

VACATION RENTAL PERFORMANCE STANDARDS

Vacation Rentals must follow these guidelines:

1. **Local Contact.** If a property owner resides all or part of the year outside the area (defined as far enough to be unable to respond within 60 minutes if called), then a local contact name, phone, and email must be provided as part of your application (friend, family member, neighbor, cleaning crew, property manager, etc.).
2. **Density.** Vacation Rentals are permitted like other single-family or multi-family dwellings.
3. **Occupancy.** The number of overnight guests is limited by the number of bedrooms and the septic capacity. There may be no more than 2 overnight guests per bedroom, plus 2 other guests per dwelling ((#BR x 2)+2). If there is a septic system, the number of bedrooms is capped by the number allowed by the septic permit.

A bedroom is defined as any sleeping space that has a safe secondary path of travel out of the room *directly* to the outside of the building, i.e. a window or door to the outside. All bedrooms must have a smoke detector installed *inside* the room and a carbon-monoxide detector *outside* the room but within 15 feet of the bedroom door.

4. **Advertisement.** All advertisements for Vacation Rentals must include the Vacation Rental Permit # in the listing.
5. **Neighbor/HOA Notice.** Owners or property managers must notify adjacent neighbors that the property will be used as a Vacation Rental and how to contact owner or property manager if any concerns arise with the behavior of guests. Home Owner's or Property Owner's Association(s) must also be notified of the intent to use a residence as a Vacation Rental.
6. **Rental Notice.** Provide overnight guests relevant information for their stay including:
 - a. **Property Physical Address (posted inside rental unit)**
 - b. **List of emergency services and property management/owner contacts**
 - c. **County regulations, ordinances, and HOA restrictions**
 - d. **No parking on County roads**
 - e. **Noise ordinances**
7. **Refuse Disposal.** Garbage must be managed properly.
8. **Parking.** There must be at least one (1) improved, on-site parking space per bedroom provided.

If a property is not following these standards, or if a complaint is received and validated, the property owner may have their Vacation Rental Permit suspended or revoked and possibly prevented from future permitting.