Seattle
Finance &
Administrative Services

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Department:	Rule No:	Supersedes:
City of Seattle **Department of Finance and Administrative Services**	STR-7	New
	Publication: 12/6/2018	Effective: 1/1/2019
Subject: 120-Day Implementation Period	Code and Section Reference(s): SMC 6.600.060.B and .090.A	

Approved:

Mary P. M—
Division Director — 12/6/18 Date

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Calvin W. Goings, Department Director — 12/6/18 Date

City of Seattle Rules for Short-Term Rentals
Director's Rule STR-7, 120-Day Implementation Period
SMC 6.600.060.B and .090.A

This rule describes actions the City will take to allow for an efficient transition during the first 120 days of the new short-term rental (STR) regulatory program (i.e., January 1 through April 30, 2019). Nothing in this rule exempts STR operators and bed and breakfast operators from meeting any obligations under Seattle Municipal Code (SMC) Chapter 6.600 or other parts of the SMC, including Title 23 (Land Use Code).

City Issued Operator License Numbers Posted on Listings

Prior to operating as a short-term rental operator, an operator must have a valid operator license. During this 120-day period, after completing an application for an operator license, if an STR operator has yet to be issued a license number, the City will allow that STR operator to include the following statement "City of Seattle license application pending" in the operator's listing, in lieu of the license number. Beginning May 1, 2019, the operator must include the license number on all short-term rental listings.

Collection and Remittance of Per Booked Night Fees

During this 120-day period, the City will not require an STR platform to collect and remit the $1 fee for nights booked for short-term rental use through that platform. Beginning May 1, 2019, the platform's obligation under Director's Rule STR-5 to collect and remit this fee will take full effect.

General Approach to Enforcement

During this 120-day period, the City will take an enforcement approach that emphasizes education and outreach over penalization. The City will work with short-term rental platforms and operators to educate them about their licensing and other obligations and to help them comply.

Expiration Date and Extension if Circumstances Warrant

This rule will expire on May 1, 2019, unless the Department of Finance and Administrative Services (FAS) Director or his or her designee (the Department Director) determines the need to extend the rule's provisions. Such an extension could occur, for example, if the City cannot timely process license applications and a backlog is created. The Department Director will communicate the extension (and a new expiration date) via the City's website on STR information.