

# Short-Term Rentals in Hood River County

## SHORT-TERM RENTAL (STR) OVERVIEW

Hood River County is a world-class destination with a strong emphasis on agriculture and tourism. Consequently, the STR industry has been accelerating in recent years and the use STRs in the community has become prevalent. In response to the growing use of STRs, in December of 2016, Hood River County adopted regulations to better and more equitably manage them.

The County's STR regulations aim to provide reasonable means for citizens to mitigate impacts created by their occupancy. Per the STR regulations, all STRs need a permit to operate lawfully. As such, the County Community Development Department is now accepting applications for STRs in unincorporated portions of County. The County's goal is to have all existing STRs, which meet County requirements, properly permitted by December 31, 2017.

## STR & APPLICATION PROCESS

An STR is considered a dwelling unit or possibly other building that is available for use or rent for a period of time that is less than 30-consecutive days. An STR does not include guest quarters, bed and breakfast facilities or hotels.

How STRs are permitted and the type of STR permit differs depending on how property is zoned. STRs located on Farm (EFU) or Forest zoned property require more review and notice than STRs located on residential or commercially zoned property.

To access the County's STR regulations (Article 53 of the County's Zoning Ordinance) and the STR application packet and requirements, visit the County's Community Development Department website / STR tab at:

<http://hrccd.co.hood-river.or.us/departments/planning-zoning/>

Specific STR standards are identified on page 2 of this handout. The application fee for a STR permit on residential or commercially zoned property is \$1,000. The application fee for a STR permit on Farm (EFU) or Forest zoned property is \$1,850. If approved, STR permits are valid for two-years and can be renewed for \$500. *Only completed STR applications will be accepted for processing.*

## STR ENFORCEMENT & FINES

In 2018 the County will begin to monitor and enforce unpermitted STRs. Per the County's Zoning Ordinance, Section 53.45:

- Owners need to obtain an STR permit prior to using a dwelling as an STR. If the conditions of an STR permit are not met, the permit may be revoked.
- An unpermitted STR is subject to enforcement and penalties.

**Hood River County Community Development does not regulate long-term rental use as allowed by state law.**

## Hood River County Community Development

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## Additional Information:

Hood River County  
Environmental Health  
541-387-6885

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Building & Code  
Inspection  
541-386-1306

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## **Hood River County Zoning Ordinance: Section 53.55—Short-Term Rental Standards**

All short-term rentals shall meet the following standards:

- A. Resource Lands (EFU and F-1 Forest zones) – Short-term rentals shall be operated within the primary dwelling of the subject property. It shall be occupied and operated by a resident of that dwelling. The primary use of the dwelling will remain residential and shall not be rented out a predominance (i.e., more than 180 days) of the year. Outbuildings, including agricultural buildings, farm worker housing and other lawful dwellings on the property, shall not be converted to short-term rentals. The STR shall not unreasonably interfere with other uses permitted in the zone in which the property is located.
- B. Appearance and Identification - The exterior of the building shall retain a residential appearance with house numbers maintained on the front of the building and visible from the street or road. No junk or garbage shall be allowed to accumulate in any yards and all vehicles shall park in designated parking areas.
- C. Occupancy Limits - The maximum occupancy for each short-term rental unit shall be calculated on the basis of two (2) persons per bedroom, plus two additional overnight occupants. On properties containing both a residential dwelling and an accessory residential dwelling, only one residential structure may be rented out as a short-term rental, but not both.
- D. Parking - The short-term rental shall have one onsite parking space per each bedroom unit with a minimum of two parking spaces required. If the garage is to be utilized to meet the parking requirement, a photo of the interior of the garage shall be submitted to show the garage is available for parking. The garage shall continually be available for guest parking as long as the short-term rental permit is valid.
- E. Access - Road access to the short-term rental shall meet minimum county road standards and shall be adequately maintained and remain clear of obstructions, including illegally parked cars, recreational vehicles, boats, trailers, junk, etc., to ensure the unimpeded passage of emergency vehicles and other vehicular traffic.
- F. Nuisances and Garbage - The short-term rental shall be operated in a way that will prevent disturbances to neighboring properties not typical of a residential neighborhood, including, but not limited to: loud music and noises, excessive traffic, junk/debris accumulation in the yards, garbage removal, trespassing, or excess vehicles, boats or recreational vehicles parked in the streets in front of the rental. Said provisions shall be documented in the Property Management Plan.
- G. Pets - Pets shall be secured at all times while on the property and nuisance barking by pets is prohibited.
- H. Signage - No on or off-premise signage advertising the short-term rental is permitted.
- I. License and Permit Requirements - The short-term rental permit and permit number issued by Hood River County shall be prominently and permanently displayed inside the unit near the front entrance of the rental and shall list the name, address and phone numbers of the property owner or the designated local contact. The permit number shall also be display in all advertising.
- J. Federal, State & Local Laws - The short-term rental shall meet all applicable State and local health, safety laws and building codes.
- K. Other - Other conditions may be imposed, such as additional parking, improved access, fencing, landscaping, or minimum screening to ensure the proposed use is compatible with the surrounding residential character.

**Contact Hood River County Community Development for assistance in determining the appropriate permits needed: (541) 387-6840 or [plan.dept@co.hood-river.or.us](mailto:plan.dept@co.hood-river.or.us)**