

Kitsap County Short-term Vacation Rental Policy Development and Public Outreach

Spring 2019 Community Engagement Summary



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Background

Short-term rentals, also known as vacation rentals, are residences rented out temporarily for less than 30 days. Short-term rental examples include furnished townhomes, mother-in-law apartments, condominiums, detached cabins/cottages, entire homes, or sharing parts of homes (such as bedrooms or suites). Home sharing (a.k.a. homestays or boarding) has been around since the settlement of cities. However, in the last decade, the sharing of residences has expanded and evolved to include hosts renting entire homes, host-free.

Short-term vacation rentals (STVR) have become popular alternatives to traditional lodging. The ease for hosts to list places, using conveniently available online tools, has fueled growth in the STVR industry. Hosts can include STVR owners, management companies, and in some instances, long-term renters. Short-term vacation rentals may be listed on internet platforms such as Airbnb, HomeAway, or Vacation Rental by Owner (VRBO). While Airbnb and VRBO are the most known, various other listing companies are in operation with varied conditions, policies, and expectations of listers.



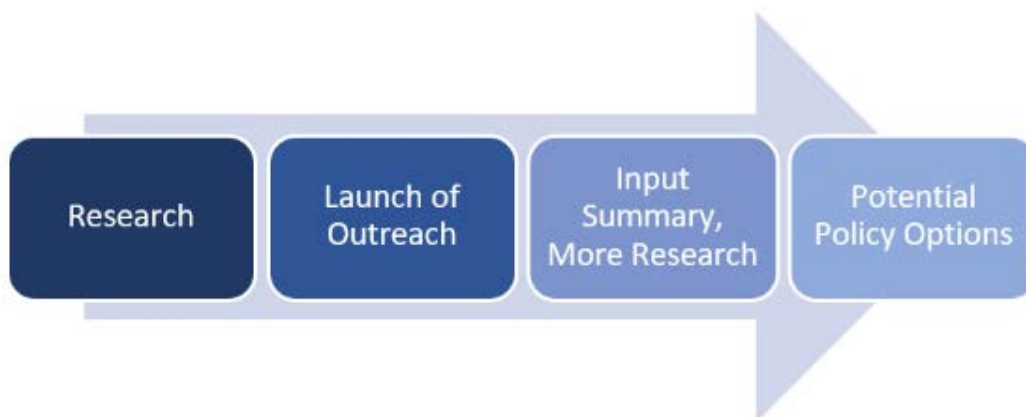
Home-sharing can be a helpful source of income for residents trying to make ends meet, supplement inadequate supplies of vacation lodging, and provide lodging amenities (e.g. yard, kitchen) missing from other tourist lodging options. However, community impacts can emerge such as increased noise, parking or property intrusions, renters being disrespectful to neighbors, and changes in neighborhood character. The impacts tend to vary depending on the type of STVR, the activity of renters, and management. STVR expansion has reached Kitsap County with Airbnb climbing to the third highest source of county lodging tax revenues for 2017.¹ Unfortunately, this has led to increased complaints to county officials about noise, disrespectful guests, shoreline and parking intrusions, and safety concerns.

¹ In Kitsap County, tourist lodging is required to pay a lodging tax rate of two percent to fulfill [Washington State Department of Revenue tax requirements](#) and an additional two percent to fulfill special excise tax requirements for Kitsap County. The tourist lodging tax revenue generated from Airbnb listings nearly doubled from 2016 to 2017 in Kitsap County.

Kitsap County adopted vacation rental code in 2016 which primarily requires conditional use permitting approval for short-term rentals (similar restrictions for bed and breakfast establishments). The Commissioners deferred enforcement except for health-safety related issues due to the code being overly broad, too burdensome, and difficult to enforce. The commissioners directed policy staff to begin a process in early 2019 to address short-term vacation rentals and ensure that local stakeholders and residents are involved.



The purpose is to update existing policies to address issues and protect guests, hosts, owners and the neighboring residences. The planning process for this project is outlined below.



General Project Goals:

- Listen and learn about Kitsap County specific experiences
- Try to find balance between the vacation property owners' ability to rent their property short term and neighborhood character
- Ensure any regulations are scalable based on type of short-term vacation rental
- Promote consumer protection, safety, and deter prominent impacts
- Ensure any permit process is straightforward, efficient, and cost-effective and that enforcement is efficient, effective, and structured to work into the future

Overview of community engagement

Kitsap County's goals for community engagement are to provide different opportunities for people to provide input, supply clear and accessible information (e.g. project webpage), deliver inclusive engagement throughout the process, and share summarized input received. The public outreach for this effort began in early 2019. Thus far, Kitsap County has completed the following.

- Seven community presentations and discussions were convened from January-March 2019.
- An online survey was available from January-March 2019. It was broadly disseminated to boost participation.
- An open house was held in early February 2019 to ensure people had an opportunity to learn more about the project and share their thoughts.

Additional engagement is expected. A summary of comments collected in person at community presentations and an open house, and by email and mail are provided in a separate comment attachment that can be found at:

https://www.kitsapgov.com/BOC_p/Pages/STR.aspx.



***Link to the webpage developed for this project:
www.kitsapgov.com/BOC_p/Pages/STR.aspx. Check
this page for project updates.***

Survey results

An online survey was launched on January 9th and remained open until March 17, 2019. The time for people to participate in the survey was extended to over two months to ensure people had ample time to participate. The purpose of the survey is to collect information needed to shape decisions associated with short-term vacation rental policies. The survey asked about experiences with short-term rentals, concerns and opinions about short-term rentals, and communication preferences. The results from the survey will be considered for short-term vacation rental policy development in addition to other sources of information such as best practice findings, existing conditions, stakeholder feedback received at other venues, legal considerations, etc.



View of the Postcard developed to encourage participation in the short-term rental survey.

Participation in the survey was encouraged through a variety of announcements, postcards, and communication efforts. List of formal announcements:

- January 3, 2019: Manchester Citizens Advisory Committee STVR presentation and discussion
- January 3, 2019: Suquamish Citizens Advisory Committee STVR presentation and discussion
- January 15, 2019: Call to participate at the launch of the survey
- January 29, 2019: Open house announcement and survey reminder
- February 6, 2019: Kingston Citizens Advisory Council STVR presentation/discussion and survey reminder
- February 7, 2019: STVR open house
- February 20, 2019: STVR survey reminder
- February 28, 2019: Central Kitsap Community Council STVR presentation/discussion and survey reminder

Participation opportunities were announced multiple times through the following different communication channels.

- GovDelivery email notification – 23,000 subscribers

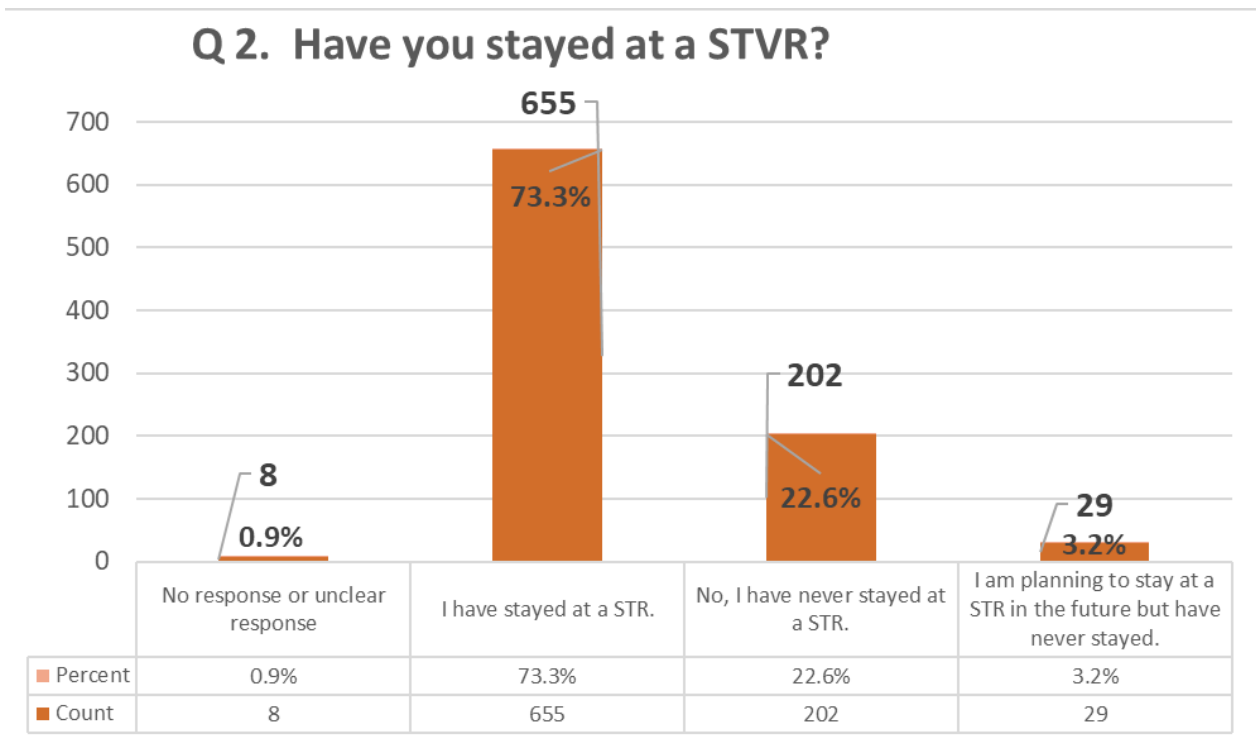
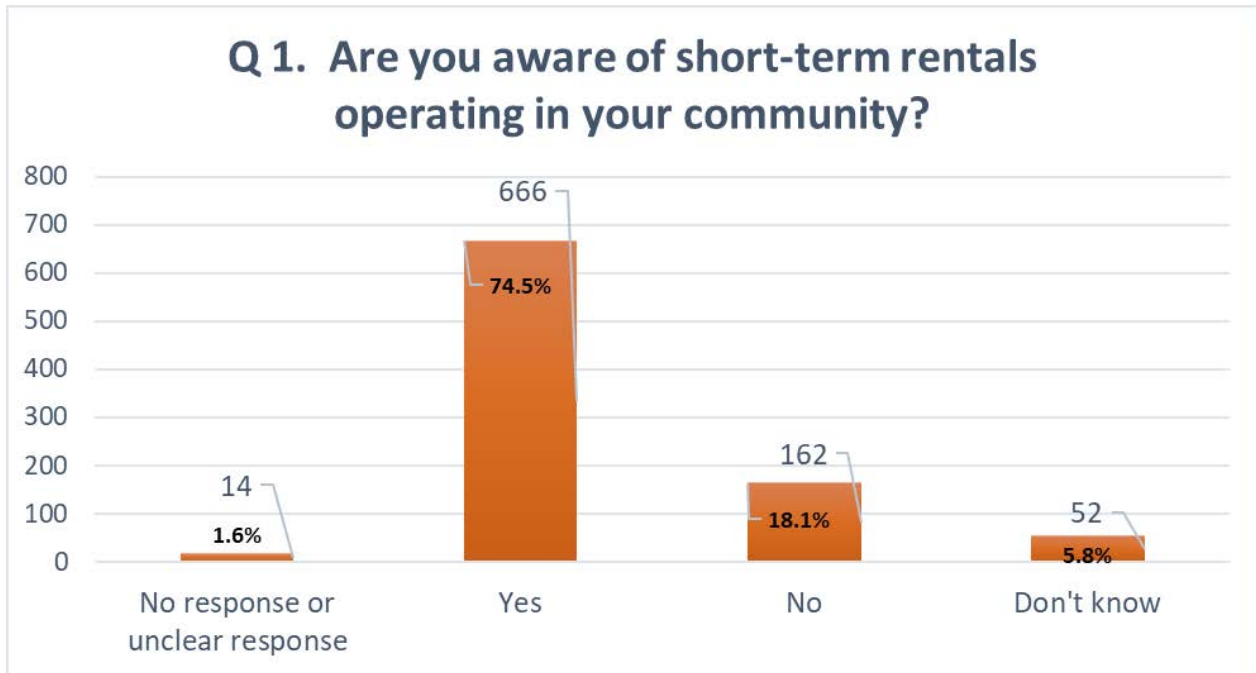
- Facebook – 6,232 followers
- Twitter – 1,430 followers
- Nextdoor – 30,355 members
- Key communicators and stakeholders in various communities, including chambers of commerce and advisory groups

During all outreach activities from January to mid-March, participants were encouraged to complete the online survey. A total of 894 persons completed the survey. The following section provides a summary of responses and themes. Please see page 30 for the survey instrument. The full summary of responses is provided in a separate attachment that can be found at: https://www.kitsapgov.com/BOC_p/Pages/STR.aspx.



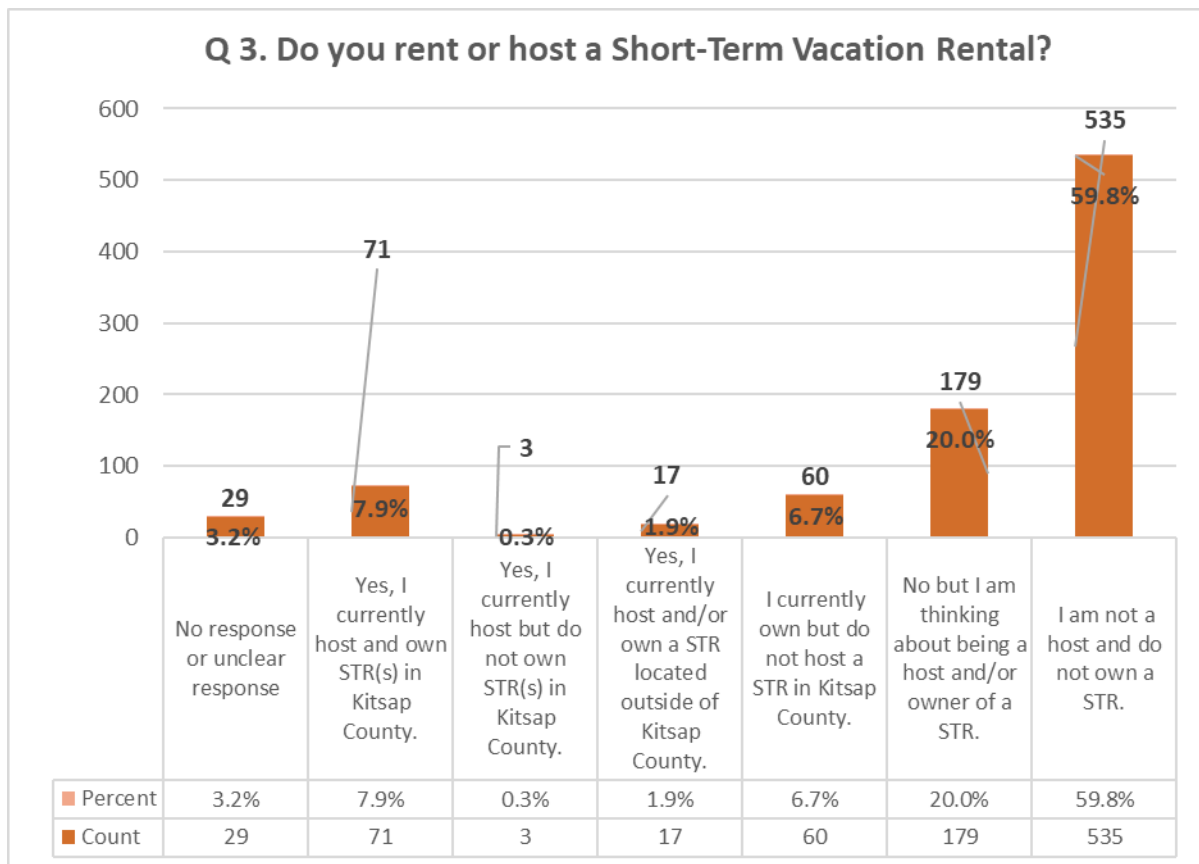
Short-Term Vacation Rental (STVR) Awareness

Summarized responses for questions 1-2 are provided in the below bar charts. Most of the survey respondents (almost 74%) are aware of STVRs operating in their community and most of the survey participants (73%) have stayed at a STVR.



STVR Experiences

A summary of responses for question 3, regarding short-term vacation rental hosting, is provided in the below bar chart. Nearly 60% of respondents reported not being a host or owner of a STVR. One-fifth of the respondents (20% or 179 respondents) were thinking about being a STVR host or owner. Almost 8% of the respondents reported that they currently own/host a STVR in Kitsap County, another 6.7% reported owning but not hosting a STVR, and another 2% own/host outside of Kitsap County.

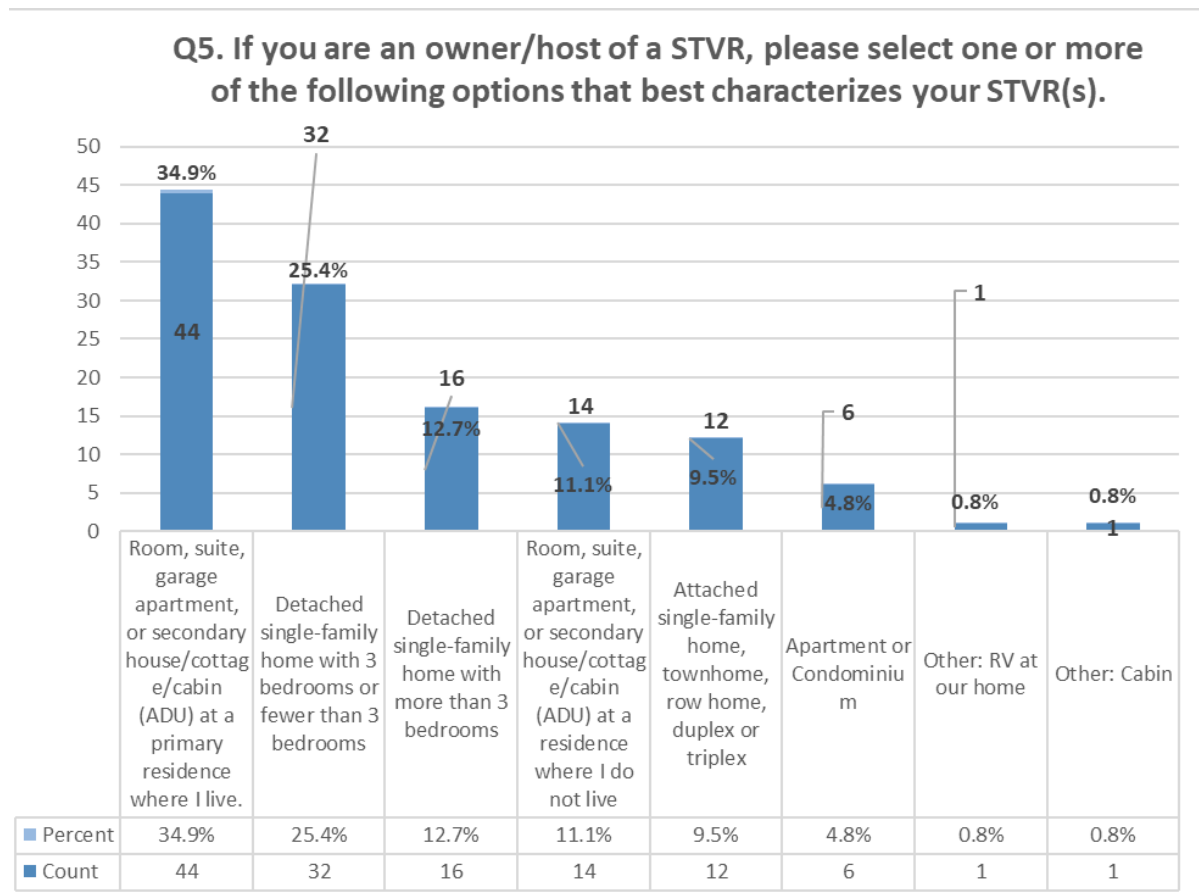


A host is someone who lists and rents a short-term rental and can be someone other than the owner of the short-term rental. An owner of a short-term rental can partially or fully own a short-term rental.

STVR Owner/Host Questions

Summarized responses detailing reported STVR information are provided in the below table and bar chart (questions 4-5). A total of 126 participants reported different types of STVR (Q 5). Among these, nearly 35% owned or hosted a room, suite, garage apartment, or secondary house at a primary residence where they live; 25% reported owning/hosting a detached single-family home with 3 or less bedrooms; and 12.7% reported owning/hosting a detached single-family home more than 3 bedrooms. Please note that respondents did not always answer every question since answering any of the survey questions was optional.

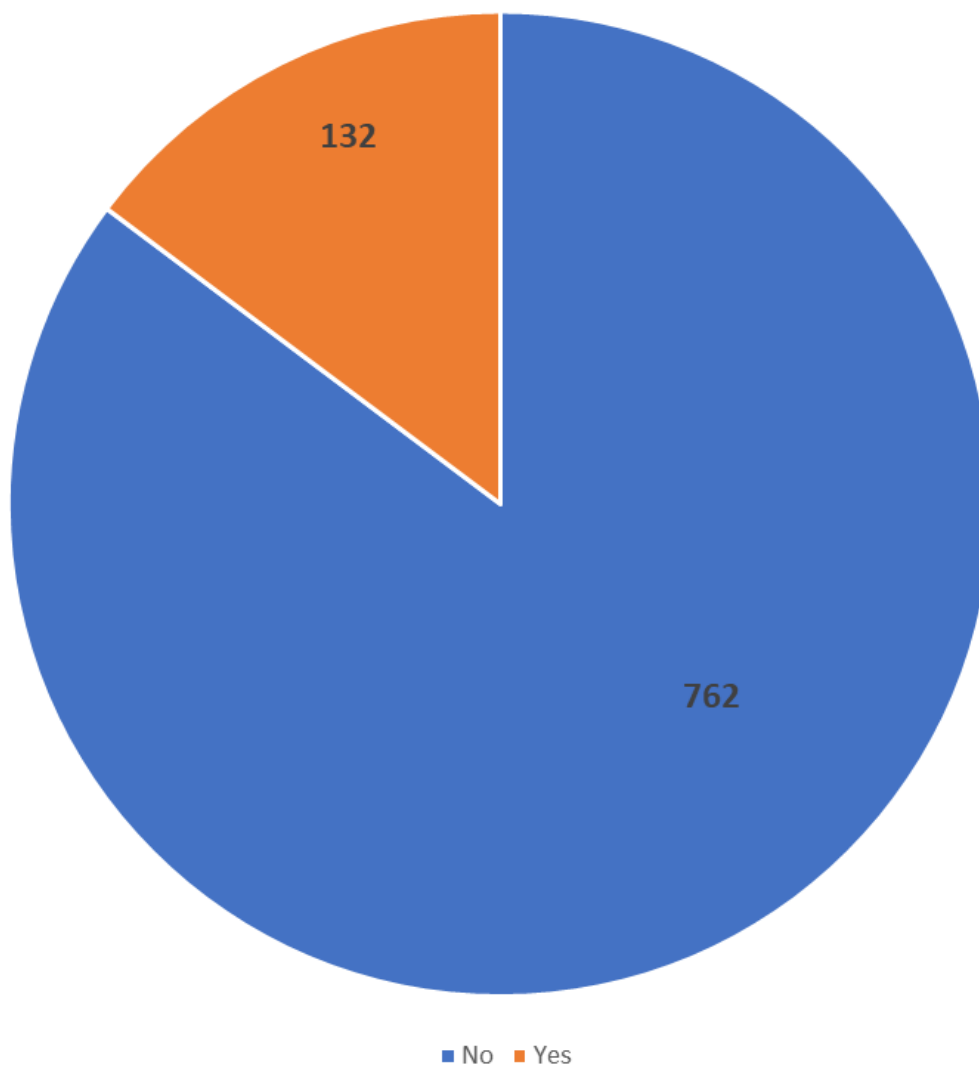
Q 4. Responses to the Number of STRs Listed Separately	Count	Total
1	62	62
2	12	24
3	4	12
4	1	4
5	1	5
TOTAL		107



STVR Experiences

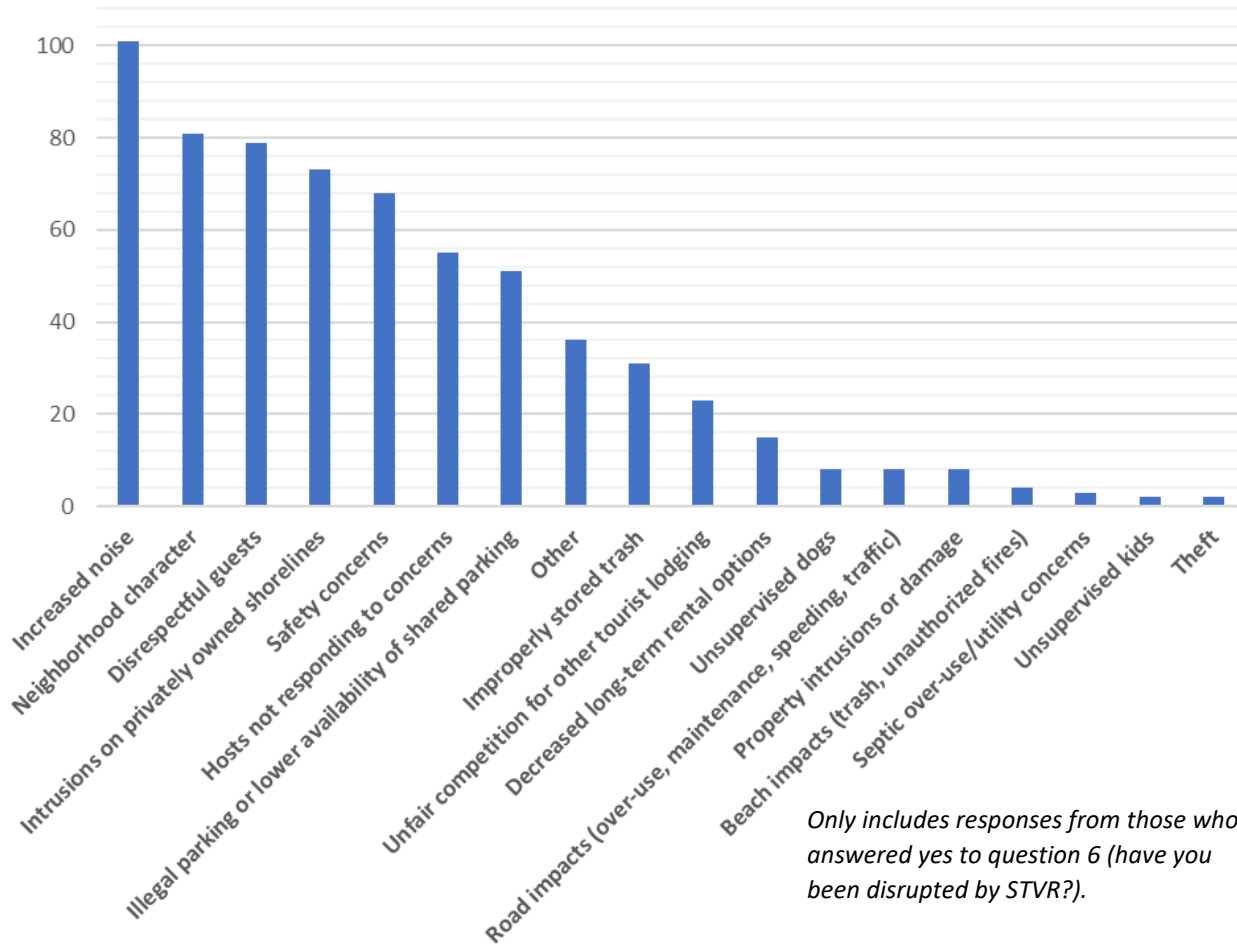
Questions 6 and 7 focus on responses associated with disruptions from STVRs while questions 8 and 9 focus on reporting concerns with STVRs, if respondents think they exist. A list of different commonly recognized disruptions and concerns is summarized through bar charts and tables. Questions 7 and 9 only includes responses from those who answered yes to the previous question.

Q 6. Have you been disrupted by the activities of renters in short-term vacation rentals?

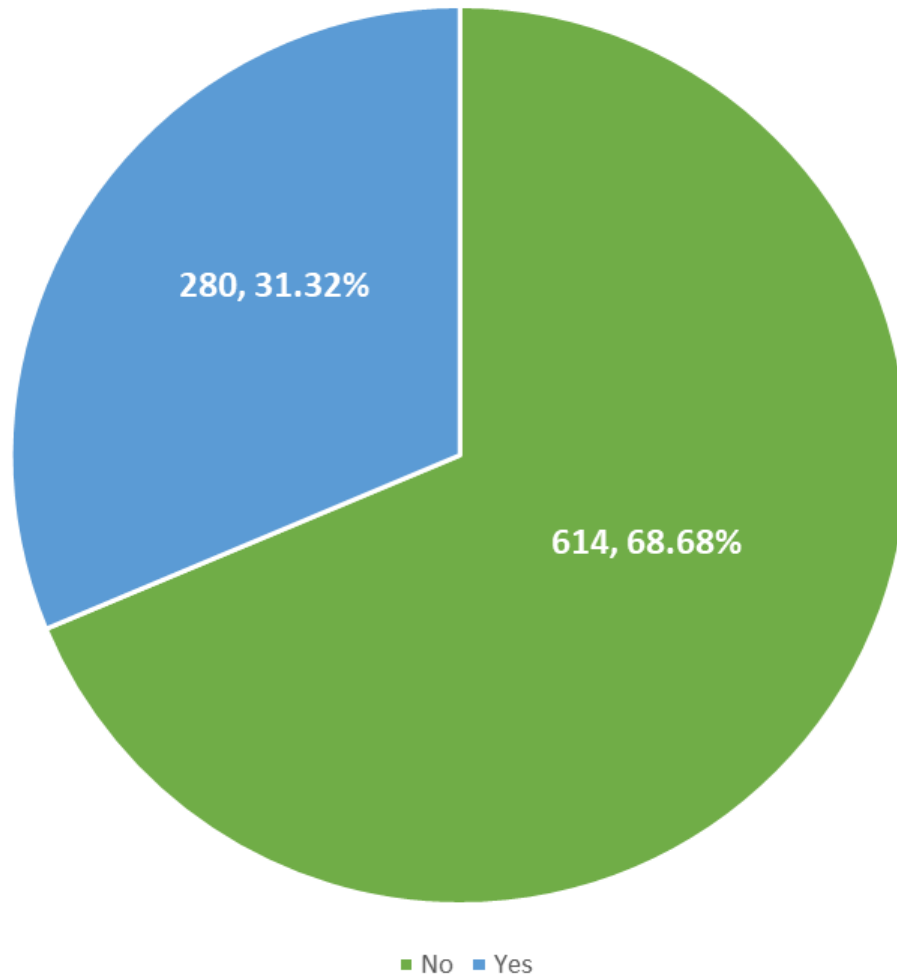


Disruption	Count
Increased noise	101
Impacts to neighborhood character	81
Disrespectful guests	79
Intrusions on privately owned shorelines	73
Safety concerns	68
Hosts not responding to concerns	55
Illegal parking or lower availability of shared parking	51
Other	36
Improperly stored trash	31
Unfair competition for other tourist lodging	23
Decreased long-term rental options	15
Unsupervised dogs	8
Road impacts (over-use, maintenance, speeding, traffic)	8
Property intrusions or damage	8
Beach impacts (trash, unauthorized fires)	4
Septic over-use/utility concerns	3
Unsupervised kids	2
Theft	2

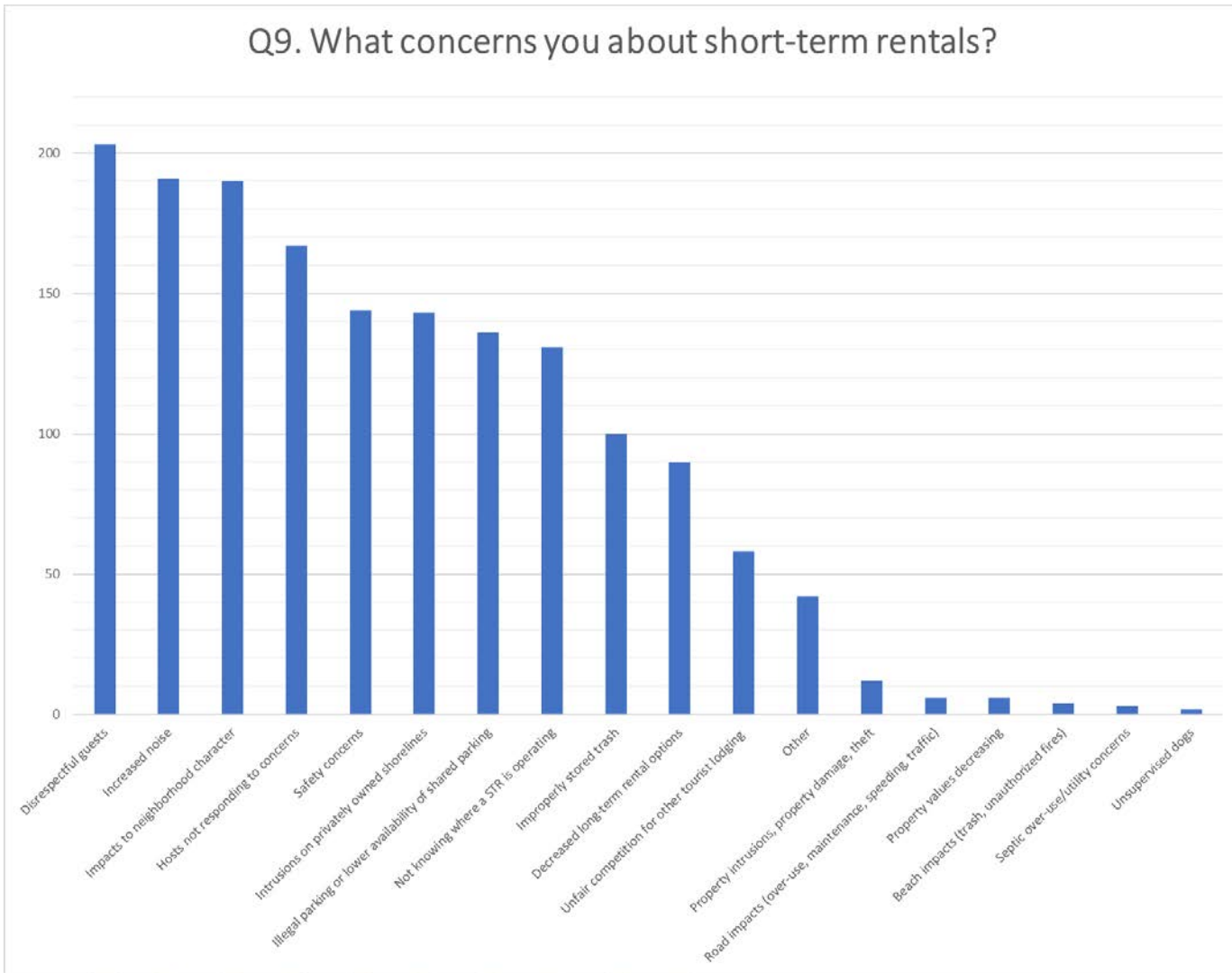
Q7. How have you been disrupted by a short-term rental?



Q 8. Are you concerned about short-term rentals?



Q9. What concerns you about short-term rentals?

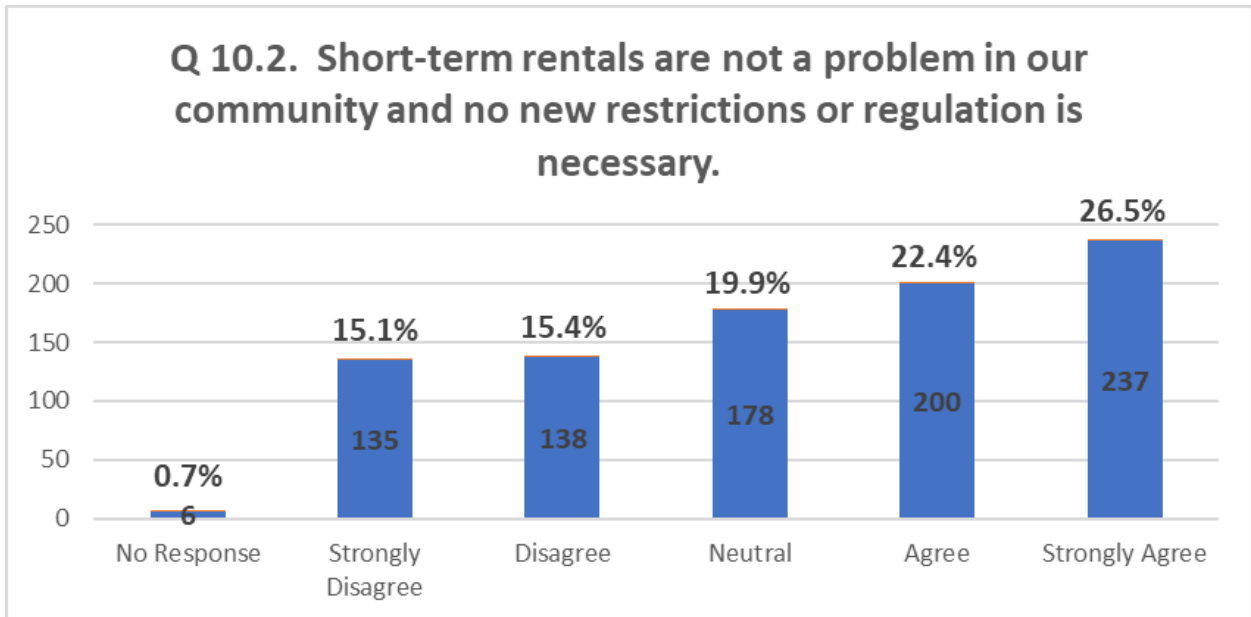
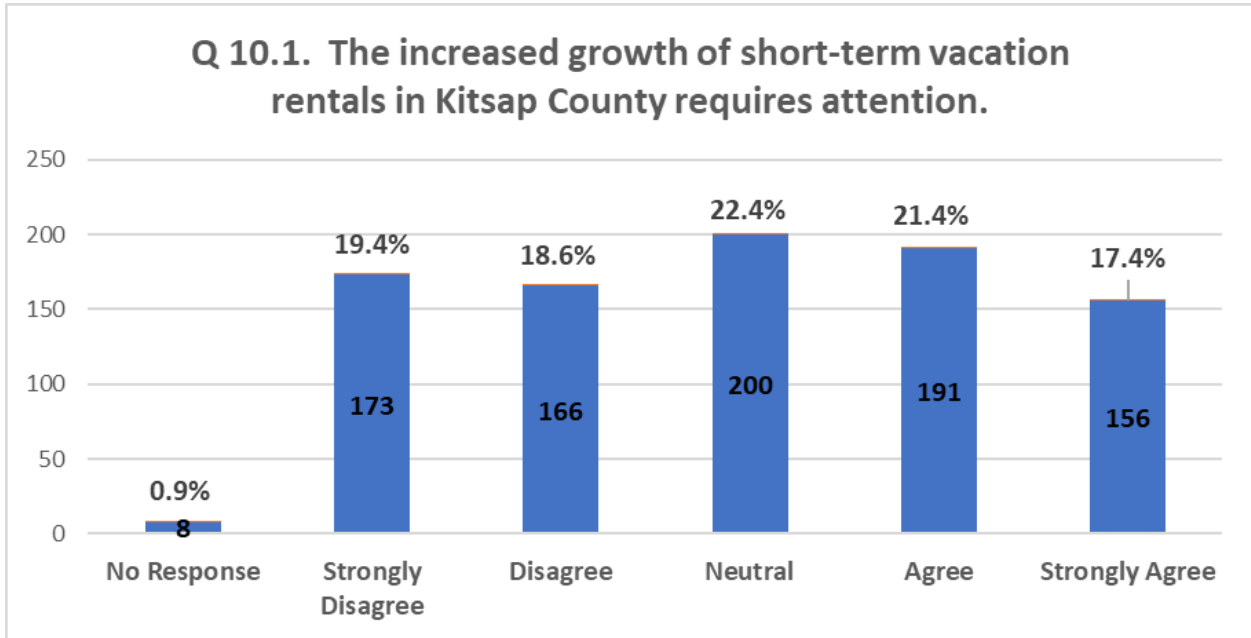


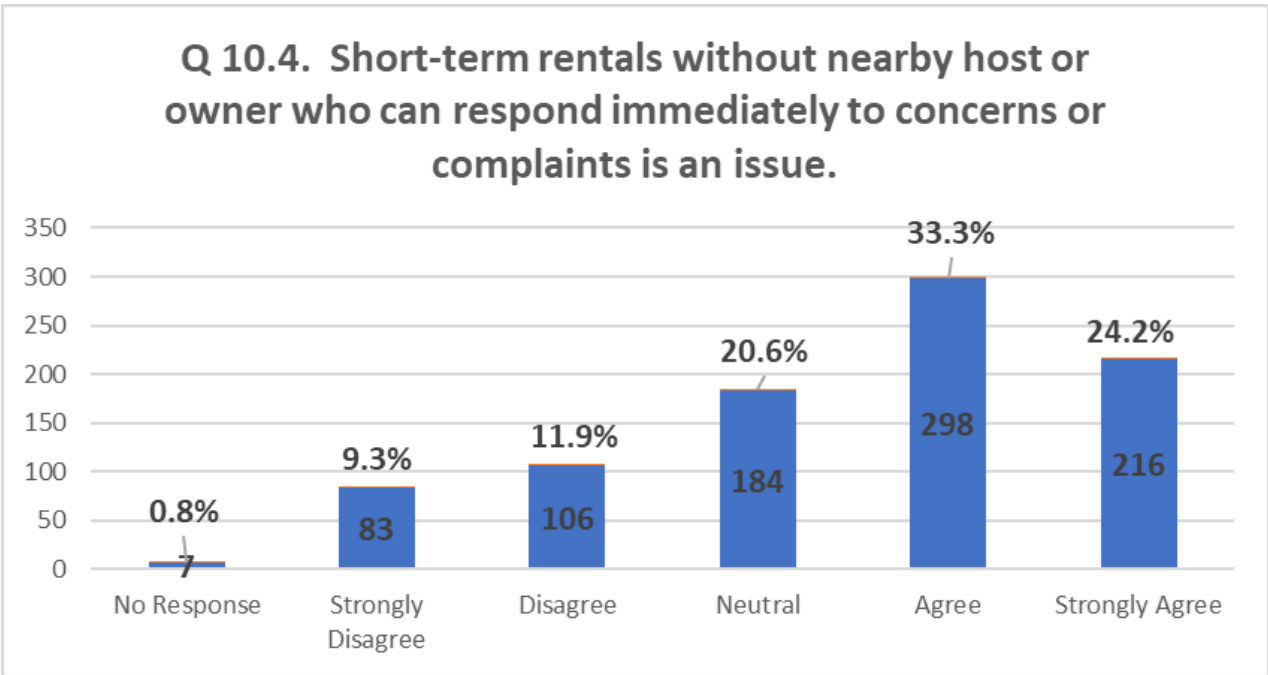
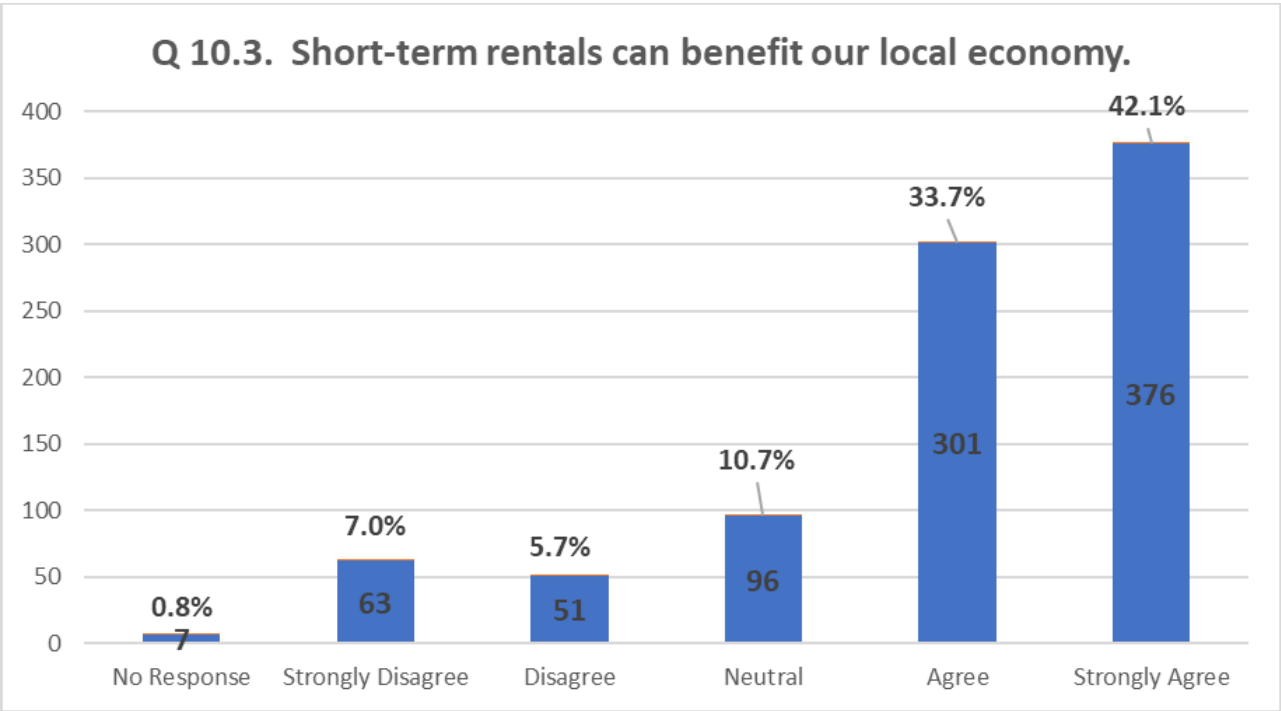
Concerns	Count
Disrespectful guests	203
Increased noise	191
Impacts to neighborhood character	190
Hosts not responding to concerns	167
Safety concerns	144
Intrusions on privately owned shorelines	143
Illegal parking or lower availability of shared parking	136
Not knowing where a STR is operating	131
Improperly stored trash	100
Decreased long-term rental options	90
Unfair competition for other tourist lodging	58
Other	42
Property intrusions, property damage, theft	12
Road impacts (over-use, maintenance, speeding, traffic)	6
Property values decreasing	6
Beach impacts (trash, unauthorized fires)	4
Septic over-use/utility concerns	3
Unsupervised dogs	2

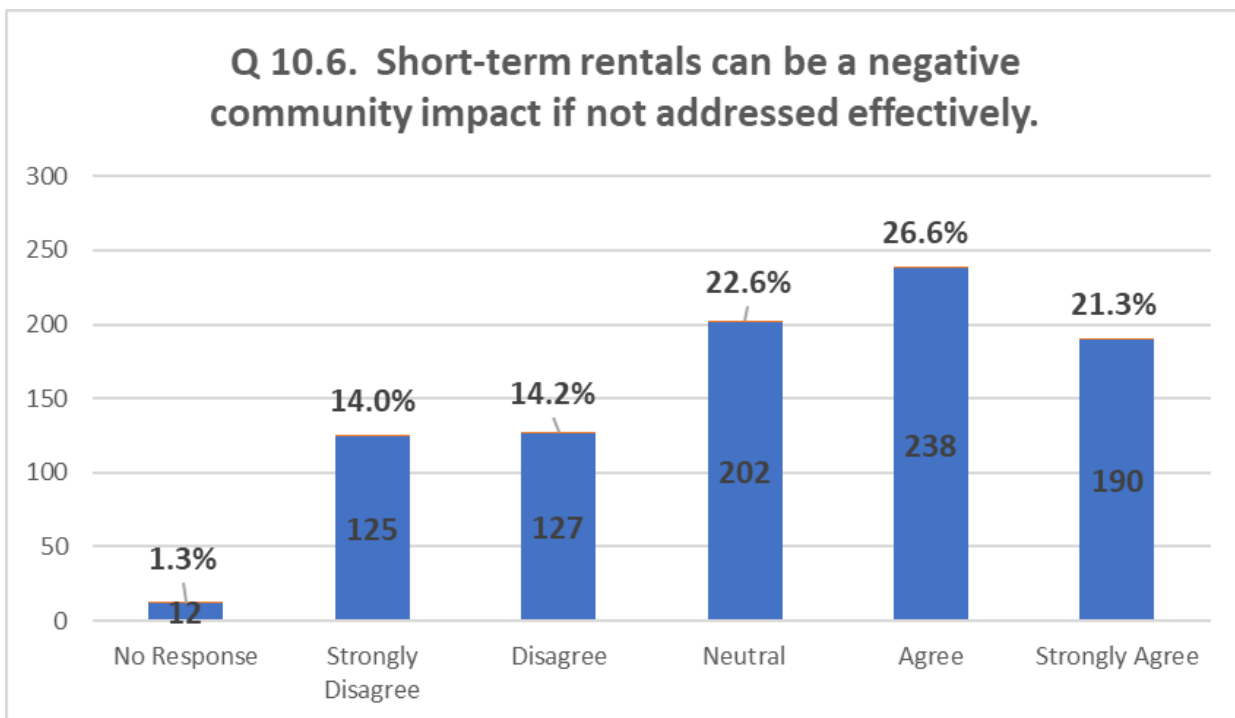
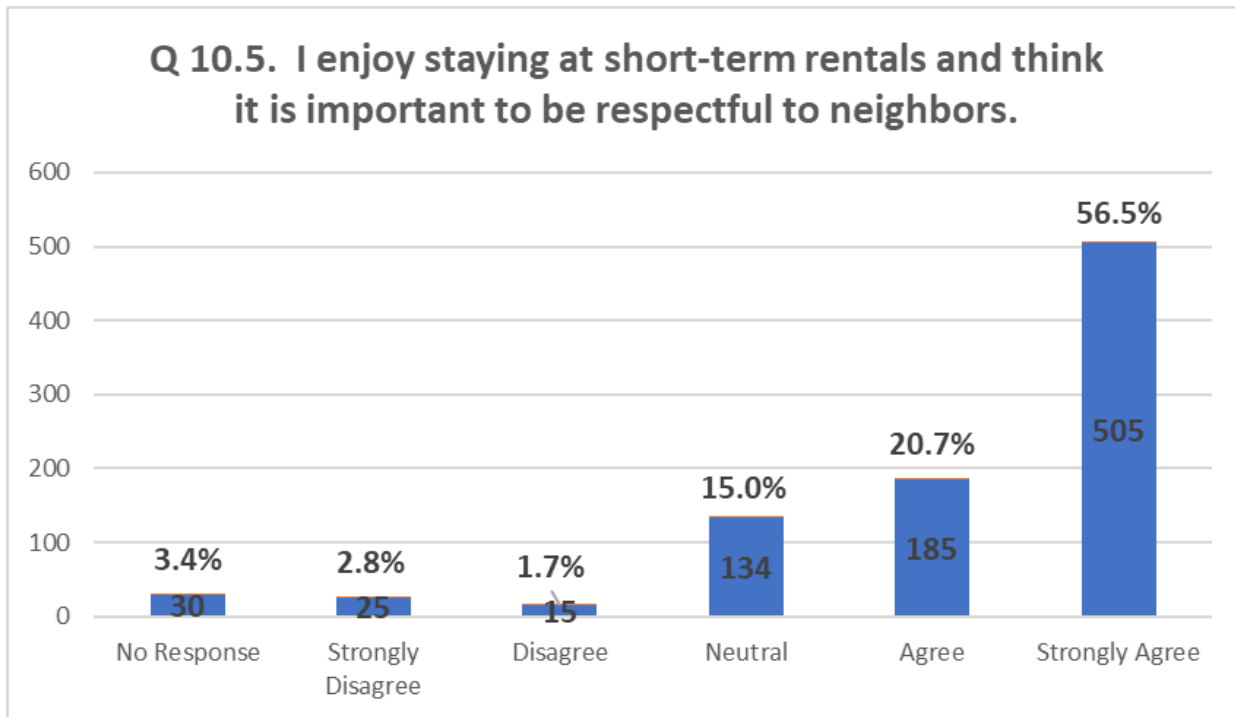
Only includes responses from those who answered yes to question 8 (are you concerned about STVRs?).

Opinion Questions

The following bar charts summarize the opinions of respondents regarding STVRs.

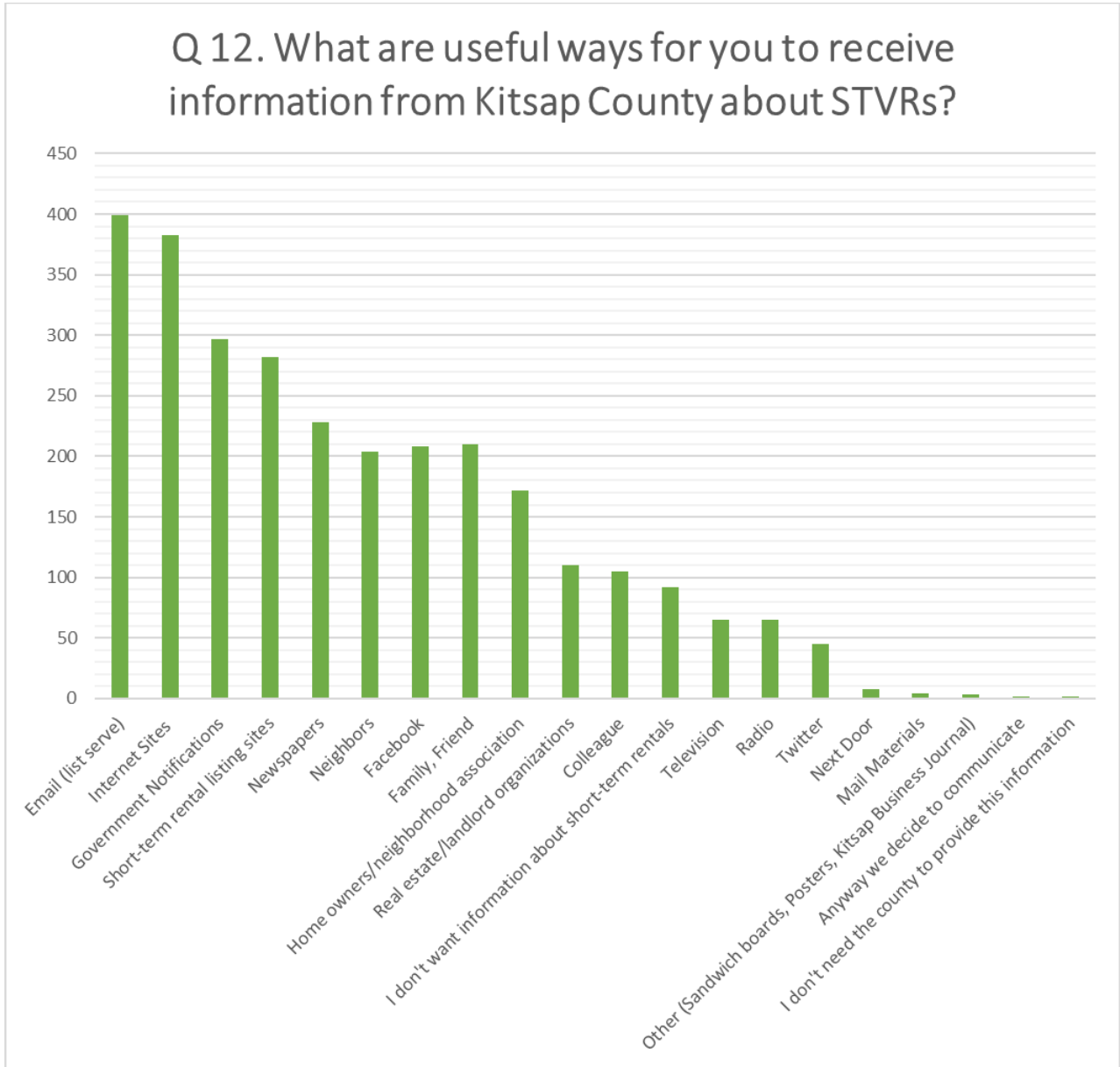




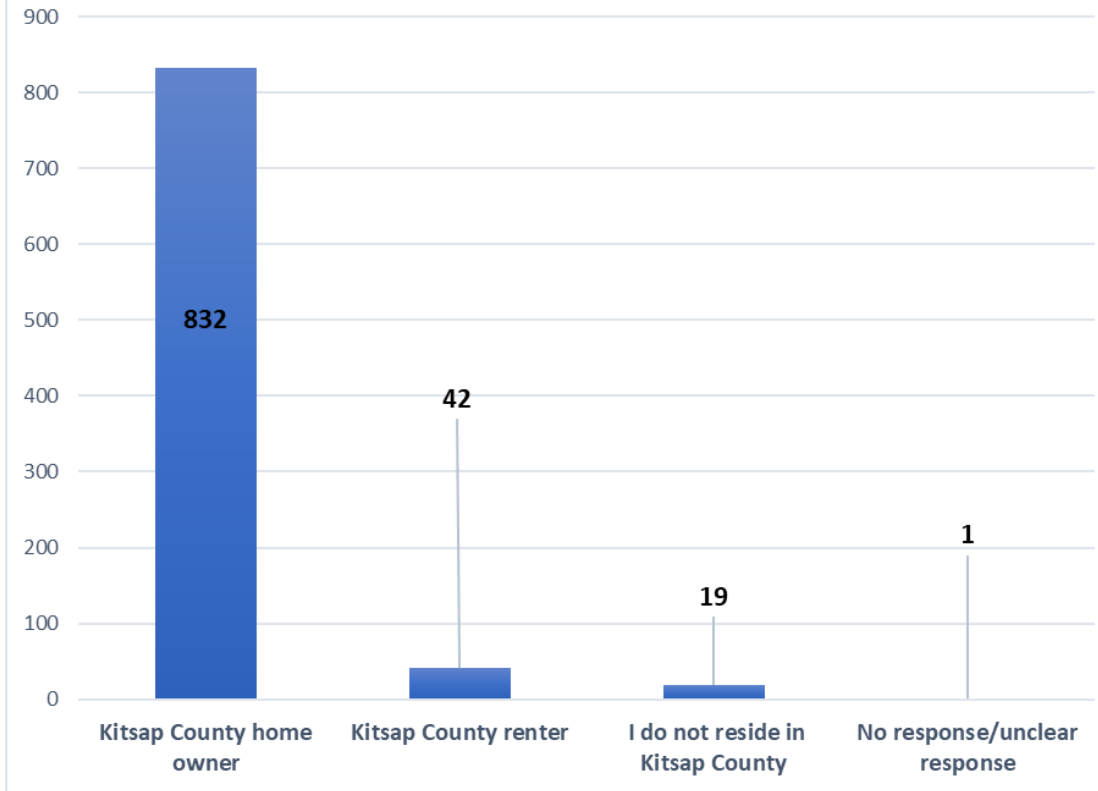


**Additional response information including summarized themes for question 11 are provided at the end of this section.*

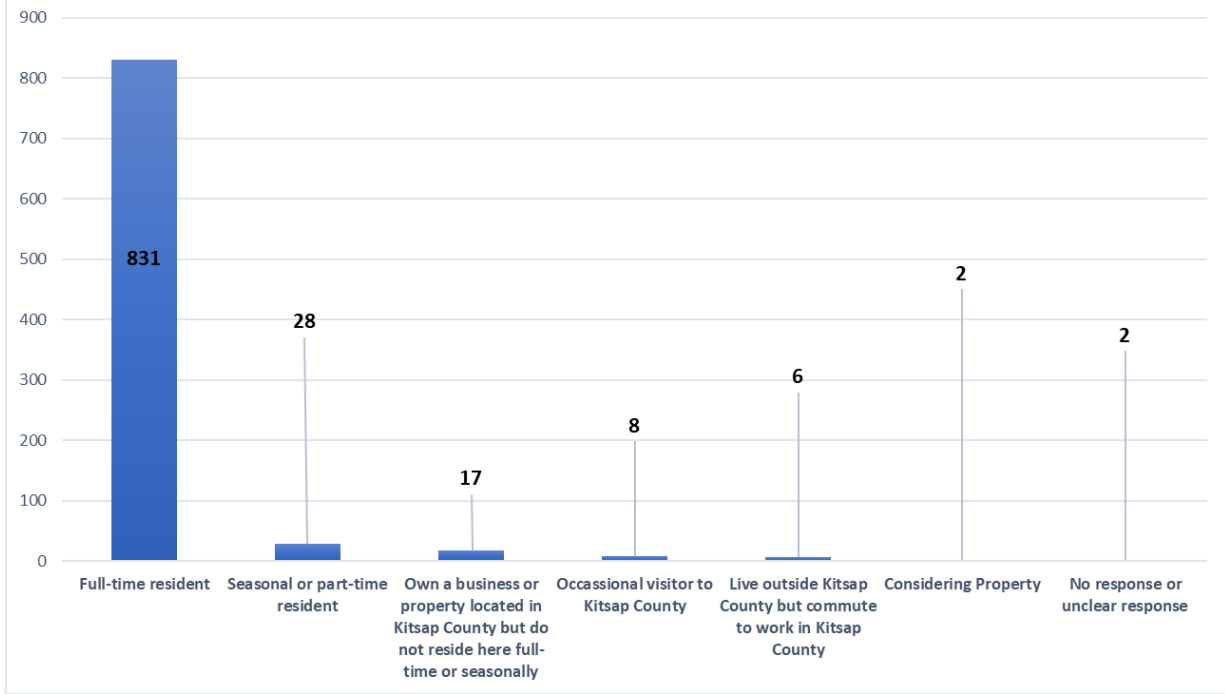
Information Sharing and Demographic Questions



Q 13. Kitsap County Residency. Please select the option that best describes you.



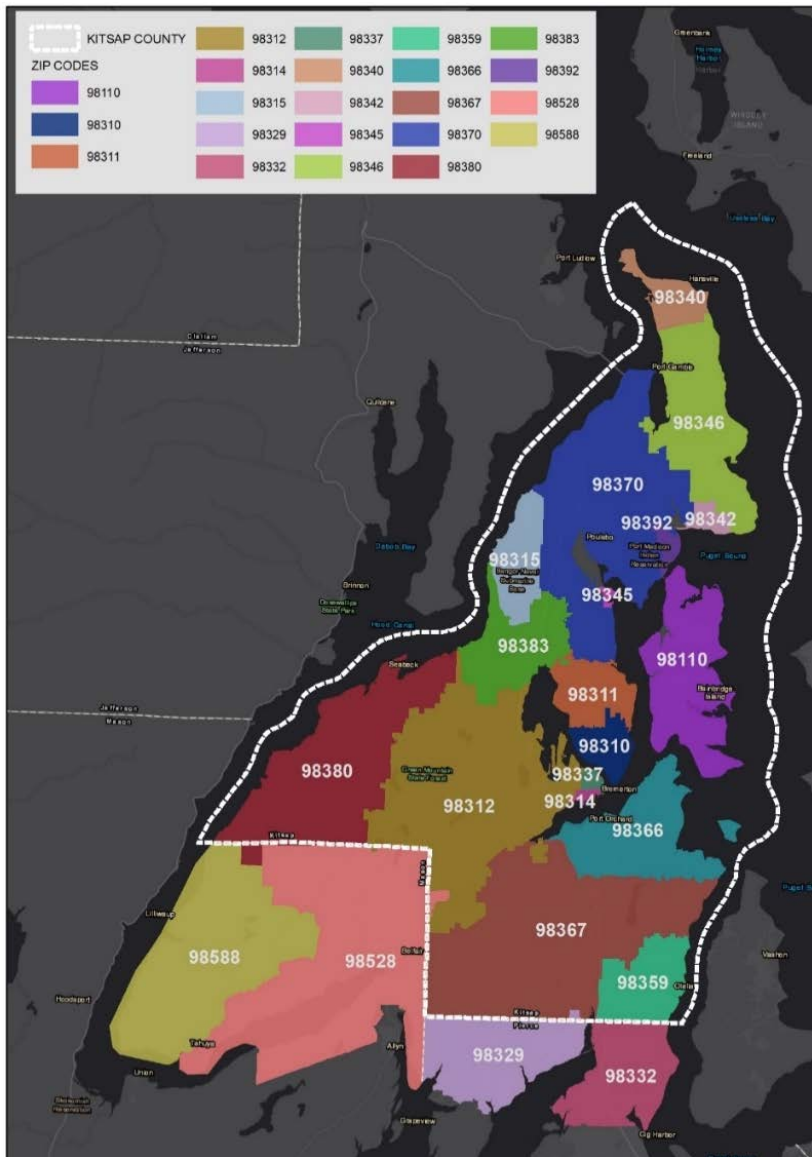
14. Which best describes your residency in Kitsap County?



15. What is your home/primary residence zip code?

Kitsap County Region Zip Codes

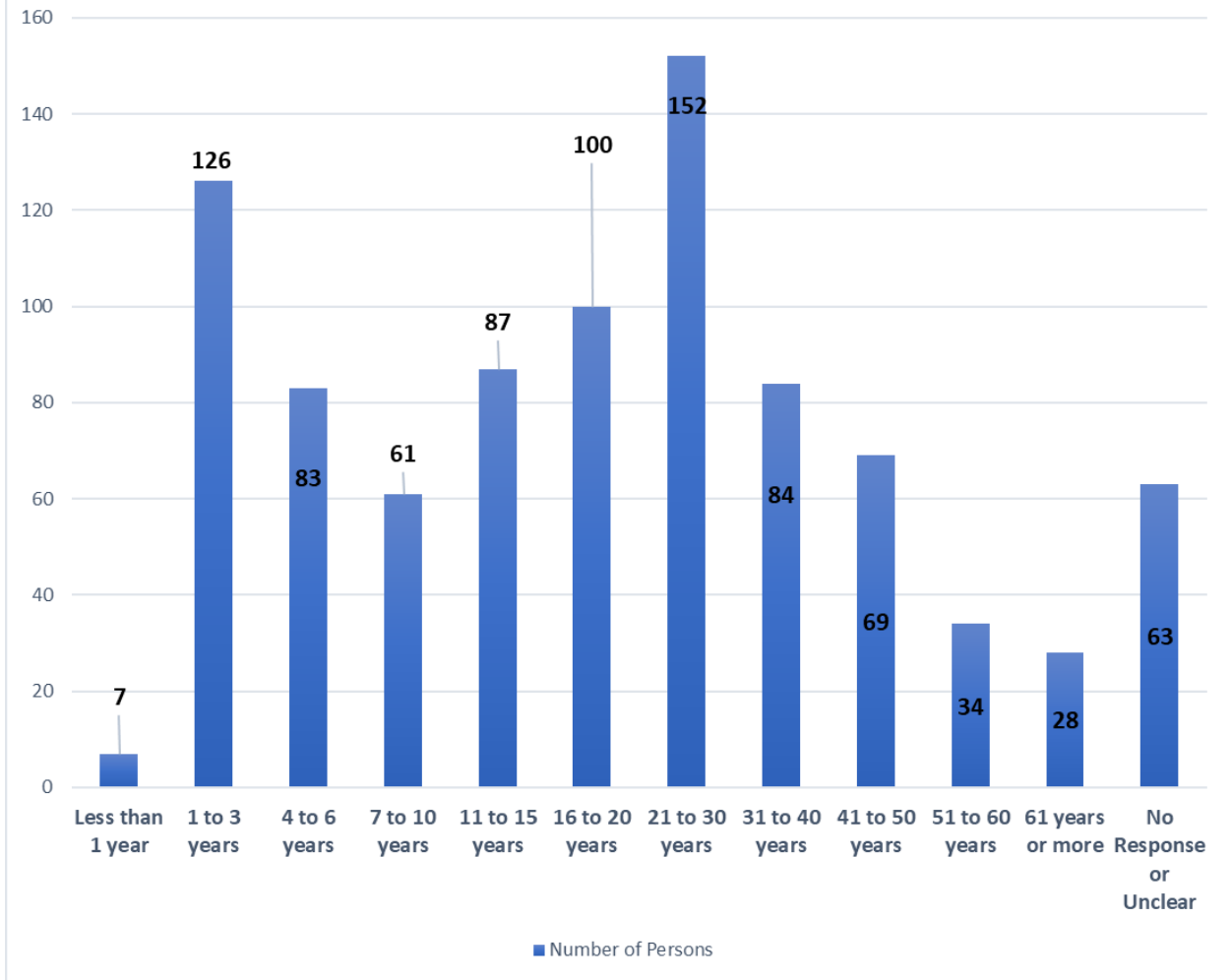
Zip Code	Count	Description
98370	150	Poulsbo
98346	109	Kingston
98366	81	Port Orchard
98312	75	Bremerton
98367	73	Port Orchard
98110	53	Bainbridge Island
98383	44	Silverdale
98380	42	Seabeck
98311	34	Bremerton
98310	32	Bremerton
98340	26	Hansville
98392	25	Suquamish
98342	22	Indianola
98359	18	Olalla
98337	15	Bremerton
98353	9	Manchester, Blake Island
98345	4	Keyport
98393	2	Tracyton
98386	1	Southworth
<i>Total</i>	<i>815</i>	



Non-Kitsap County Region Zip Codes

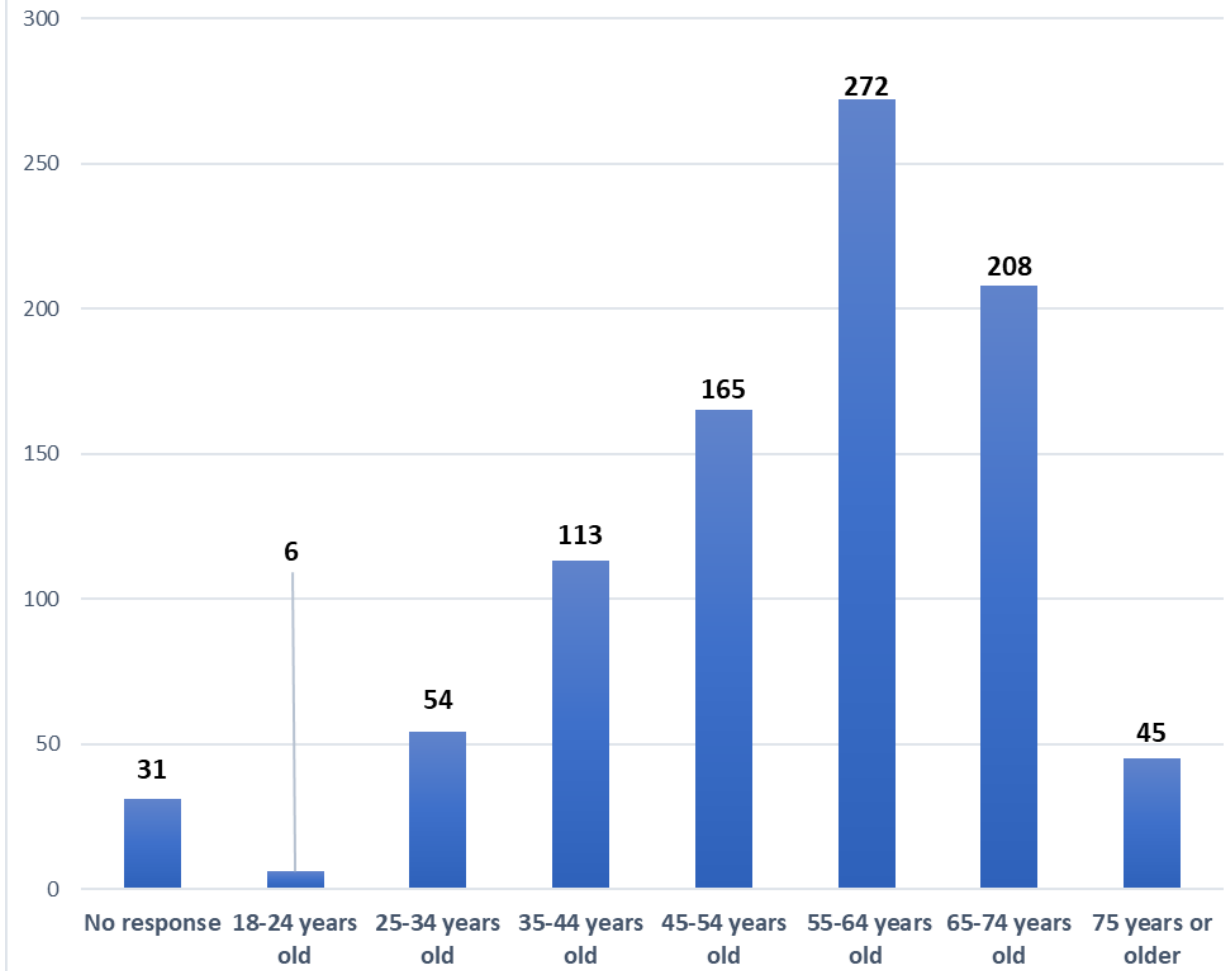
Zip Code	Count	Description	Zip Code	Count	Description
98329	2	Gig Harbor (Pierce County)	98499	1	Lakewood, Washington (Pierce County)
98332	2	Gig Harbor (Pierce County)	98524	1	Allyn, Washington (Mason County)
98036	2	Lynwood (Snohomish County)	98569	1	Ocean Shores, Washington (Grays Harbor County)
98584	3	Shelton (Mason County)	98683	1	Vancouver, Washington (Clark County)
98365	2	Port Ludlow (Jefferson County)	98942	1	Selah, Washington (Yakima County)
98027	1	Issaquah, Washington	99224	1	Spokane, Washington (Spokane County)
98040	1	Mercer Island, Washington	75093	1	Plano, Texas
98053	1	Redmond, Washington	78704	1	Austin, Texas
98115	1	Seattle, Washington	83716	1	Boise, Idaho
98119	1	Seattle, Washington	85262	1	Scottsdale, Arizona
98133	1	Seattle, Washington	85302	1	Glendale, Arizona
98166	1	Seattle, Washington	89110	1	Las Vegas, Nevada
98177	1	Seattle, Washington	94002	1	Belmont, California
98335	1	Gig Harbor (Pierce County)	95822	1	Sacramento, California
98372	1	Puyallup, Washington (Pierce County)	97202	1	Portland, Oregon
98377	1	Randle, Washington (Lewis County)	97370	1	Philomath, Oregon
98395	1	Wauna, Washington (Pierce County)			
98406	1	Tacoma, Washington (Pierce County)		39	No response, or invalid zip code
			<i>Total</i>	<i>79</i>	

Q 16. How many years have you lived in Kitsap County?

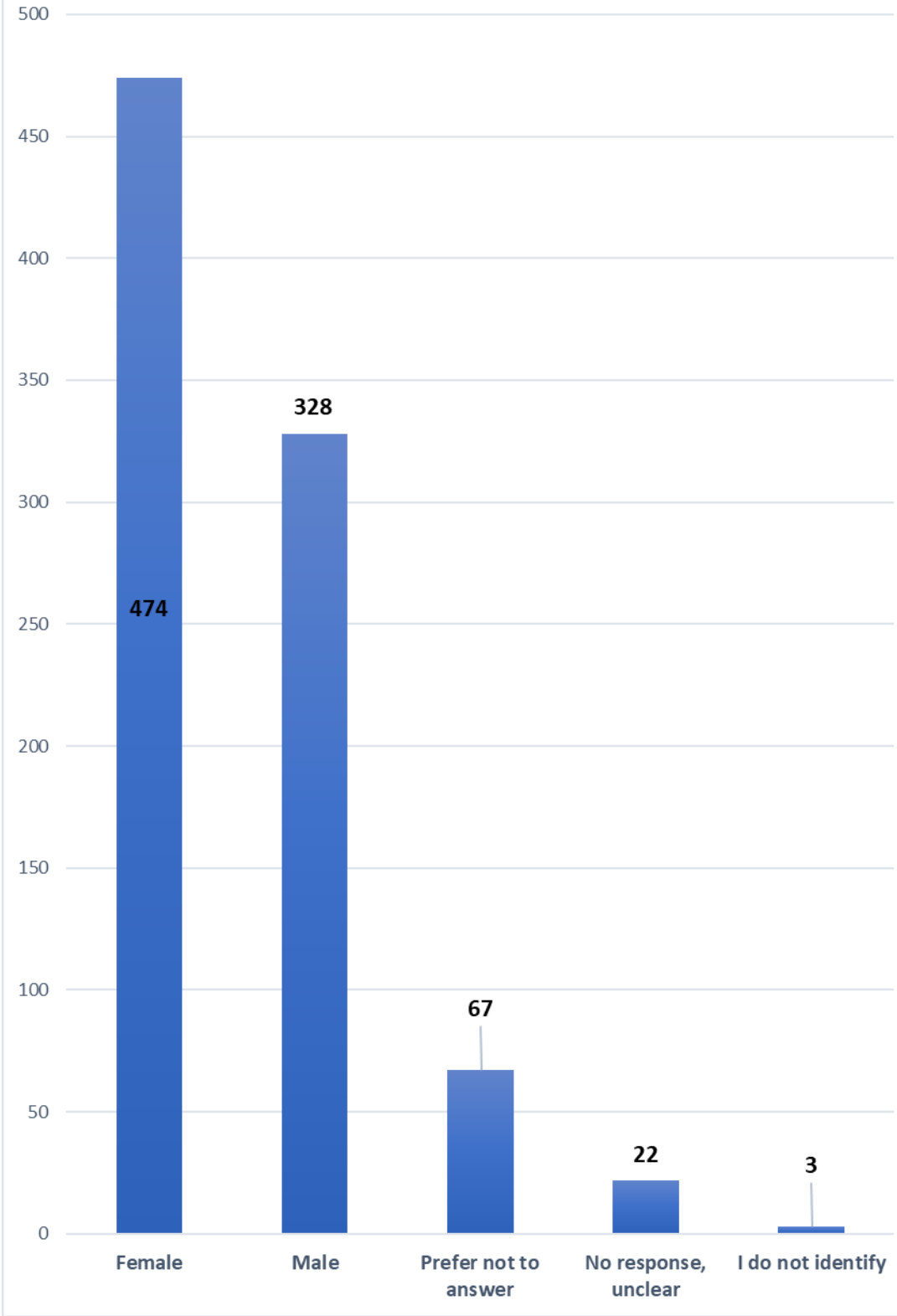


Number of Years Respondents Have Lived in Kitsap County					
Years	Count	Years	Count	Years	Count
0	7	28	9	59	3
1	35	29	8	60	5
2	44	30	29	61	3
3	47	31	6	62	2
4	37	32	12	63	4
5	28	33	2	65	4
6	18	34	7	66	3
7	11	35	15	67	1
8	13	36	1	68	1
9	13	37	4	69	1
10	24	38	1	70	2
11	6	41	5	72	1
12	19	42	10	73	1
13	14	43	9	74	1
14	13	44	8	75	1
15	35	45	12	77	1
16	12	46	5	83	1
17	12	47	4	86	1
18	21	48	2		
19	18	49	3	No Response	63
20	37	50	11		
21	14	51	3		
22	13	52	5		
23	13	53	2		
24	8	54	3		
25	31	55	5		
26	15	57	3		
27	12	58	5		

Q 17. What age group do you fit?



Q 18. What is your gender?



Opinions on Goals or ideal Outcomes for Addressing STVRs

Summarized themes are provided below for question 11 which asked respondents about the goals or ideal outcomes for addressing STVRs. A selection of diverse sample comments is provided below in italics to highlight the diverse perspectives and tone of public feedback.

Example Comments:

Having someone nearby to address issues should be the primary goal of this inquiry.

Balanced solution allowing respectful renters to enjoy our community without denying neighbors the right to peaceful enjoyment of their homes. Solutions should be different across the spectrum from higher density city vs unincorporated rural. Special situation provisions should be considered for events such as out of town weddings.

Property owners should be able to derive income from their property in a responsible way.

Making sure that both short term rentals and permanent residence are living in harmony.

Realize that without short term rentals, we cannot attract as many visitors to our beautiful community. As a small business owner, visitors are the lifeline to our livelihood. They also lessen impact that a large scale, mixed use hotel/retail would and give character to neighborhoods. The goals should not be to restrict, but to set some standards while not crippling the homeowner who would like to operate the Airbnb. My colleague and her husband have an Indianola cottage next to their house and RELY on the supplemental income. No one gets rich in this business as running a short-term rental is a labor of love. Please do not set prohibitive taxes and restrictions on this cottage industry.

I prefer staying in a VRBO or like service over a hotel. The homes are typically well appointed, offer cooking & laundry facilities, and provide private places to gather together other than on hotel beds.

To limit them in residential areas and to allow for zoning near nonresidential areas where they can operate near town, near each other, and keep each other in check. They do not belong in Neighborhoods. We used to live on Whidbey Island in a quiet Neighborhood that was completely disrupted by the crash in 2008 where many converted their homes to short term rentals. This brought in a gaggle of mostly young partiers that were loud, rude, overstepped the boundaries of the property they were renting, often parking all up and down the street with wedding parties, parties in general, blocking driveways in some cases for days - I had to have cars constantly towed out of my driveway and from the front of my house because of the rental across the street. It also brought in Drugs such as Heroine with needles and packets showing up on the ground and on the golf course, on and on. It ruined our lives and we moved here to get away from that. If it happens again, we will not hesitate to pack up and leave. We are a high tax paying property household. We will cut and run in a blink if this moves in.

To make short term rentals incorporated into the ongoing life of the community without any adverse impact.

Ensure that owners/hosts of short-term rentals in Kitsap County are registered and licensed with the County. We have previously owned and hosted a STVR in Sonoma County which was subject to registration requirements, and it was not a significant imposition.

Themes Related to Goals or Outcomes	Count
Host Management	111
Respect Neighbors	92
Support economy	79
Rental guidelines or rules (displayed)	75
Promote Safety (building, neighborhood, security)	70
Enforce	70
Support tourism	65
Host Management (readily available)	64
Parking Restrictions	63
Restrict Noise (Quiet night hours)	48
Respect Property Rights	45
Promote or preserve quality of life	40
Support STVRs	38
Occupancy Limit	26
No new regulations	22
Regulation/permit/fees should not be overly burdensome financially, or too complicated. Should be straightforward and simple.	22
Minimal regulations	21
Require license (business)	20
Promote affordable housing	20
Registration (Id STVRs, monitor)	20
Septic system/sewer impacts	20
No Party houses	18
Garbage Maintenance	18
Fair regulations	18
Liability insurance	17
Don't impact long-term rentals	17
Host Management (on site)	16
Vet renters (via listing company)	16
Monitor	16
Inspections	15
Neighbor communication	15
STR Complaint system or hotline	14
Vet Renters (hosting company)	14
Dog supervision	13

Themes Related to Goals or Outcomes	Count
Lodging tax	12
Limit number of STVRs	11
Achieve balance/harmony with approach	11
Zoning restrictions	11
Promote health, sanitation	10
No trespassing on private beaches or property	10
Ban STVRs	10
Restrict beach fires	9
Restrict from residential or rural areas	8
Fines allowed for enforcement	8
Restrict from waterfront	8
Enforce (complaint driven)	8
No new taxes	8
Prevent traffic	7
Restrict fireworks	7
No excessive fees	7
Limit to urban areas	6
Restrict weddings	5
Research best practices	5
Neighbor approval of STVRs	5
Prevent harm of environment	5
Vary Regs by STVR Type	5
Address STVR private road use	4

Full responses (excluding identifiable information) for question 11 and a final question giving respondents a chance to add additional comments is provided in a separate written comment attachment that can be found at: https://www.kitsapgov.com/BOC_p/Pages/STR.aspx.

Short-term Vacation Rental Survey

Kitsap County Short-term Vacation Rental Survey

Thank you for taking our survey! We welcome your input!

Short-term rentals, also known as vacation rentals, are residences rented out temporarily for less than 30 days. Short-term rental examples include furnished townhomes, mother-in-law apartments, condominiums, detached cabins/cottages, and entire or parts of homes (such as bedrooms or suites). Short-term rentals may be listed on internet platforms such as Airbnb, HomeAway, or Vacation Rental by Owner (VRBO).

Short-term rentals currently can be located in any residential or commercial area in unincorporated Kitsap County and are now quite common. To address the growing number of short-term vacation rentals throughout unincorporated the county, Kitsap County is developing policies to address issues to protect guests, hosts, owners and the neighboring residences. As we start this process, we want to hear from Kitsap County residents.

Please participate in an online survey about short-term vacation rentals. Your responses will help shape the development of short-term rental policies in unincorporated areas of Kitsap County.

- The survey should take 10-15 minutes to complete.
- Answer any or all the questions. Your participation is voluntary.
- Your responses will not be identified to you as an individual. Providing personal contact information is voluntary.
- [Frequently asked questions](#) regarding the survey are available online.

If you have any questions or need assistance, please contact Eric Baker, Policy Manager, (360) 337-4495 or ebaker@co.kitsap.wa.us or Jennifer Cannon, Policy Analyst, Kitsap County Commissioners Office at (360) 337-7051 or jjcannon@co.kitsap.wa.us.

Thanks in advance for participating in this survey!

1. Are you aware of short-term rentals operating in your community?

Yes No Don't Know

Short-term vacation rentals includes rentals of less than 30 consecutive days that are often listed on internet platforms such as Airbnb, HomeAway, FlipKey, or Vacation Rental by Owner (VRBO). Examples: furnished townhomes, mother-in-law apartments, condominiums, cottages, cabins, and entire or portions of homes (bedrooms or suites).

2. Have you stayed at a short-term rental?

I have stayed at a short-term rental. I am planning to stay at a short-term rental in the future but have never stayed No, I have never stayed at a short-term rental.

Please select one of the response options that best describes your personal experience.

3. Do you rent or host a short-term rental?

- Yes, I currently host and own short-term rental(s) in Kitsap County.
- Yes, I currently host but do not own short-term rental(s) in Kitsap County
- Yes, I currently host and/or own a short-term rental located outside of Kitsap County.
- I currently own but do not host a short-term rental in Kitsap County
- I have been a host and/or owner of a short-term rental in the past.
- No but I am thinking about being a host and/or owner of a short-term rental.
- I am not a host and do not own a short-term rental.

A host is someone who lists and rents a short-term rental and can be someone other than the owner of the short-term rental. An owner of a short-term rental can partially or fully own a short-term rental. Please select one of the response options that best describes your personal experience.

4. If you are an owner or host of a short-term rental (answered yes to question 3), how many short-term rentals do you list separately?

5. If you are an owner or host of a short-term rental (answered yes on question 3), please select one or more of the following options that best characterizes your short-term rental(s).

- Room, suite, garage apartment, or secondary house/cottage/cabin (Accessory Dwelling Unit-ADU) at a primary residence where I live.
- Room, suite, garage apartment, or secondary house/cottage/cabin (accessory dwelling unit) at a residence where I do not live.
- Detached single-family home with more than 3 bedrooms
- Detached single-family home with fewer than 3 bedrooms
- Apartment or Condominium
- Attached single-family home, townhome, row home, duplex or triplex
-

6. Have you been disrupted by the activities of renters in short-term vacation rentals (e.g. noise, lack of parking)?

- Yes No

7. How have you been disrupted by a short-term rental? Please select one or more answers.

- Improperly stored trash
- Increased noise
- Intrusions on privately owned shorelines
- Illegal parking or lower availability of shared parking
- Disrespectful guests
- Hosts not responding to concerns
- Decreased long-term rental options
- Safety concerns
- Impacts to neighborhood character or the look and feel of the area
- Unfair competition for other tourist lodging such as bed-and-breakfast establishments

8. Are you concerned about short-term rentals?

- Yes No

9. What concerns you about short-term rentals?

- Trash not properly maintained
- Increased noise
- Intrusions on privately owned shorelines
- Illegal parking or lower availability of shared parking
- Disrespectful guests
- Hosts not responding to concerns
- Decreased long-term rental options
- Safety concerns
- Impacts to neighborhood character or the look and feel of the area
- Not knowing where a short-term rental is operating
- Unfair competition for other tourist lodging such as bed-and-breakfast establishments

Please select one or more answers.

10. Please select the response option that best describes your opinion.

	Strongly Disagree	Disagree	Neutral	Agree	Strongly Agree
The increased growth of short-term vacation rentals in Kitsap County requires attention.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Short-term rentals are not a problem in our community and no new restrictions or regulation is necessary.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Short-term rentals can benefit our local economy (i.e. offers additional lodging options and an economic boost).	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Short-term rentals without a nearby host or owner who can respond immediately to concerns or complaints is an issue.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
I enjoy staying at short-term rentals and think it is important to be respectful to neighbors.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Short-term rentals can be a negative community impact if not addressed effectively.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

11. In your opinion, what should be the goals or ideal outcomes for addressing short-term vacation rentals?

12. What are useful ways for you to receive information from Kitsap County about short-term rentals? Please answer as many that apply.

- Family, Friends
- Colleagues
- Radio
- Newspapers
- Email list serves
- Real estate or landlord organizations or contacts
- Facebook
- I don't want information about short-term rentals
-
- Neighbors
- Home Owners Association, Neighborhood Associations
- Television
- Internet Sites
- Short-term rental listing sites
- Government Notificaitons - including text and email
- Twitter

13. Please select the option that best describes you.

- Kitsap County home owner
- Kitsap County renter
- I do not reside in Kitsap County

14. Which best describes your residency in Kitsap County?

- Full-time resident
- Seasonal or part-time resident
- Live outside Kitsap County but commute to work in Kitsap County
- Occasional visitor to Kitsap County
- Own a business or property located in Kitsap County but do not reside here full-time or seasonally

15. What is your home/primary residence zip code?

Zip Code

16. How many years have you lived in Kitsap County?

17. In what age group do you fit?

- 18-24 years old
- 25-34 years old
- 35-44 years old
- 45-54 years old
- 55-64 years old
- 65-74 years old
- 75 years or older

18. What is your gender?

- Male
- Female
- I do not identify
- Prefer not to answer

Is there anything else you'd like to add? Please use the space below for comments or questions.

If you would like to be contacted about future opportunities to learn about short-term rentals, please fill out the following information:

First

Last

Email

Phone

Frequently Asked Questions about the Survey & Short-term Vacation Rentals

- **What is the purpose of the survey?** *The purpose of the survey is to collect information needed to shape decisions associated with short-term rental policies and regulations. The survey will ask about your experience with short-term rentals, your concerns and opinions about short-term rental impacts, and communication preferences. The results from the survey will be considered for policy development in addition to other sources of information such as best practice findings, existing conditions, stakeholder feedback received at other venues, legal considerations, etc.*
- **Will responses be kept confidential?** *Individual survey responses will not be attributed to you, or your organization. Contact information is optional and won't be associated with your response.*
- **What are short term rentals?** *Short-term (vacation) rentals are dwelling units rented out temporarily for less than 30 days. Examples: furnished townhomes, mother-in-law apartments, condominiums, and entire or portions of homes (bedrooms or suites). They are often listed on platforms such as Airbnb, HomeAway, FlipKey, or Vacation Rental by Owner (VRBO).*
- **What is currently required for short-term rental operators?** *The Kitsap Board of County Commissioners (BOCC) deferred enforcement except for health/safety related issues until a full review can be completed and new policies developed.*
- **Does an owner have to pay taxes on short-term rentals?** *In Kitsap County, lodging businesses or hosts are required to pay a lodging tax rate of two percent to fulfill Washington State Department of Revenue tax requirements and an additional two percent to fulfill special excise tax requirements for Kitsap County. The lodging tax, also referred to as the hotel-motel tax, is a consumer tax on lodging charges for periods of less than 30 consecutive days for hotels, motels, private campgrounds, bed and breakfast houses, RV parks, personal home and room rentals, short-term rentals, and similar facilities. More information is at the Department of Revenue: <https://dor.wa.gov/find-taxes-rates/other-taxes/special-hotelmotel-tax>.*