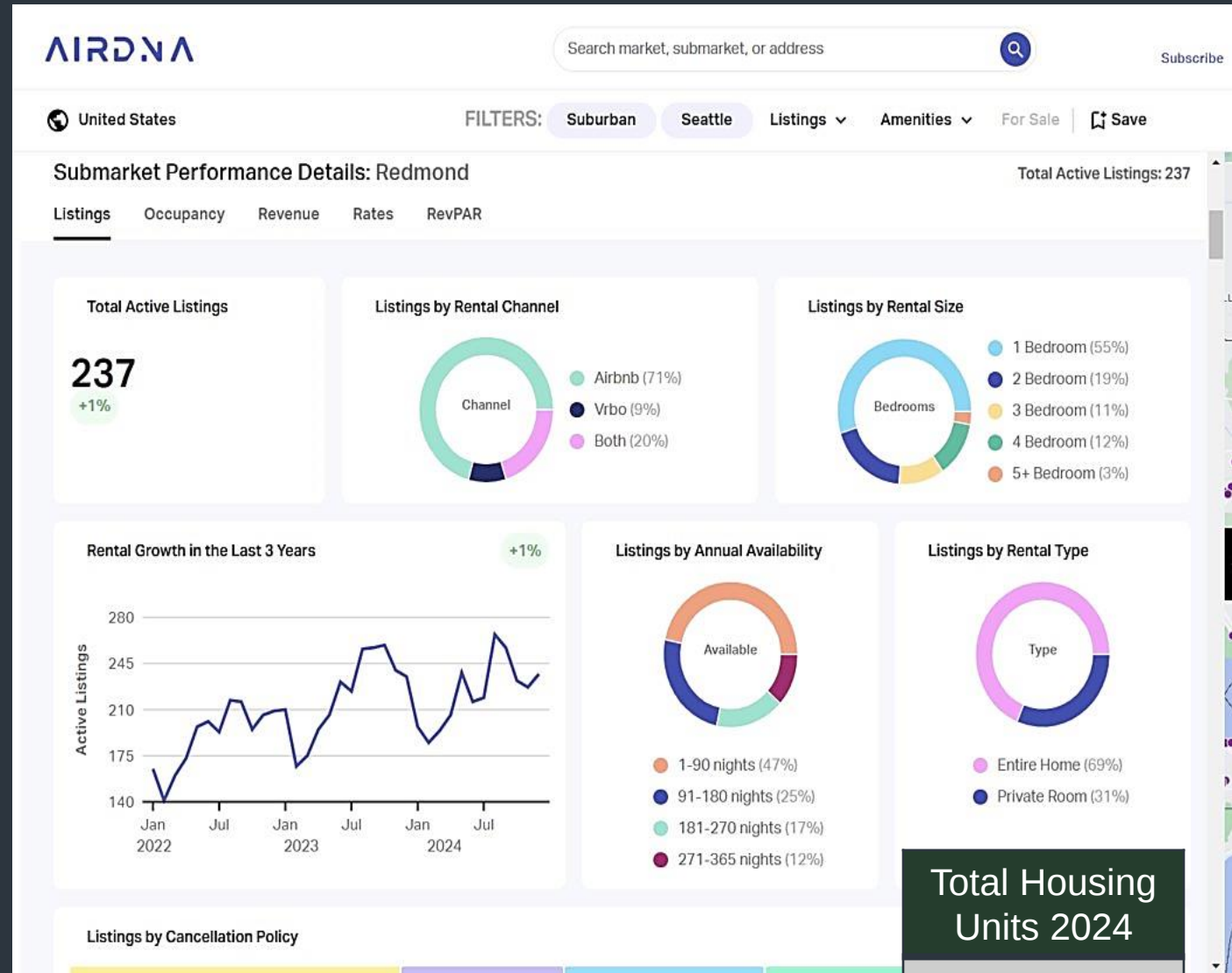
"Short-term rental" does not include any of the following:

- 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

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Denise Shinoda, Business Licensing

Ian Lefcourte, Long Range Planning

Kris Raftis, World Cup Planning

Allison Tompkins, Current Planning

