

Sections:

**17A.270.010 Purpose.**

**17A.270.020 Permit required.**

**17A.270.040 Conditions.**

**17A.270.010 Purpose.** 

The purpose of this chapter is to ensure that nightly rentals observe the legal requirements of other transient tourist accommodations so that they compete fairly for commerce, and to preserve the residential character of the areas in which they are located. (Ord. 2016-4 § 1 (Att. A), 2016).

**17A.270.020 License Permit required.** 

A license permit is required in addition to the requirements of 17A.220 District Use Chart, in order for any landowner to operate a nightly rental. See Chapter 05.06 for license requirements. See Chapter 17A.220 OCC, District Use Chart, in order to determine whether a ~~nightly rental permit or~~ conditional use permit is required.

17A.270.030 Permit Approval

A. A ~~nightly rental permit, or~~ conditional use permit for a nightly rental, shall include conditions which are specific to the individual permit. Those conditions must be consistent with this chapter.

B. A conditional use permit for a nightly rental may include additional conditions which are not specifically identified by this chapter.

17A.270.040 Conditions

A. The following conditions shall be required for the operation of all nightly rentals. These conditions shall be required for the approval of all nightly rental permits

~~C. Operation of a nightly rental within a planned development or planned unit development is exempt from these permit requirements so long as nightly rentals were approved as a permitted use within the specific planned development or planned unit development. (Ord. 2016-4 § 1 (Att. A), 2016).~~

~~**17A.270.040 Conditions.**~~ 

~~A. The following conditions shall be required for the operation of all nightly rentals. These conditions shall be required for the approval of all nightly rental permits:~~

1. Appearance. The outward appearance of a single-family residence shall be retained.

B. The following conditions, in addition to those also identified in subsection A of this section, shall be required for the operation of all nightly rentals within areas designated by Okanogan County's comprehensive plan as the Methow Valley More Completely Planned Area or Methow Valley More Completely Planned Area Sub-Unit A. These conditions shall be required for the approval of all nightly rental permits:

~~1. Annual Renewal. Nightly rental permits must be renewed annually prior to the anniversary date of original issuance of the permit. A nightly rental permit is not automatically transferable as part of the sale of property. A permit application from the new property owner must be approved to continue as a transient tourist accommodation.~~

~~2. Unified Business Identifier. The owner of the nightly rental shall provide a valid Washington State unified business identifier (UBI) number for taxation purposes, along with supporting information validating registration of the specific nightly rental. At no time shall the nightly rental operate without a valid unified business identifier.~~

~~3. Public Health Permit. The owner or operator shall possess, and keep valid at all times, an overnight transient accommodation permit (OTA permit) from Okanogan County public health to operate the facility. At no time shall the nightly rental operate without a valid OTA permit from Okanogan County public health.~~

1.4. Only one dwelling may be rented per owner. Each property owner may rent only one nightly rental regardless of the number of properties owned. A nightly rental permit is required for a single dwelling on a lot of record or for a second dwelling on a lot of minimum size for the zone in which it is located. For a second dwelling on a parcel to be rented as a transient tourist accommodation, the owner must live in the main residence. No permit shall be issued to the holder of an existing bed and breakfast license for a nightly rental structure on the same property. In no case shall the primary dwelling and the accessory dwelling be rented at the same time.

2.5. Signs. No more than one sign shall be provided on the premises. The sign shall be made of natural materials not exceeding two square feet in area and, if illuminated, shall be indirectly illuminated.

3.6. Mobile homes, manufactured homes, travel trailers, or recreational vehicles shall not be used for residential transient tourist accommodations (nightly rentals). A modular home may be used as a nightly rental when its owner is in possession of a valid building permit.

4.7. The maximum number of individuals served by a nightly rental is 10.

58. Occupancy and operation of a nightly rental shall be in a manner that is compatible with the surrounding neighborhood character. Factors upon which compatibility will be judged include but are not limited to noise, traffic, light and glare.

~~9.999 ... AAAAmortization Period. As of January 1, 2021, all permitted, unpermitted, or legal preexisting nightly rentals shall cease and no longer be legally permitted to operate, except:~~

~~a. Nightly rentals permitted in accordance with this chapter; or~~

~~b. Nightly rentals located within a planned development, planned unit development, or planned destination resort, which has been permitted to allow nightly rentals and the residence in which the nightly rental is operating was permitted as a nightly rental. (Ord. 2016-4 § 1 (Att. A), 2016)~~

6. Exception: Operation of a nightly rental within a planned development or planned unit development is exempt from these permit requirements so long as nightly rentals were approved as a permitted use within the specific planned development or planned unit development. (Ord. 2016-4 § 1 (Att. A), 2016

#### 17A.270.050 Legal pre-existing uses

Nightly rentals that are not in compliance with this chapter but were legally operating prior to September 6, 2005 may continue in operation in accordance with OCC 17A.330 Legal pre-existing lots and uses except; they will be required to comply with the license requirements in OCC 05.06 Nightly Rentals.

Formatted: Font: Not Bold

Formatted: Font: Not Bold

#### 17A.270.060 Severability.

If any provision of this title is for any reason held to be invalid, the remainder of this title shall not be affected. If any provision of this title is adjudged invalid as applied to a particular person or circumstance, that provision of this title shall not be affected as to other persons or circumstances.

7

Home < >

~~The Okanogan County Code is current through Ordinance 2016-9, passed December 28, 2016.~~

Disclaimer: The Clerk of the Board's Office has the official version of the Okanogan County Code. Users should contact the Clerk of the Board's Office for ordinances passed subsequent to the ordinance cited above.

County Website: <http://www.okanogancounty.org/>

County Telephone: (509) 422-7105

Code Publishing Company