



## Short Term Rental Requirements

Monmouth City Code Chapter 5.65 (Ordinance 1387)

### **5.65.025 Short term rental standards.**

Except where noted, the following standards apply to all short term rental dwellings in the city:

- (1) A short term rental shall be located within a lawfully built dwelling that meets building code requirements.
- (2) There must be no offensive noise, smoke, dust, litter or odor noticeable at or beyond the property line resulting from the use of the dwelling as a vacation rental.
- (3) The use shall not adversely affect the residential character of the neighborhood in which the dwelling is located.
- (4) There shall not be an excessive generation of traffic created by the use of the dwelling as a short term rental.
- (5) One (1) off-street parking space will be provided for each bedroom in the dwelling, as defined in ORS 90.262(4), but in no event shall less than two (2) spaces be provided for each dwelling.
- (6) The dwelling must maintain the residential nature of the front and side yards. The lot must be landscaped and maintained as a permanent residence similar to the surrounding area.
- (7) The registrant must provide receptacles for the deposit of garbage and subscribe to a solid waste collection service for the rental dwelling.
- (8) The registrant and operator, as defined in MCC 5.50.010, if the operator is not a registrant, must comply with and shall be subject to MCC 5.50.010 through 5.50.270.
- (9) Signs for short term rentals shall comply with the requirements for home occupation signs found in the Monmouth Sign Code, MCC 15.10.
- (10) The maximum number of persons allowed as occupants of the dwelling shall not exceed two per bedroom, as defined in ORS 90.264(4).

- (11) (a) The property owner shall designate a local representative who permanently resides within the Monmouth city limits or a licensed property management company with a physically staffed office within ten (10) vehicular miles of the city limits. The owner may be the designated representative where the owner resides in Monmouth.
- (b) The local representative must be authorized by the owner of the dwelling to respond to tenant and neighborhood questions or concerns. The local representative shall serve as the initial contact person if there are questions or complaints regarding the operation of the dwelling for short term rental purposes. The local representative must respond to complaints in a timely (within 30 minutes or less) manner to ensure the dwelling complies with the standards for rental dwellings and other city ordinances pertaining to noise, disturbances, nuisances, as well as state laws pertaining to the consumption of alcohol, or the use of illegal drugs.
- (12) The following information shall be posted within the short term rental dwelling adjacent to the front door:
- (a) The name of the local representative and a telephone number where the representative may be reached;
  - (b) The telephone number and web site address of the City of Monmouth and the Monmouth Police Department;
  - (c) The maximum number of occupants permitted to stay in the dwelling;
  - (d) The maximum number of vehicles allowed to be parked on the property;
  - (e) The number and location of off-street parking spaces; and
  - (f) The solid waste collection day.