

**NOTICE OF LAND USE CODE AND LICENSING CODE TEXT AMENDMENTS
RELATED TO SHORT TERM RENTALS AND BED AND BREAKFAST USES
AND DETERMINATION OF NON-SIGNIFICANCE**

Pursuant to SMC 25.05.340 and WAC 197-11-340

The City of Seattle is proposing to amend the Land Use Code (Title 23 SMC) and the Licensing Code (Title 6 SMC) in order to define and add land use and licensing standards for short-term rental uses and modify the definition and land use standards for bed and breakfast uses.

The legislation would establish a new definition for “short-term rental” as a type of lodging use and establish standards for short-term rentals, including a limit on the number of dwelling units that an individual may operate as a short-term rental. The legislation would also modify the definition of “bed and breakfast” as a type of lodging use and modify the standards for bed and breakfasts as an accessory use in residential zones, allowing existing “bed and breakfast” uses to continue but regulating new bed and breakfast uses as short-term rentals.

The legislation adds a requirement that all short-term rental uses have a short-term rental operator’s license from the City and that all short-term rental platforms have a short-term rental platform’s license from the City, and establishes a process for the enforcement of licensing requirements. The legislation includes a one-year compliance window for anyone currently offering nightly or weekly rentals of a residence within the City of Seattle.

ENVIRONMENTAL DETERMINATION

After review of a completed environmental checklist and other information on file, the Seattle Department of Construction and Inspections (SDCI) has determined that the amendments described above will not have a probable significant adverse environmental impact, and has issued a Determination of Non-Significance under the State Environmental Policy Act (no Environmental Impact Statement required).

HOW TO COMMENT

Comments regarding this DNS or potential environmental impacts may be submitted through May 8, 2017. Comments may be sent to:

City of Seattle, SDCI
Attn: Christina Ghan
P.O. Box 94788
Seattle, WA 98124-7088
christina.ghan@seattle.gov

HOW TO APPEAL

Appeals of the decision to issue a Determination of Non-Significance (DNS) must be submitted to the Office of the Hearing Examiner by 5:00 p.m. on May 15, 2017. Appeals should be addressed to the Hearing Examiner and must be accompanied by an \$85.00 filing fee in a check payable to the City of Seattle. The appeal must be sent to:

City of Seattle
Hearing Examiner

Other Land Use Action for publication in the LUIB & DJC on April 24, 2017

**PO Box 94729
Seattle WA 98124-4729**

INFORMATION AVAILABLE

Copies of the DNS and the proposal may be obtained online at <http://wwwqa.seattle.gov/council/issues/regulating-short-term-rentals> or at the SDCI Public Resource Center, 700 5th Avenue, Suite 2000 in the Seattle Municipal Tower.

The Public Resource Center is open 8:00 a.m. to 4:00 p.m. on Monday, Wednesday, and Friday, and 10:30 a.m. to 4:00 p.m. on Tuesday and Thursday.

Questions regarding the proposed amendments can be directed to Aly Pennucci, City Council Central Staff, at (206) 684-8148 or aly.pennucci@seattle.gov.