

**ORDINANCE 2021-07-1083**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WHITE SALMON,  
WASHINGTON, DECLARING A TEMPORARY SHORT-TERM RENTAL  
MORATORIUM**

**WHEREAS**, WSMC Chapter 17.08 defines a short-term rental as a residential lodging use, that is not a hotel or motel or bed and breakfast, in which a dwelling unit, or portion thereof, is offered or provided to a guest(s) by the residence owner or operator for a fee for fewer than thirty consecutive nights;

**WHEREAS**, a short-term rental may also include structures, buildings, and residences where the owner or manager is either on site or not, and includes but is not limited to properties that are advertised on internet platforms such as Airbnb, VRBO and HomeAway, and;

**WHEREAS**, short-term rentals have potential negative impacts on residential areas not originally anticipated, including but not limited to nuisance impacts such as excess garbage, insufficient parking, excess noise, trespassing, infringement upon privacy, increased fire risk, zoning code violations, inadequate insurance coverage, excess demands upon law enforcement, and other negative impacts on the peaceful enjoyment of neighborhoods and public health, safety, and welfare, and;

**WHEREAS**, the proliferation of short-term rentals also has a potential negative impact on the economy of the city, exacerbating the scarcity of available long-term housing for permanent residents as well as creating excess demands on public services and facilities, and;

**WHEREAS**, short term rentals have potential positive impacts by providing a higher return on investment for homeowners wishing to offset their own housing costs, enabling some residents and their families to remain in the City of White Salmon, and;

**WHEREAS**, short term rentals have potential positive impacts on the economy of the city by increasing tourist-generated income, such as sales taxes, while also increasing sales for many local businesses, and;

**WHEREAS**, these stated impacts from short-term rentals make the city inclined to impose some regulations on the industry, and

**WHEREAS**, in order to have effective and appropriate regulation of short-term rentals, the city needs to maintain the status quo until such time as new short-term rental land use regulations can be considered by the Planning Commission and adopted by the City Council, and;

**WHEREAS**, a moratorium pertaining to the designation, permitting, construction, development, expansion, remodeling, creation, locating, and siting, etc., of short-term rental uses needs to be enacted, and;

**WHEREAS**, this moratorium will be for a period not to exceed six months unless extended pursuant to RCW 35.63.200 for good cause by ordinance at a later date.

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF WHITE SALMON, STATE OF WASHINGTON DO ORDAIN AS FOLLOWS:**

**SECTION 1. Short-term Rental Moratorium Adopted.**

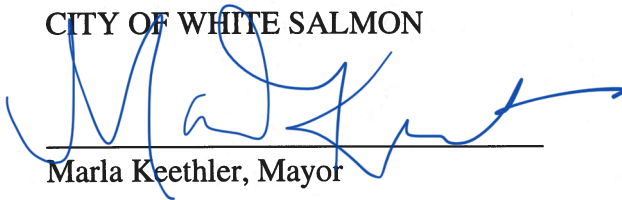
1. The above recitals are hereby adopted as preliminary findings and conclusions herein, subject to a public hearing and adoption of final findings and conclusions.
2. The City of White Salmon does hereby adopt a six-month moratorium on the designation, permitting, construction, development, expansion, remodeling, creation, locating, and siting of new short-term rental properties.
3. To minimize hardship to the public, property owners who can show to the reasonable satisfaction of city staff that a short-term rental booking was finalized prior to this moratorium, may allow the booking provided the property owner registers as a short-term rental business under WSMC Chapter 5.02 within 30 days of the adoption of this moratorium (the “Amnesty Period”). Property owners who continue with unpermitted bookings and who do not avail themselves of the registration requirements of the Amnesty Period are subject to fines and enforcement under WSMC Chapter 5.02. However, those property owners who were not previously registered and register during the Amnesty Period may not incur new bookings during the moratorium.
4. Except as provided in Section 3, above, proof of complete compliance with RCW Chapter 64.37 and WSMC Chapter 5.02 prior to the date of enactment of this moratorium shall be required as part of the criteria necessary to prove an existing short-term rental.
5. The City of White Salmon may develop forms and procedures, or amend existing forms and procedures, as it deems useful to implement this moratorium.
6. This council will conduct a public hearing in the next 60 days regarding this moratorium.
7. This moratorium shall be for a period not to exceed six months unless extended pursuant to RCW 35.63.200 for good cause by resolution at a later date.

**SECTION 2. Severability.** If any section, subsection, sentence, clause, phrase, or other portion of this Ordinance, or its application to any person, is, for any reason, declared invalid, in whole or in part by any court or agency of competent jurisdiction, said decision shall not affect the validity of the remaining portions hereof.

**SECTION 3. Emergency Ordinance.** This ordinance, passed by a majority plus one of the whole membership of the City Council as a public emergency ordinance necessary for the protection of the public health, public safety, public property, or public peace, shall be effective immediately upon its passage.

**ADOPTED** this 21st day of July, 2021.

CITY OF WHITE SALMON



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Marla Keethler, Mayor

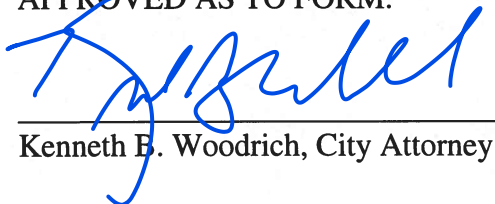
ATTEST:



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Jan Brending, Clerk/Treasurer

APPROVED AS TO FORM:



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Kenneth E. Woodrich, City Attorney