



## VACATION RENTAL DISCLOSURE & ACKNOWLEDGEMENT

PROPERTY ADDRESS: \_\_\_\_\_

PROPERTY OWNER: \_\_\_\_\_ ACCOUNT # \_\_\_\_\_

OWNER CONTACT NAME/PHONE: \_\_\_\_\_

CARETAKER/MANAGER NAME/PHONE: \_\_\_\_\_

OWNER EMAIL: \_\_\_\_\_ CARETAKER/MGR EMAIL: \_\_\_\_\_

*Owner initials in each box acknowledge your understand and certify your compliance with the listed requirement.* ↗

A.	HOME SPECIFICATIONS	OWNER RESPONSE	INITIALS
1.	<b>Owner Occupied:</b> Short-term rent part of a dwelling (or parcel) while residing in (or long-term renting) another part of dwelling (or parcel). All others are not.	<b>OWNER-OCCUPIED</b> <input type="checkbox"/> <b>NOT OWNER-OCCUPIED</b> <input type="checkbox"/>	
2.	<b>Bedrooms:</b> Enclosed room (4 walls+door); primary entrance outside or direct to common hallway; emergency egress directly outside of home; smoke & CO detectors. (2015 IRC R314.3).	# COMPLIANT BEDROOMS _____	
3.	<b>Bed Capacity:</b> King, California King, Queen = 2 persons; Full, Double, Twin = 1 person. Include beds, futons, cots, daybeds, sleeper couches, murphy beds, trundle beds, air mattresses, etc. TRIPLE BUNK BEDS PROHIBITED.	# 2 PERSON CAPACITY BEDS _____ # 1 PERSON CAPACITY BEDS _____	
4.	<b>Sleeping Spaces:</b> 70 sq ft for 1 person + 50 sq ft for each additional person; at least 7 ft in all directions; ceiling less than 5 ft not counted; window w/ opening equaling 10% of floor area.	<b>ALL SLEEPING SPACES MEET THESE REQUIREMENTS</b> YES <input type="checkbox"/> NO <input type="checkbox"/> DON'T KNOW <input type="checkbox"/>	
B.	SAFETY FEATURES	OWNER NOTES	INITIALS
1.	<b>Smoke Detectors:</b> Every bedroom (or sleeping space) has smoke detectors installed within the room (2015 IRC R314.3). <i>Note: Combo Smoke/CO Detectors acceptable</i>		
2.	<b>CO Detectors:</b> Every bedroom and sleeping space has working carbon monoxide detector installed within 15 ft of ( <u>but outside</u> ) the room (2015 IRC R315.3). <i>Note: Combo Smoke/CO Detectors are acceptable (2015 IRC 314.7.4 &amp; 315.4)</i>		
3.	All exterior and interior flights of stairs having more than four (4) risers has a <b>grippable handrail with a return to the wall</b> (2015 IRC R311.7.8).		
4.	Every open portion of a stair, landing, balcony, porch, deck, ramp, or other walking surface which is more than 30 inches above the floor (or ground) below has <b>guard(rails)</b> in accordance with the code at the time of construction (2015 IRC 312.1).		
5.	There is a working fire extinguisher in the kitchen of the dwelling.		
6.	There are at least two accessible and safe means of emergency escape available to second floor (or higher) bedrooms, leading to safe and open space at ground level (i.e. accesible deck w/ stairway, fire-escape, emergency escape ladders, etc.).		
	OCCUPANCY	COMMENTS	INITIALS
1.	I understand there cannot be more than two (2) <b>overnight guests</b> per bedroom, plus up to two (2) other guests per dwelling; or per the limits of the OWTS (Septic) Permit (if applicable) (LUR 5.5.6.3(2)). <i>(# BR x 2)+2 = guest maximum</i>		
2.	I understand there must be at least one (1) improved, on-site <b>parking</b> space per bedroom (LUR 5.5.6.3(2)).		

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