



Recent Changes to the Vacation Home Rental Ordinance

August 25, 2015

Dear Resident Homeowner and/or Vacation Home Rental Homeowner,

I am writing to inform you of recent changes to the City of South Lake Tahoe's Vacation Home Rental (VHR) regulations. Over the past ten months, the City has held numerous public meetings, informal meetings and workshops discussing proposed amendments. The changes adopted by the City Council were made in an effort to balance the interests and rights of local residents while maintaining a supply of Vacation Home Rentals, which are a popular tourist alternative to hotels and motels.

A VHR is defined as a privately owned property rented for less than 30 consecutive calendar days. In South Lake Tahoe, VHRs are located in residential areas as well as in areas defined as commercial zones or areas where hotels and motels units are authorized. One of the changes to the VHR regulations was to separate the City's Code into two distinct regulations: (1) commercial areas and (2) residential areas:

- (1) VHRs in commercial areas will continue to be authorized provided they obtain a VHR permit, pay the annual fee and follow all regulations for noise, occupancy, trash, etc.
- (2) Effective October 1, 2015, existing VHRs in residential areas will be required to obtain an inspection by a City Building Inspector on or before their next annual renewal and comply with all regulations. **New VHR** applications in residential areas will be required to follow the new procedures. The new procedures are explained in detail on the City's website (www.cityofslt.us/VHR), and include the City's notification of neighbors within 300 feet of the proposed VHR and the Building Inspector's onsite home inspection. A hearing with the Zoning Administrator may be held to address neighborhood concerns and issues.

The fine for operating a VHR without a permit is \$5,000 and prohibition from obtaining a permit in the future.

Enclosed with this letter is a handout of City contact phone numbers (including VHR enforcement and permitting) and information on how to sign up for city e-news and emergency alerts. On the back of this letter is a copy of the "Leave No Impact" campaign being distributed to VHR management companies for distribution to visitors; a *Leave No Impact* brochure is also available at City offices.

If you have any questions about this information, please give us a call.

Sincerely,

A handwritten signature in cursive script, appearing to read 'Nancy Kerry'.

Nancy Kerry
City Manager, City of South Lake Tahoe

**CITY OF
SOUTH LAKE TAHOE**
www.cityofslt.us

**VACATION HOME
RENTAL (VHR)
PROGRAM**
1052 Tata Lane
South Lake Tahoe, CA
96150

VHR HOURS
Monday-Friday
8am—11am
1pm—4pm

VHR WEBSITE
www.cityofslt.us/VHR

VHR PERMIT PHONE
(530) 542-6010

**VHR ENFORCEMENT
PHONE**
(530) 542-6100



Leave No Impact

We welcome you to South Lake Tahoe and hope you enjoy our beautiful community as much as we do. During your visit, please remember that the Vacation Home Rental (VHR) you are staying in is located within a residential neighborhood. The following “Leave No Impact” policies are an essential part of our VHR program.

Noise

No excessive or unreasonable noise is permitted at any time.

Trash

We would also like to remind you that we live in the forest. In the forest we have bears that are hungry and will go through your trash if you leave garbage bags outside of your VHR. Also, if you leave food inside of your vehicles, a bear may try to get to your food for a snack.



Occupancy

Visitors must adhere to the maximum number of occupants in the VHR. Weddings and parties are not allowed in VHRs.

Pools/Spas/Hot Tubs

Use of pools, spas and hot tubs with the use of jets, blowers and other mechanical elements that produce noise are prohibited between the hours of 10pm and 7am.

Parking

Parking at VHRs must be in compliance with all City and State parking regulations. The number of parking spaces at each VHR is posted on signage outside of the VHR.

Enforcement

If the City of South Lake Tahoe VHR Enforcement Officer issues a citation for noise, parking, occupancy or trash complaints, fines range from \$250-\$2,000.

CITY OF SOUTH LAKE TAHOE

www.cityofslt.us

VACATION HOME RENTAL (VHR) PROGRAM

1052 Tata Lane
South Lake Tahoe, CA
96150

VHR HOURS

Monday-Friday
8am—11am
1pm—4pm

VHR WEBSITE

www.cityofslt.us/VHR

VHR PERMIT PHONE

(530) 542-6010

VHR ENFORCEMENT PHONE

(530) 542-6100