



Conditions of Approval

Short-Term Rental Administrative Review Case Number WSTRAR24-0005

The project approved under Short-Term Rental Administrative Review Case Number WSTRAR24-0005 shall be carried out in accordance with these conditions of approval granted on August 16, 2024. These conditions of approval may require submittal of documents, applications, fees, inspections, amendments to plans, and more. These conditions do not relieve the applicant of the obligation to obtain any other approvals and licenses from relevant authorities required under any other act or to abide by all other generally applicable codes, and neither these conditions nor the approval by the County of this project/use override or negate any other applicable restrictions on uses or development on the property.

Unless otherwise specified, all conditions related to the approval of this short-term rental administrative review shall be met or financial assurance must be provided to satisfy the conditions of approval prior to issuance of a certificate of occupancy by the Planning and Building Division. The agency responsible for determining compliance with a specific condition shall determine whether the condition has been fully completed or whether the applicant shall be offered the option of providing financial assurance.

Compliance with the conditions of approval related to this administrative review is the responsibility of the applicant, his/her successor in interest, and all owners, and occupants of the property. Failure to comply with any of the conditions imposed in the approval of the Administrative Review Permit may result in the initiation of revocation procedures.

For the purpose of conditions imposed by Washoe County, “may” is permissive and “shall” or “must” is mandatory.

FOLLOWING ARE CONDITIONS OF APPROVAL REQUIRED BY THE REVIEWING AGENCIES. EACH CONDITION MUST BE MET TO THE SATISFACTION OF THE ISSUING AGENCY.

Washoe County Planning and Building Division

1. The following conditions are requirements of Planning and Building, which shall be responsible for determining compliance with these conditions.

Contact Name – Katy Stark, Planner, 775.328.3618, krstark@washoecounty.gov

a. The property owners will be responsible for maintaining the following:

- i. The main residence/ranch house on the property shall not be rented to more than 19 occupants, and no more than 19 occupants are allowed in the main residence/ranch house at any time, regardless of whether the property is being rented (see WCC Section 110.319.15(a)(4)). The 19-person occupancy applies specifically and only to the main residence/ranch house permitted under WSTR24-0058 and WSTRAR24-0005. This limit does not apply to the other dwellings on the property.
- ii. Renters must be informed, and the property owner shall ensure that all parking will be located on the property only (APN: 040-670-06); no parking is allowed on the street. All ancillary items, including but not limited to, boats, jet skis, and trailers must also be parked on the property only (APN: 040-670-06). Notice of this requirement to renters must be prominently displayed in the home, and the property owner must provide this information in all of their STR rental listings.

- iii. Sound levels must conform to the noise standards found in Article 414 of the Washoe County Development Code and the noise standards found in WCC Section 110.319.15(c).
 - iv. Lighting must conform to the standards found in the Washoe County Development Code, Section 110.414.21, Light and Glare.
 - v. The property owner must inform renters that no events, parties, or weddings are allowed at the property. Notice of this requirement to renters must be prominently displayed in the home, and the property owner must provide this information in all of their STR rental listings.
- b. Prior to issuance of the Tier 2 permit, the property owner shall ensure that a monitored fire alarm system is designed and installed in accordance with NFPA 72 and the IFC as amended by Washoe County and approved by the Truckee Meadows Fire Protection District (TMFPD). The property owner shall provide proof that TMFPD has approved the monitored fire alarm system in the form of a letter or email from TMFPD staff.
 - c. The property owner and all successors shall direct any potential purchaser of the site to meet with the Planning and Building Division to discuss whether the potential purchaser wishes to continue to utilize the property as an STR and review conditions of approval for WSTRAR24-0005 and requirements for obtaining their own STR permit prior to the final sale of the site. Any subsequent purchasers of the site shall notify the Planning and Building Division of the name, address, telephone number and contact person of the new purchaser within thirty (30) days of the final sale.
 - d. WSTRAR24-0005 is only valid as long as the short-term rental permit remains active and in good standing. If the short-term rental permit expires or is revoked, then WSTRAR24-0005 is no longer valid and no short-term rental activity will be permitted on the property. STR permits are not transferable; therefore, any new owner must obtain a new STR permit before engaging in rental activity.

Truckee Meadows Fire Protection District (TMFPD)

- 2. The following conditions are requirements of Truckee Meadows Fire Protection District (TMFPD), which shall be responsible for determining compliance with these conditions.

Contact Names –

Dale Way, Deputy Fire Chief – Fire Marshal, 775.326.6000, dway@tmfpd.us

Brittany Lemon, Fire Captain – Fire Prevention, 775.326.6079, blemon@tmfpd.us

- a. Prior to issuance of the Tier 2 permit, TMFPD will require an NFPA 72 fire alarm system.

*** End of Conditions ***