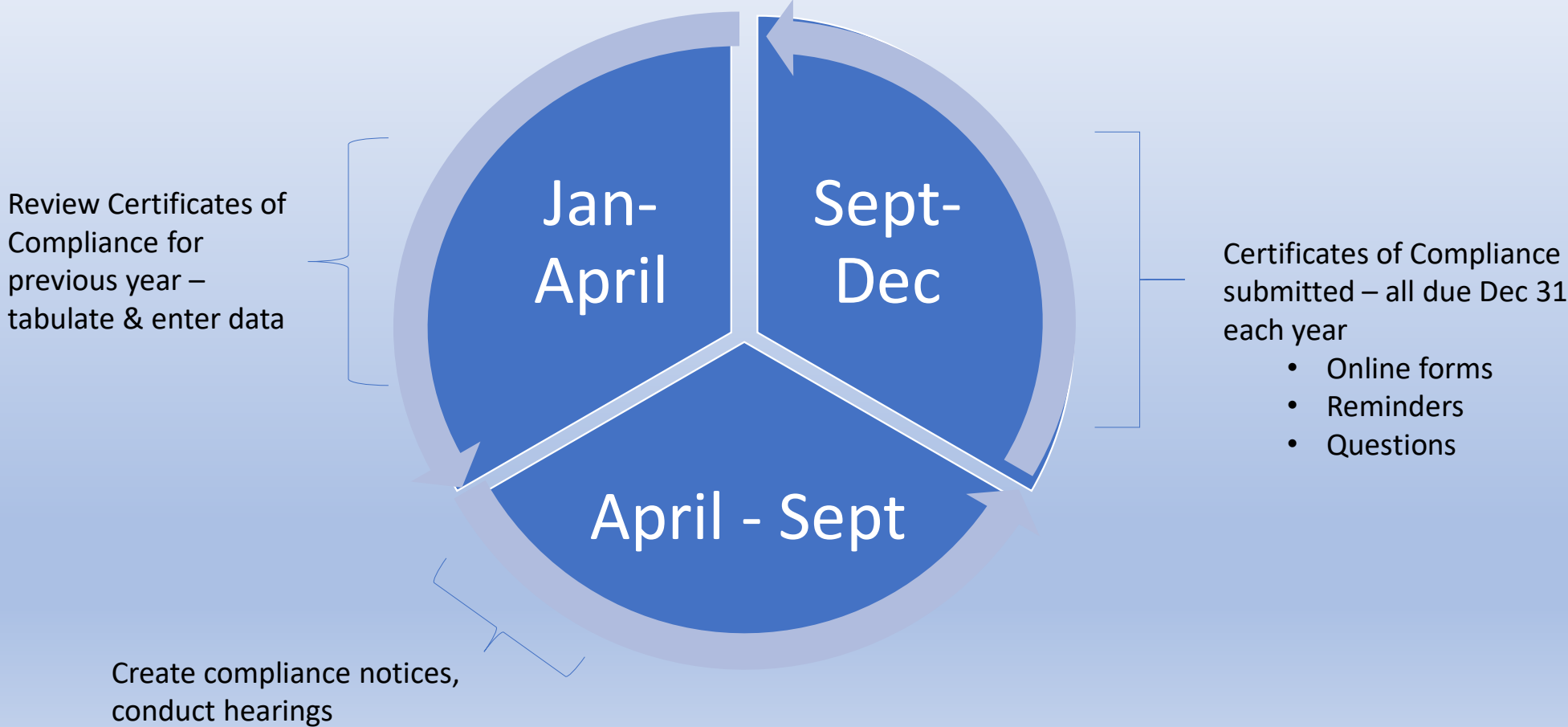


Vacation Rental Moratorium

San Juan Count Council Meeting

March 9, 2021

Annual Vacation Rental Compliance Cycle

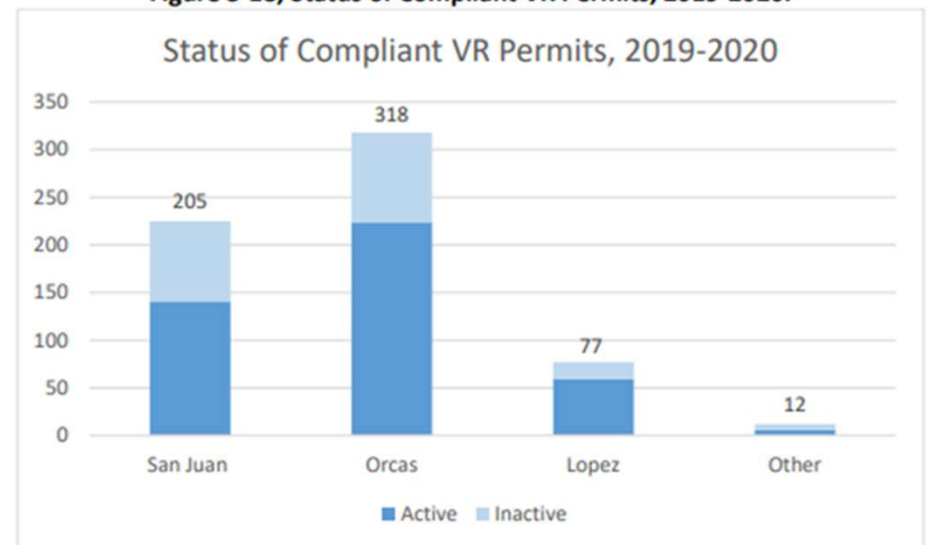


Annual Vacation Rental Compliance Process

- There have been three cycles: 2018, 2019 & 2020
 - ~1002 permits*
 - ~593 submitted 2020 Compliance Certificates*
 - 377 Active, 216 Inactive*
- There have been 2 enforcement cycles: 2019 & 2020
- 2020 enforcement cycle disrupted by pandemic
- Non-Compliant does not mean that there are nuisance complaints or issues

* As of January 25, 2021

Figure 5-18, Status of Compliant VR Permits, 2019-2020.



Source: SJC DCD 2019 Vacation Rental Compliance Update to County Council, 06/02/2020

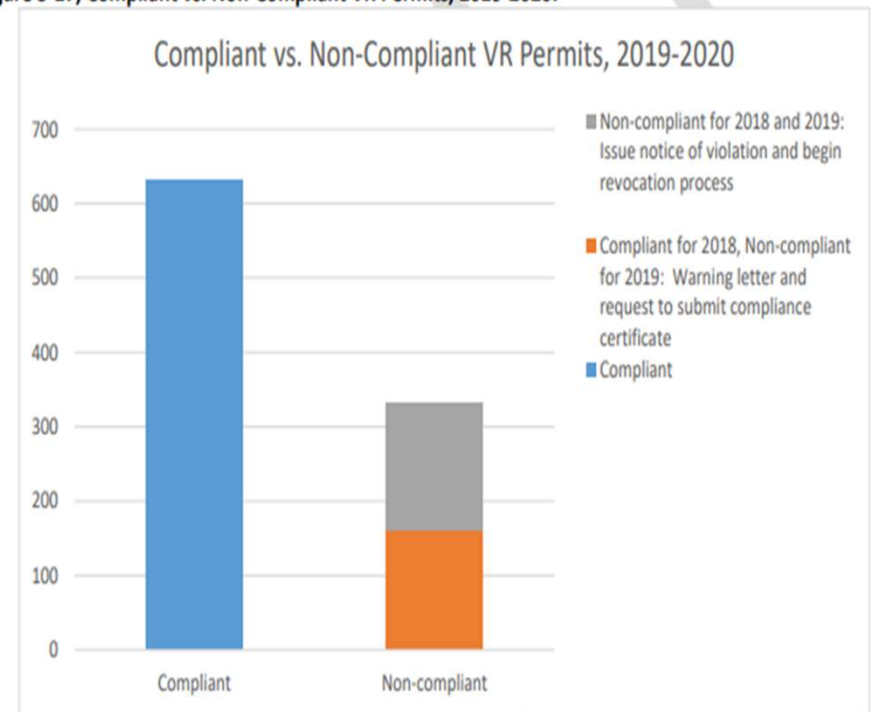
Effect of 2019 Compliance Effort

	2018	2019	2020
Number Abandoned	0	-116	-2
No. Permits issued	58	69	40
Net Increase	58	-47	38
Total VR Permits	~1,010	~963	~1,002

Non-Compliant = missing a Certificate of Compliance

- Never submitted: ~160 - Revocation process
- Missed 2019 & 2020: ~70 – Warning Letter or Revocation
- Missed 2019: ~ 44 – Reminder
- Missed 2020: ~93 – Reminder

Figure 5-17, Compliant vs. Non-Compliant VR Permits, 2019-2020.



Source: SJC DCD 2019 Vacation Rental Compliance Update to County Council, 06/02/2020

Compliance Process is Resource Intensive

- Annual Process – 1+ FTE:
 - Check compliance records & follow-up
 - Data management
 - Mass mailings & email reminders
 - Respond to questions
 - Online form set-up
- Revocation – 8 hrs per revocation, including issuance of notice of violation, customer service and attendance at hearing - ½ FTE
- Current staffing level is ¾ FTE + Director
- Code Enforcement Officer tasked with addressing unpermitted VR

Vacation Rental Code Enforcement

- Reports of nuisance in permitted vacation rentals are very low
 - Department of Community Development nuisance complaint for vacation rental in the last three years: <3
 - Noise complaints to the Sheriff associated with vacation rentals in the last three years: <3
- Most code violations are for UNPERMITTED VACATION RENTALS – >50 cited since 2016
 - See the “Vacation Rental Code Enforcement Report” published here:
 - <https://co-sanjuan-wa.smartgovcommunity.com/Public/ReportsView>

How do VRs fit into the Comprehensive Plan Process?

- Planning Commission (PC) working on Land Use element
 - Vacation rental “saturation” is issue to be addressed
 - County Council direction needed prior to further work
- Two Distinct Tasks & Processes:
 - Policy direction on vacation rental “saturation” added to Comprehensive Plan Land Use Element – Comprehensive Plan Update Process & Hearing
 - Regulations developed to implement policy direction – Separate Code Amendment Process & Hearing

Conditions Today

- Countywide – 14,119 Housing Units, 1,002 vacation rental permits
 - Countywide percentage - 7%, Unincorporated percentage – 8%
 - 2019 Total Housing Units*
 - Orcas (34%**) - 4,800 housing units
 - Lopez (24%**) – 3,389 housing units
 - San Juan (32%**) ex FH – 4,518 housing units
 - FH - (10%**) – 1,412
- *Source of total units = US Census Bureau, American Community Survey 2019,
**Source of percentage of units by island = US Census Bureau, 2010 US Census

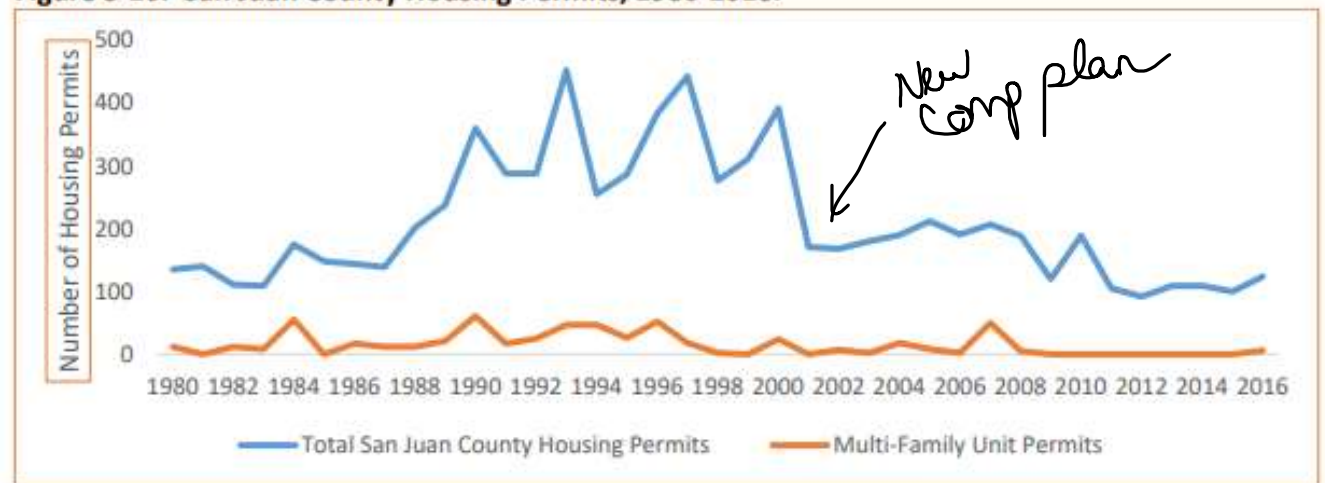
Trends and Future Forecast

- Trend and analysis data is found in the Draft Housing Needs Analysis of the Comprehensive Plan:
https://www.sanjuanco.com/DocumentCenter/View/21667/2021-01-08_Appendix_5_HNA_Draft
- Vacation rentals – P 32
- Housing unit forecast – P 52
- Seasonal population forecast – P 54

Trends & Future Forecast

- It is projected that the County will have 18,059 housing units by 2036 based on past building permit data.
20 year average = ~200 SFR per year.
 - Orcas (34%) - 6,140 housing units
 - Lopez (24%) – 4,334 housing units
 - San Juan (32%) ex FH – 4,518 housing units
 - FH - (10%) – 1,412
- Current building permit trends for housing units are below historic. Past 5 years average ~100 SFR permits per year.

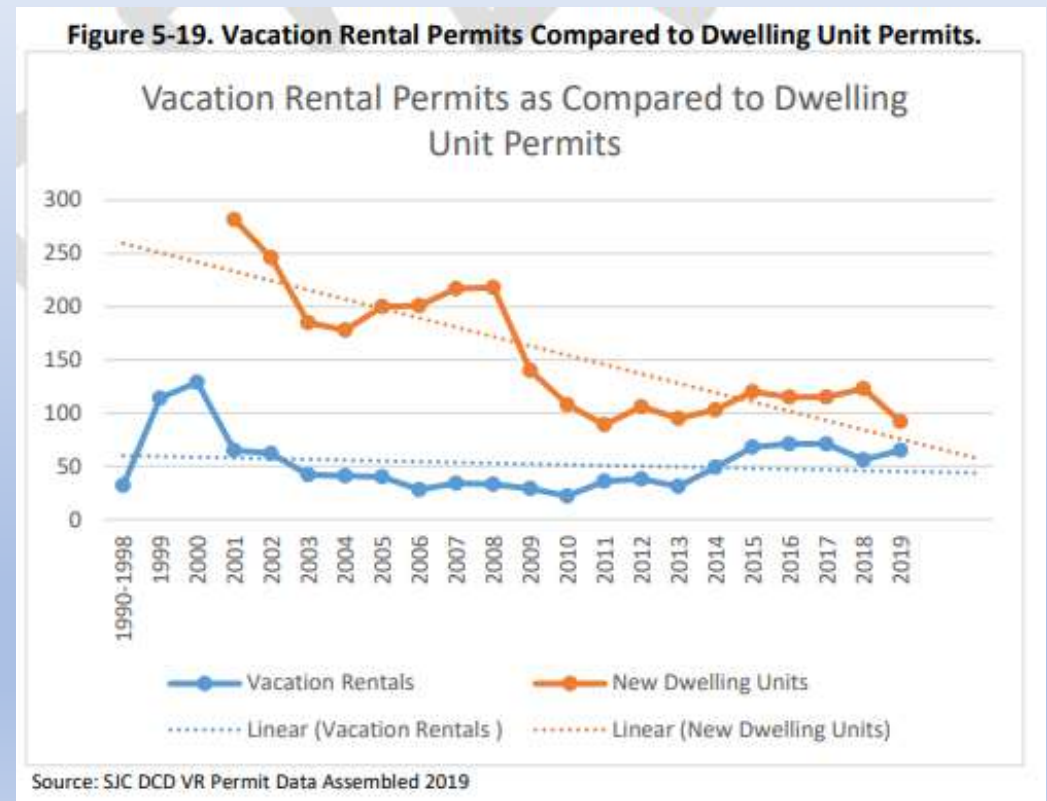
Figure 5-10. San Juan County Housing Permits, 1980-2016.



Source: Washington State Employment Security Dept. (ESD) San Juan County Data Tables

Trends & Future Forecast

- Twenty- year average = 50 vacation rental permits per year.
- Based on past trends, expect additional 500 - 1,000 permitted vacation rentals in San Juan County by 2036.
- The vacation rental share of total housing can be expected to be between 8 – 11% by 2036 given past permit trends.
- New compliance process is expected to reduce total permit numbers over time, but the program is too new to generate reliable forecast data.



Vacation Rental Locations and Land Use

- Map VRs with land use designations:

<https://sjcgis.maps.arcgis.com/apps/webappviewer/index.html?id=f7a2a4a0e8e040ddbcb387c9ecfa0773>

<https://sjcgis.maps.arcgis.com/home/index.html>

- Vacation rentals by land use designation

Row Labels	ACT	AG	C	ER	ER1	ER1P	ER2	ER2P	ER4P	ERR	ERRP2	FO	HC	HR	LUGA	M	OLGA	OVC	OVR2	RFF	RG	RR	VC	VR	Grand Total	
Decatur																						3	2		5	
Henry																							1		1	
Lopez				1											13						106		10		130	
Orcas	37	2		1	4	1	26	1	20	20		8	10	1	13		2	7	1	7	210		78	3	30	482
San Juan			2	1																	179	2	192		376	
Stuart																					1		1		2	
Grand Total	37	5	1	1	4	1	26	1	20	20		8	10	1	13		2	7	1	7	496	5	284	3	30	996