

QUICK GUIDE: STR Overlay Zone and Licensing

Can I use my property as a STR? What approvals do I need for a STR?

Short-Term Rental (STR) is a dwelling unit offered, provided, used, or operated as a lodging accommodation to guests in exchange for remuneration for a period of less than 30 consecutive days while the owner or other permanent resident does not reside in the dwelling unit.

Hosted Short-Term Rental (Hosted STR) is the use of one guestroom (maximum 400 square feet) located within a dwelling unit offered, provided, used, or operated as a lodging accommodation to guests in exchange for remuneration for a period of less than 30 consecutive days while the owner or other permanent resident is residing and present in the dwelling unit.

My property is in Zone A (Unrestricted)

I have or want a Hosted STR

You need a Hosted STR License

I have or want a STR

You need a STR License

My property is in Zone B (Restricted)

I have or want a Hosted STR

You need a Hosted STR License

I have a single-family home or duplex unit

I have a valid VHR Permit¹

You need a STR License

I don't have a valid VHR Permit¹

I had a Temporary STR in the 12 months prior to June 15, 2022²

You need Legal Nonconforming Registration

You need a STR License

I didn't have a Temporary STR in the 12 months prior to June 15, 2022²

You may enter lottery for STR License³

I have a multiple-family unit

I had a STR in the 12 months prior to June 15, 2022

You need Legal Nonconforming Registration

You need a STR License

I didn't have a STR in the 12 months prior to June 15, 2022

You may enter lottery for STR License³

¹ To be valid, a VHR Permit must have been renewed and in good standing through June 15, 2022.

² Temporary STR is a single-family home or duplex unit used as a STR no more than 2 times or 30 cumulative days per year, whichever is more restrictive.

³ Lottery will only be conducted when a STR License is available within the Subzone cap.

My property is in Zone C (Prohibited)

I have or want a Hosted STR

You need a Hosted STR License

I have a single-family home or duplex unit

I have a valid VHR Permit¹

You need a STR License

I don't have a valid VHR Permit¹

I had a Temporary STR in the 12 months prior to June 15, 2022²

You need Legal Nonconforming Registration

You need a STR License

I didn't have a Temporary STR in the 12 months prior to June 15, 2022²

STR is prohibited

I have a multiple-family unit

I had a STR in the 12 months prior to June 15, 2022

You need Legal Nonconforming Registration

You need a STR License

I didn't have a STR in the 12 months prior to June 15, 2022

STR is prohibited

¹ To be valid, a VHR Permit must have been renewed and in good standing through June 15, 2022.

² Temporary STR is a single-family home or duplex unit used as a STR no more than 2 times or 30 cumulative days per year, whichever is more restrictive.