

Yachats Vacation Rental (VR) Information

Revised 9/14/2017

- ❖ The city council finalized the ordinance approval process Sept. 13, 2017. A copy of the approved ordinance can be found in the document library: https://yachatsoregon.org/Documents/Download/ORD_347-Amend_YMC_Ch-4-08.pdf

The following information is in response to a number of questions that have been raised.

- ✦ The city council voted Sept. 6th to accept all the recommended VR changes except the requirement for professional property managers to handle all VRs.
- ✦ The VR ordinance changes go into effect October 15th.
- ✦ Existing VR license holders will be allowed to retain their licenses as long as they renew them at the end of each year in a timely manner.
- ✦ There is no property right to operate a business (vacation rental) in a residential zone. That is generally what zoning is designed to regulate. Yachats has chosen to use a business license process instead.
- ✦ VR rules about parking only apply to vacation rentals.
- ✦ No city council member has any interest or financial involvement in vacation rentals.
- ✦ Failure to main current and accurate owner phone numbers, e-mail addresses will result in the loss of a VR license.
- ✦ Property owners and their guests have to abide the same restrictions for parking
- ✦ Oregon law stipulates that 70% of the VR tax is dedicated for visitor amenities. The council has defined a portion of library services, trails construction & maintenance, parking, and event marketing as examples of services eligible for visitor amenities funding. State law specifically excludes city infrastructure like water, sewer and streets improvements from this funding source.
- ✦ Looking at the number of VR licenses as a percent of population finds Newport at **1.29%** (135/10,393); Lincoln City at **5.42%** (473/8,722) and Yachats at **21%** (145/700).
- ❖ After October 15, 2017, no new licenses will be awarded until the number of licenses drops below 125 which is the new cap.
- ❖ Yachats has never allowed vacation rental licenses to be transferred when property has sold. The approved ordinance does not change that restriction.
- ✦ The city has exceeded the minimum requirements for public notification including a well attended public meeting where over 70 people attended on July 12th in Commons multi-purpose room.
- ✦ The final licensing fee structure recommendation was the direct result of a written suggestion made by a current VR owner.
- ✦ Vacation rental licenses generated \$13,860 for 2016 while the city spent approx. \$30,000 on VR code enforcement which does not include any administrative staff time for licensing & tax payments or any of the database work to track and manage VR licenses. Current licensing income doesn't come close to paying for related operational costs.

- ◆ A \$300,000 home pays \$53 in taxes a year to the city for general government expenses. A \$500,000 home pays \$85.50. Take a close look at your last property tax statement from Lincoln County. Look for the line that says City of Yachats about half way down the list.
- ◆ The council has authorized the development of a new complaint system to make it easier for citizens to make complaints and to improve monitoring, tracking and reporting of complaint activity. Much of this information will be available to the public.
- ◆ In the State of Oregon, public policy for cities & counties is guided by a multi-step process known as the “Comprehensive Plan”. During the last plan update process, residents were asked a series of questions. The [responses to these questions](#) guide current public policy decisions in Yachats. If you examine the responses link, you will see that Preserving Livability could be interpreted as our highest priority. These questions define both what is important to residents and their relative weighting.
- ❖ The council has authorized a 50 hour per month increase in the level of code enforcement for at least the next two years.
- ❖ City staff are researching all Internet vacation rental including but not limited to VRBO, Home Away, Home To Go, 9flats, AirBnB, Vacation Rentals, Homelidays, FlipKey, HouseTrip, Niumba, Booking, Tripping, Lodgify, Evolve, Tripadvisor, Vacation Home Rentals, Connecting Rentals, Housli, Top Villas, Rentlo, Holiday Lettings, iVacation Rental, and others looking for unlicensed vacation rentals.

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Library link for this document:

https://yachatsoregon.org/Documents/Download/VR_FAQ_responses.pdf