



Conditions of Approval

Short-Term Rental Administrative Review Case Number WSTRAR22-0012

The project approved under Short-Term Rental Administrative Review Case Number WSTRAR22-0012 shall be carried out in accordance with these conditions of approval granted on January 19, 2023. These conditions of approval may require submittal of documents, applications, fees, inspections, amendments to plans, and more. These conditions do not relieve the applicant of the obligation to obtain any other approvals and licenses from relevant authorities required under any other act or to abide by all other generally applicable codes, and neither these conditions nor the approval by the County of this project/use override or negate any other applicable restrictions on uses or development on the property.

Unless otherwise specified, all conditions related to the approval of this short-term rental administrative review shall be met or financial assurance must be provided to satisfy the conditions of approval prior to issuance of a certificate of occupancy by the Planning and Building Division. The agency responsible for determining compliance with a specific condition shall determine whether the condition has been fully completed or whether the applicant shall be offered the option of providing financial assurance.

Compliance with the conditions of approval related to this administrative review is the responsibility of the applicant, his/her successor in interest, and all owners, and occupants of the property. Failure to comply with any of the conditions imposed in the approval of the Administrative Review Permit may result in the initiation of revocation procedures.

For the purpose of conditions imposed by Washoe County, “may” is permissive and “shall” or “must” is mandatory.

FOLLOWING ARE CONDITIONS OF APPROVAL REQUIRED BY THE REVIEWING AGENCIES. EACH CONDITION MUST BE MET TO THE SATISFACTION OF THE ISSUING AGENCY.

Washoe County Planning and Building Division

1. The following conditions are requirements of Planning and Building, which shall be responsible for determining compliance with these conditions.

Contact Name – Katy Stark, Planner, 775.328.3618, krstark@washoecounty.gov

- a. The property owners will be responsible for maintaining the following:
 - i. The property shall not be rented to more than 20 occupants, and no more than 20 occupants are allowed in the house.
 - ii. Renters must be informed that all parking will be located on the property only (APN: 122-112-13); no parking is allowed on the street.
 - iii. Include the Bear Awareness Brochure provided by staff with the printed educational materials packet provided to your guests.
 - iv. The property owner must use/supply bear-proof garbage cans for all trash.
- b. Prior to issuance of the Tier 2 permit, the property owner shall ensure that a monitored fire alarm system is designed and installed in accordance with NFPA 72 and the IFC as amended by Washoe County and approved by the North Lake Tahoe Fire Protection District (NLTFPD). The property owner shall provide proof that NLTFPD has approved the monitored fire alarm system in the form of a letter or email from NLTFPD staff.

- c. The property owner and all successors shall direct any potential purchaser of the site to meet with the Planning and Building Division to review conditions of approval prior to the final sale of the site. Any subsequent purchasers of the site shall notify the Planning and Building Division of the name, address, telephone number and contact person of the new purchaser within thirty (30) days of the final sale. In the event that the property is sold and the new owner wishes to continue operating the short term rental, this administrative review permit (WSTRAR22-0012) will transfer to the owner; however, a new short-term rental permit will be required.
- d. WSTRAR22-0012 is only valid as long as the short-term rental permit remains active and in good standing. If the short-term rental permit expires or is revoked, then WSTRAR22-0012 is no longer valid.

North Lake Tahoe Fire Protection District (NLTFPD)

- 2. The following conditions are requirements of North Lake Tahoe Fire Protection District (NLTFPD), which shall be responsible for determining compliance with these conditions.

Contact Name – Jeffrey Smith, Fire Inspector, 775.831.0351 x8107, jsmith@nltpd.net

- a. Records indicate existing fire protection systems. Fire alarms and fire sprinkler systems need to be annually serviced by a licensed contractor with the Nevada State Marshal. Service reports will need to be submitted to the Fire District prior to sign off.
- b. Tier 2 STR properties are required to have a monitored fire alarm system.

*** End of Conditions ***