



Short- Term Rentals

Taskforce

September 1, 2020



Short- Term Rentals

Taskforce

March 3, 2020



Short-Term Rentals

Calculating Measures of Error for Derived Estimates of Percent Change

One of the most important benefits of annual releases of ACS estimates is the ability it provides for data users to analyze change over time. A frequent application is to calculate the percent change from one time period to another. For example, users may want to calculate the percent change from a 2005–2009 ACS 5-year estimate to a 2010–2014 ACS 5-year estimate. Normally, the current estimate is compared with the older estimate.

If the current estimate = \hat{X} and the earlier estimate = \hat{Y} , then the MOE for percent change is calculated as follows:

$$\text{MOE}\left(\frac{\hat{X} - \hat{Y}}{\hat{Y}} * 100\right) = 100 * \text{MOE}\left(\frac{\hat{X}}{\hat{Y}} - 1\right) = 100 * \text{MOE}\left(\frac{\hat{X}}{\hat{Y}}\right) \quad (8)$$

Formula (8) reduces to a ratio, so the ratio formula (7) described in the section above should be used to calculate the MOE. As a caveat, users should be aware that this formula does not take into account the correlation when calculating a change between two overlapping time periods. To calculate standard errors for overlapping ACS multiyear estimates see the section on ["Understanding Error and Determining Statistical Significance."](#)

Calculating Measures of Error for the Product of Two Estimates

In some instances, data users may need to derive an estimate by multiplying a published count by a published percentage. For example, a data user might be interested in the number of 1-unit detached owner-occupied housing units in a geographic area. In 2015, the number of owner-occupied housing units in the United States was 74,506,512 with an MOE of 228,238, and the percent of 1-unit detached owner-occupied housing units was 82.4 (0.824) with an MOE of 0.1 percent (0.001).⁶⁹ So, the number of 1-unit detached owner-occupied housing units was $74,506,512 * 0.824 = 61,393,366$. The formula to calculate the MOE of a product is:

$$\text{MOE}(\hat{X} * \hat{Y}) = \sqrt{(\hat{X}^2 * [\text{MOE}(\hat{Y})]^2) + (\hat{Y}^2 * [\text{MOE}(\hat{X})]^2)} \quad (9)$$

Substituting the estimates and their respective MOEs in formula (9) yields:

$$\begin{aligned} \text{MOE}(\hat{X} * \hat{Y}) &= \\ \sqrt{[(74,506,512)^2 * (0.001)^2] + [(0.824)^2 * (228,238)^2]} &= 202,289 \end{aligned}$$

To obtain the lower and upper bounds of the 90 percent confidence interval around 61,393,366, add and subtract the MOE from 61,393,366. Thus, the 90 percent confidence interval for this estimate is $[61,393,366 - 202,289]$ to $[61,393,366 + 202,289]$ or 61,191,077 to 61,595,655. Using formula (2), the SE of the product is $202,289 / 1.645 = 122,972$. Using formula (4), the coefficient of variation for this derived estimate is $(122,972 / 61,393,366) * 100 = 0.2$ percent, indicating that the derived estimate is very reliable.

RE: Taskforce, Data & Policy
March 3, 2020

Agenda

I Welcome & Introductions

II STR Taskforce Mission & Scope

STR Taskforce Kick-off Meeting
Tue, Mar 3, 2020 2:00 PM - 4:00 PM (PST)

III How we got to now

Please join my meeting from your computer, tablet or smartphone.
<https://global.gotomeeting.com/join/340644805>

IV Data

You can also dial in using your phone.
United States: [+1 \(571\) 317-3122](tel:+15713173122)

V Planning Issues & Projects

Access Code: 340-644-805

VI Taskforce Timeline

VII Next Steps

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Short-Term Rentals

In order to maintain the residential character and livability of its neighborhoods and to prevent the adverse effects of the transient occupancy of dwelling units on residential neighborhoods, it is necessary to limit and regulate the transient occupancy of dwelling units, by investigating the rental permitting, violations and impacts of the STR program in Cannon Beach.



STR Task Force Mission

The City finds that transient occupancy of dwelling units constitutes a visitor oriented commercial use in the City's residential areas. In order to maintain the residential character and livability of its neighborhoods and to prevent the adverse effects of the transient occupancy of dwelling units on residential neighborhoods, it is necessary to limit and regulate the transient occupancy of dwelling units. (Comprehensive Plan, Housing policy 8)

The purpose of this chapter is to protect the character of the city's residential neighborhoods by limiting and regulating the short-term rental of dwelling units. The city permits three categories of short-term rentals. The three categories are: lifetime unlimited permits, five-year unlimited permits and fourteen-day permits. (Zoning Ordinance, section 17.77.010)



Comp Plan Short-Term Rentals

Areas of Analysis

Is Cannon Beach seeing an increase of STR activity?

- if so, are they geographically concentrated?

- if so, are they related to intensity or duration of use?

- if so, are there other concerns?

Is Cannon Beach seeing an increase in STR influenced complaints?

- if so, are they traffic or parking related?

- if so, are they noise or activity related?

- if so, are they impacting other concerns?

Are there current issues with STR program?

- do current STR meet parking requirements?

- what is the geographic, zoning district and other program related breakout of the data?

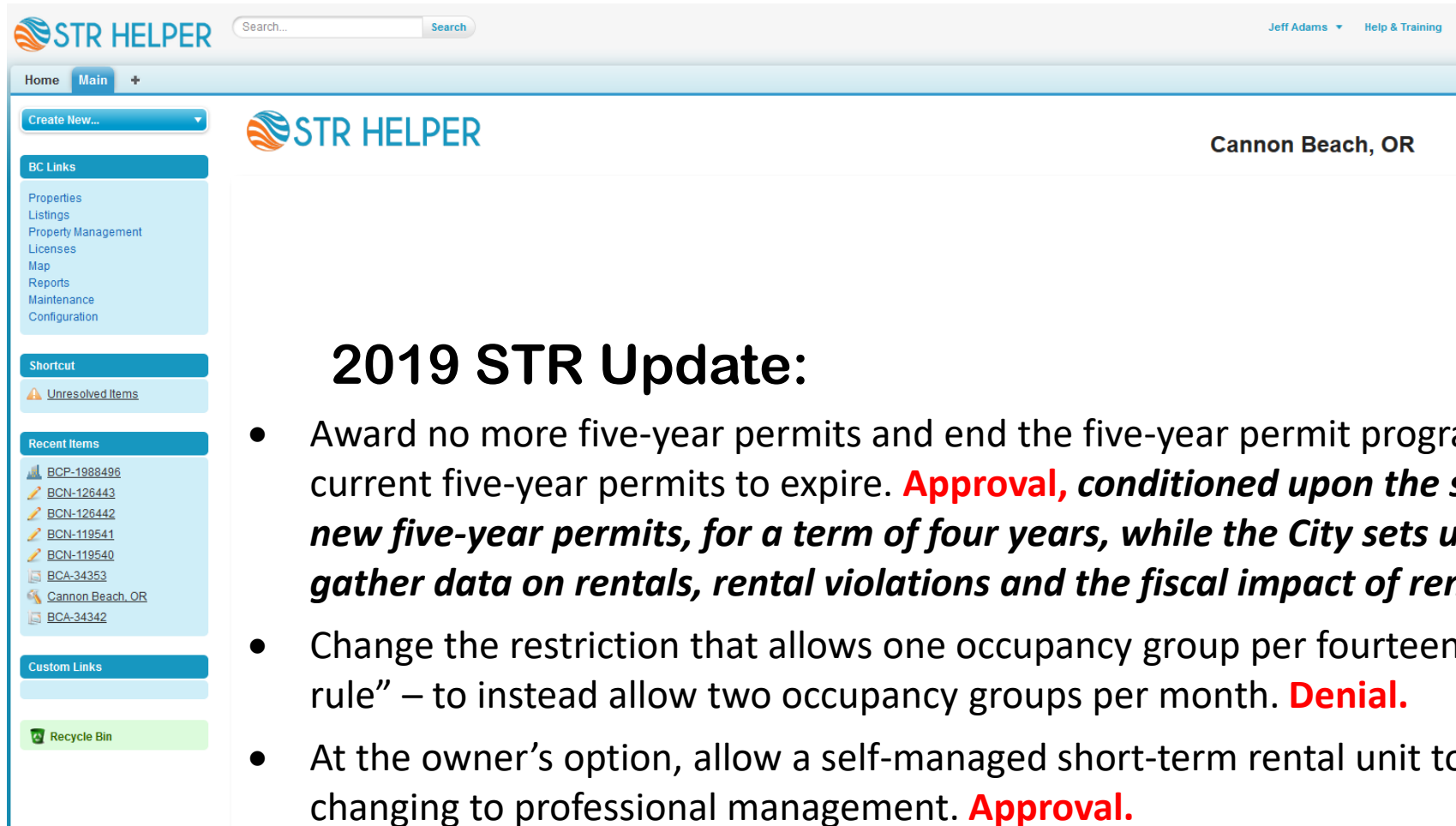
- are there code-alignment concerns with other aspects of the code, such as fire/safety, parking, etc.?

What are the residential/neighborhood impacts of the STR program?

What are the fiscal impacts of the STR program?



STR Task Force Scope of Work



2019 STR Update:

- Award no more five-year permits and end the five-year permit program by allowing current five-year permits to expire. **Approval, conditioned upon the suspension of any new five-year permits, for a term of four years, while the City sets up a taskforce to gather data on rentals, rental violations and the fiscal impact of rentals.**
- Change the restriction that allows one occupancy group per fourteen days – the “14-day rule” – to instead allow two occupancy groups per month. **Denial.**
- At the owner’s option, allow a self-managed short-term rental unit to defer penalties by changing to professional management. **Approval.**
- Update the violations and penalties section of the STR ordinance. **Approval.**



How we got to now



Current through Ordinance 19-6 and the January 2020 code supplement. For more recent provisions, please contact the office of the City Manager.

This document is provided for informational purposes only. Please read the full [disclaimer](#).

- [Municipal Code Table of Contents](#)
- [Search](#)
- [Ordinance List](#)
- [Statutory References](#)

Links:

- [City of Cannon Beach Home Page](#)

Contact:

City Hall: (503) 436-8052
cityhall@ci.cannon-beach.or.us



STR Ordinance

Cannon Beach Municipal Code

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[Title 17 ZONING](#)

Chapter 17.77 SHORT-TERM RENTALS

17.77.010 Purpose.

The purpose of this chapter is to protect the character of the city's residential neighborhoods by limiting and regulating the short-term rental of dwelling units. The city permits three categories of short-term rentals. The three categories are: lifetime unlimited permits, five-year unlimited permits and fourteen-day permits. (Ord. 19-5 § 1; Ord. 17-5 § 1)

17.77.020 Definitions.

"Five-year unlimited permit" allows the property owner to rent the property any and all days of the year. This permit expires and cannot be renewed at the end of five years.

The five-year period begins on the date that the permit is issued.

"Fourteen-day permit" allows the property owner to rent the property to one tenancy group once in a fourteen-day period of time.

"Lifetime unlimited permit" allows the property owner to rent the property any and all days of the year. Upon the sale or transfer (see definition in this section), the lifetime unlimited permit is void.

"Persons," for the purposes of this chapter, means the natural person or legal entity that owns and holds legal and/or equitable title to the property. If the owner is a natural person, or where the natural person has transferred his or her property to a trust where the natural person is the trustor, that person can have an ownership right, title, or interest in no more than one dwelling unit that has a rental permit. If the owner is a business entity such as a partnership, a corporation, a limited liability company, a limited partnership, a limited liability partnership or similar entity, any person who owns an interest in that business entity shall be considered an owner and such a person can have an ownership right, title, or interest in no more than one dwelling unit that has a rental permit.

"Professional management", for purposes of this chapter, means management of a short-term rental unit by a licensed property management company holding a Cannon Beach business license, engaged primarily in the business of managing rental property, and with a physical office in Cannon Beach or within the distances specified in Section 17.77.080(A).

"Sale or transfer," for purposes of this chapter, means any change of ownership during the lifetime of the permit holder or after the death of the permit holder whether there is consideration or not except a change in ownership where title is held in survivorship with a spouse, or transfers on the owner's death to a trust which benefits only a spouse for the spouse's lifetime, or lifetime transfers between spouses. A permit holder may transfer ownership of the real property to a trustee, a limited liability company, a corporation, a partnership, a limited partnership, a limited liability partnership, or other similar entity and not be subject to permit revocation pursuant to this section so long as the transferor lives and remains the only owner of the entity. Upon the transferor's death or the sale or transfer of his or her interest in the entity to another person, the short-term rental permit held, in all or part, by the transferor shall be void. (Ord. 19-5 § 1; Ord. 17-5 § 1)

17.77.030 General provisions.

A. No person shall occupy, use, operate or manage, nor offer or negotiate to use, lease or rent a dwelling unit in the RVL, RL, R1, R2, R3, MP and RAM zones for short-term rental occupancy except:

1. A dwelling for which there is a short-term rental permit (either a lifetime unlimited permit, a five-year unlimited permit or a fourteen-day permit) issued to the owner of that dwelling by the city; or
2. A dwelling which has been approved by the city for use as a bed and breakfast establishment.

B. No person shall be issued a new short-term rental permit who holds another

short-term rental permit. All types of rental permits are issued to a specific owner of a specific dwelling unit. The rental permit shall be void when the permit holder sells or transfers the real property, as defined in this chapter, which was rented pursuant to the short-term rental permit.

C. Solid Waste Collection. Weekly solid waste collection service shall be provided during all months that the dwelling is available as a rental pursuant to this chapter.

D. Permit Posting. The rental permit shall be posted within the dwelling adjacent to the front door. In addition, a tsunami evacuation route map shall also be posted in the rental dwelling. (Ord. 19-5 § 1; Ord. 17-5 § 1)

17.77.040 Fees

The rental of a dwelling for short-term rental occupancy shall be subject to compliance with the requirements of Municipal Code, Chapter 3.12, Transient Room Tax. (Ord. 19-5 § 1; Ord. 17-5 § 1)

HOW TO ACCOMPLISH WHAT YOU WANT TO DO IN MEETINGS

MAIN MOTION

You want to propose a new idea or action for the group.

- After recognition, make a main motion.
- Member: "Madame Chairman, I move that _____."

AMENDING A MOTION

You want to change some of the wording that is being discussed.

- After recognition, "Madame Chairman, I move that the motion be amended by adding the following words _____."
- After recognition, "Madame Chairman, I move that the motion be amended by striking out the following words _____."
- After recognition, "Madame Chairman, I move that the motion be amended by striking out the following words, _____, and adding in their place the following words _____."

REFER TO A COMMITTEE

You feel that an idea or proposal being discussed needs more study and investigation.

- After recognition, "Madame Chairman, I move that the question be referred to a committee made up of members Smith, Jones and Brown."

POSTPONE DEFINITELY

You want the membership to have more time to consider the question under discussion and you want to postpone it to a definite time or day, and have it come up for further consideration.

- After recognition, "Madame Chairman, I move to postpone the question until _____."

PREVIOUS QUESTION

You think discussion has gone on for too long and you want to stop discussion and vote.

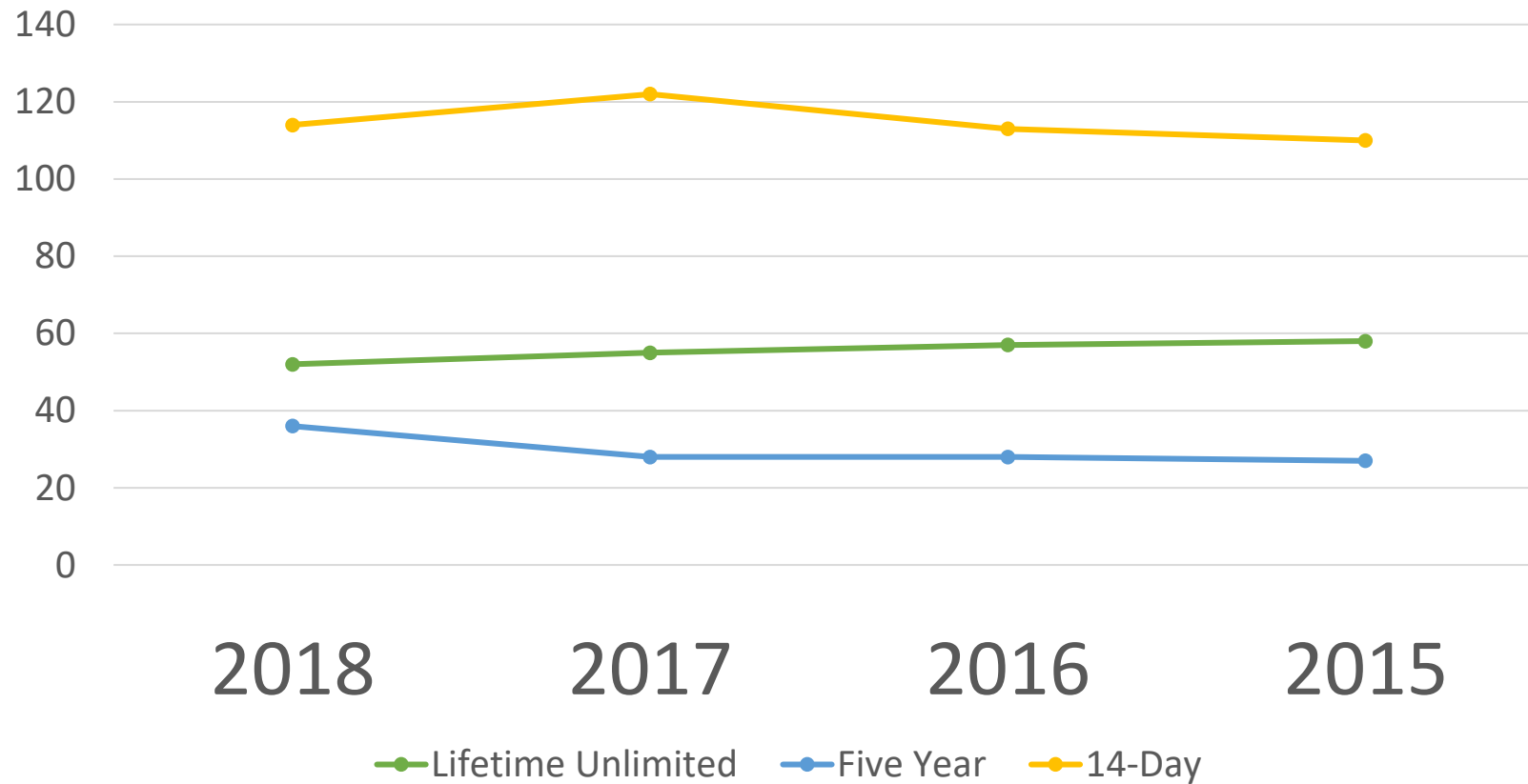
- After recognition, "Madam President, I move the previous question."

LIMIT DEBATE



STR Rules of Order

Short-Term Rentals



Context

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STR HELPER

Cannon Beach, OR

BC Links

- Properties
- Listings
- Property Management
- Licenses
- Map
- Reports
- Maintenance
- Configuration

Shortcut

Unresolved Items

Recent Items

- BCP-1988496
- BCN-126443
- BCN-126442
- BCN-119541
- BCN-119540
- BCA-34353
- Cannon Beach, OR
- BCA-34342

Custom Links

Recycle Bin

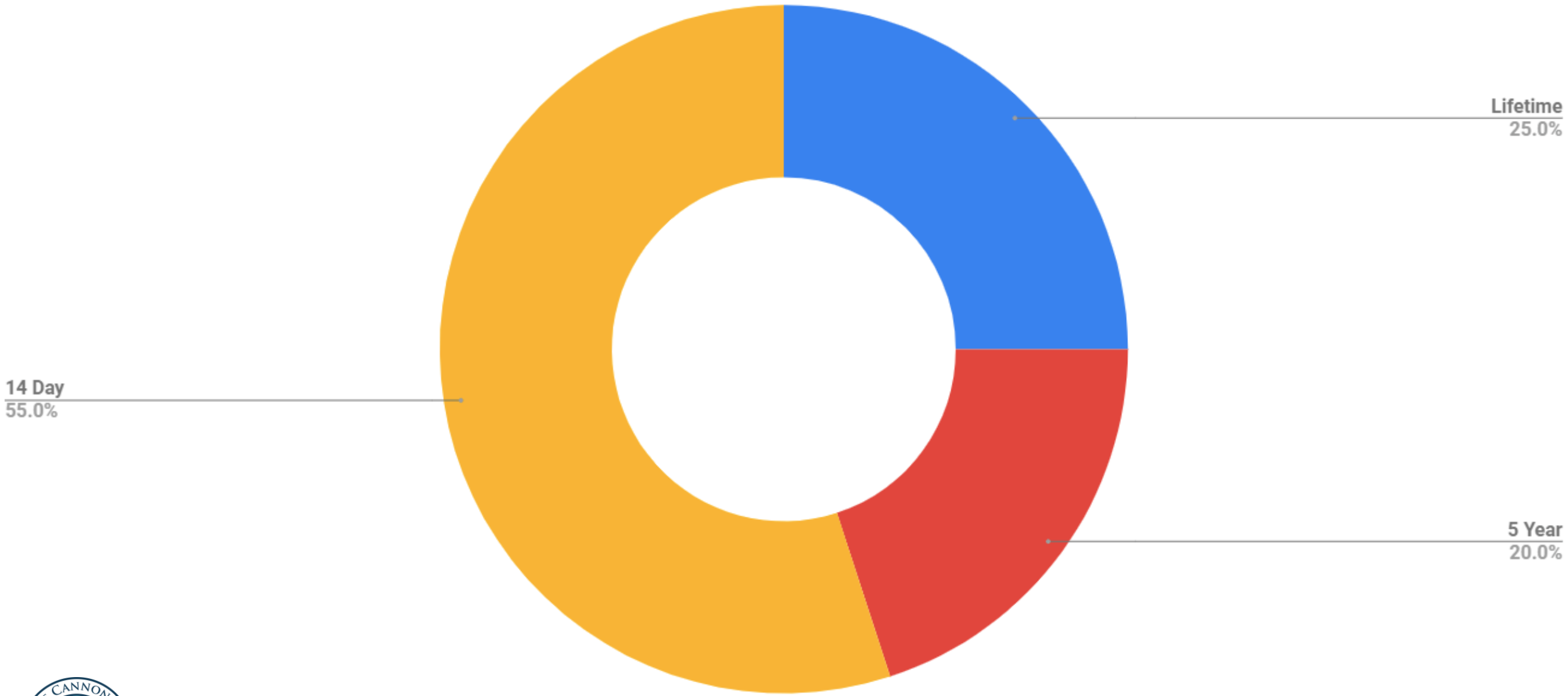
The Numbers: Cannon Beach STRs (as of July 2019)

50	= Lifetime Unlimited Permits
40	= Five-Year Lottery Permits
110	= 14-Day Permits
200	= Total Permits



Context

Cannon Beach Short-Term Rentals



Context

STR City Data 2018

STR HELPER

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Cannon Beach, OR

The History: STR Helper in Cannon Beach

After the initial review, 23 properties were identified as ‘non-compliant’

Upon further staff review, we had 3 properties

Two of them have been ‘resolved’, totaling \$90,000 in tax, interest & penalties

There were 5 to 10 properties that were wrongly addressed

There were 5 to 10 properties, which we issued permits, not found by STR helper

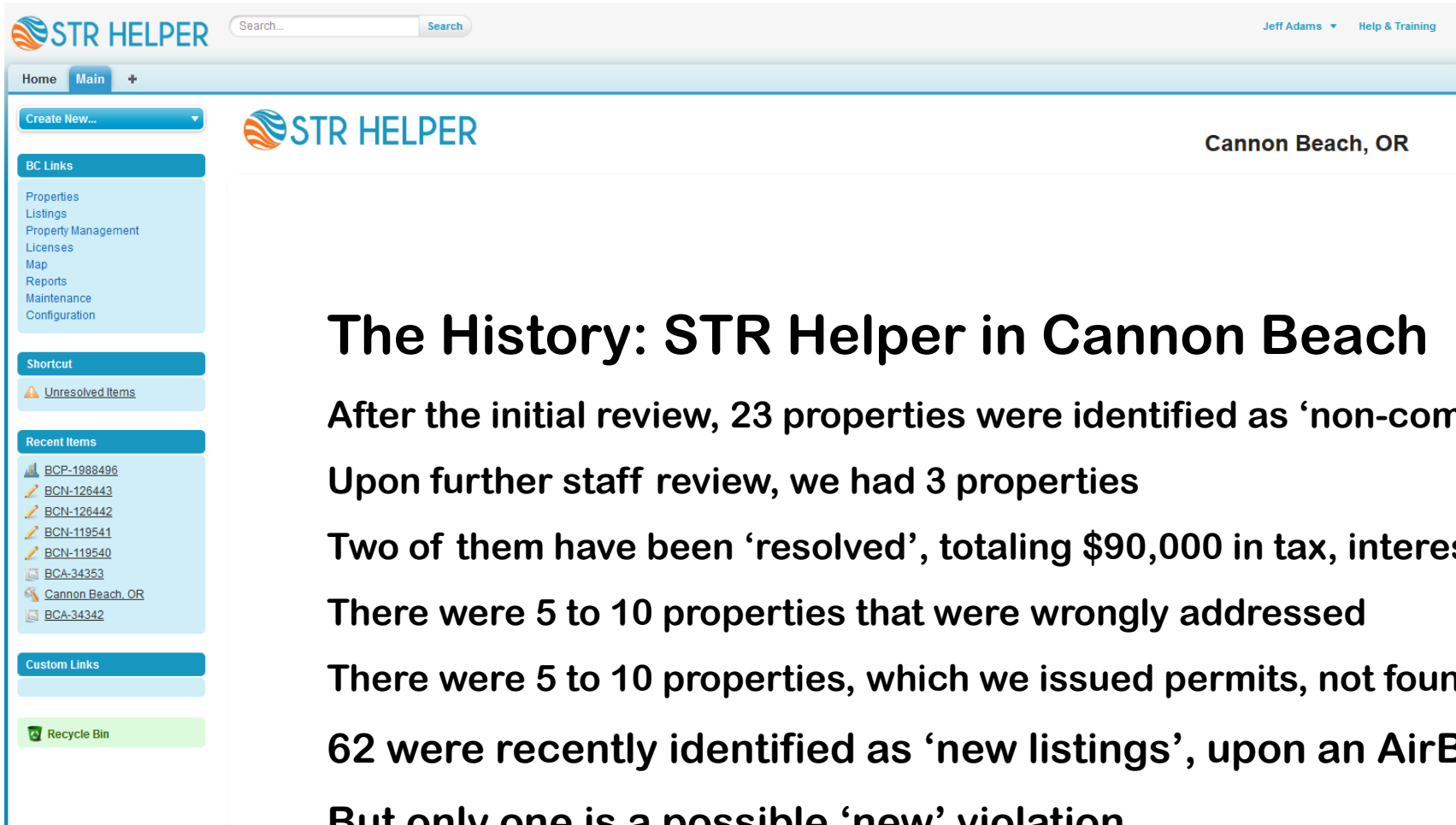
62 were recently identified as ‘new listings’, upon an AirBnB scrape

But only one is a possible ‘new’ violation

Of the 94 14-day rentals audited this year, just 7 have violations



Context



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Context



Address Identification Dashboard

Filter By: Currently Advertised and Active Last 12 Months

168

STR Rental Units in or near Jurisdiction

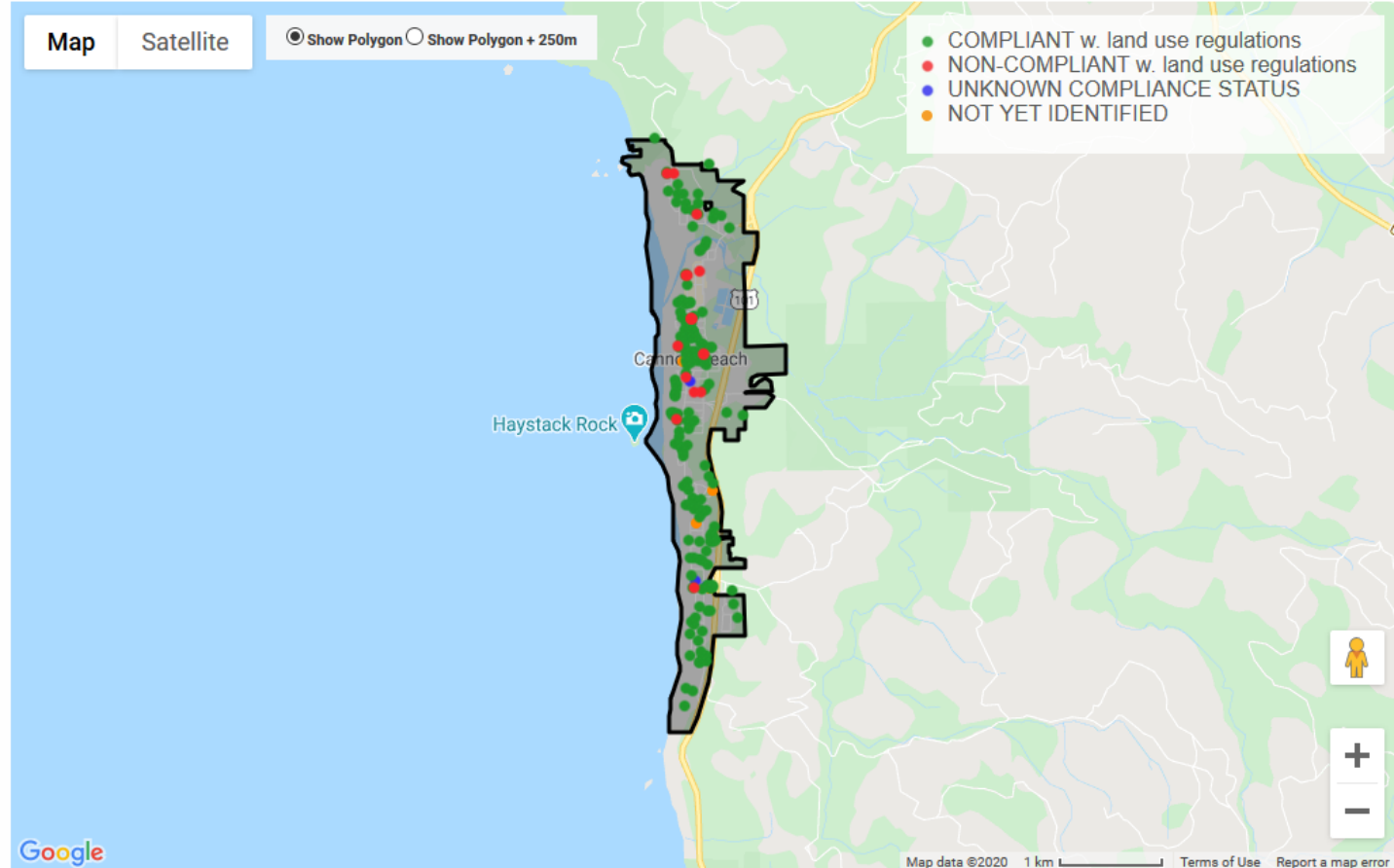
6

STR Rental Units Added Last Month

94.0%

STR Rental Units with Street Address Identified

Listings and Rental Units Funnel



Listing types

Rental Units and Listings / Week



Context

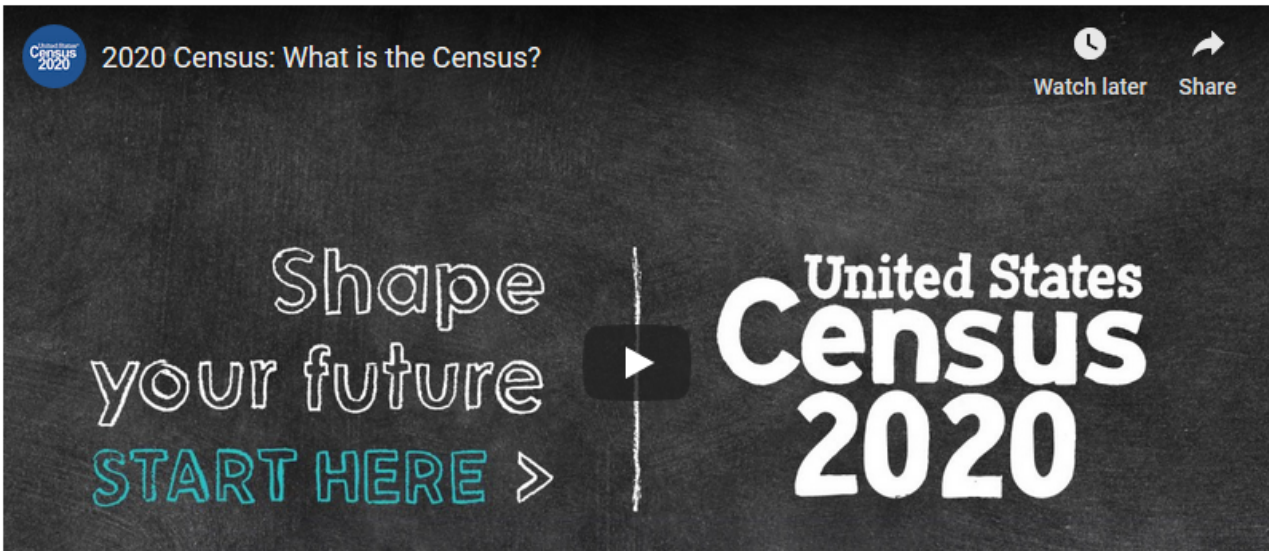


// [2020CENSUS.GOV](#) > [What Is the 2020 Census?](#)

What Is the 2020 Census?

The 2020 Census counts every person living in the 50 states, District of Columbia, and five U.S. territories.

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Data

Is this page helpful?

YES | NO



Data

AMERICAN COMMUNITY SURVEY (ACS)

ACS and the 2020 Census

Top Questions About the Survey

Why We Ask Each Question

ACS Information Guide

ACS Data Stories

Sample Forms & Instructions

About the Puerto Rico Community Survey

[Back to About the Survey](#)



The Importance of the American Community Survey and the 2020 Census

By April 1, 2020, every home will receive an invitation to participate in the [2020 Census](#). Some households will also receive the American Community Survey (ACS), in addition to the 2020 Census this year.



Your responses to the American Community Survey and 2020 Census are critically important to your local community and the country. Local communities depend on information from the American Community Survey, as well as the 2020 Census, to decide where schools, highways, hospitals, and other important services are needed. The data collected through the American Community Survey and the 2020 Census help determine how to distribute more than \$675 billion of federal spending each year.

American Community Survey



- Conducted every month, every year
- Sent to a sample of addresses (about 3.5 million) in the 50 states, District of Columbia, and Puerto Rico
- Asks about topics not on the 2020 Census, such as education, employment, internet access, and transportation
- Provides current information to communities every year. It also provides local and national leaders with the information they need for programs, economic development, emergency management, and understanding local issues and conditions.

2020 Census



- Conducted every ten years
- Counts every person living in the 50 states, District of Columbia, and the five U.S. territories
- Asks a shorter set of questions, such as age, sex, race, Hispanic origin, and owner/renter status
- Provides an official count of the population, which determines congressional representation. Also provides critical data that lawmakers and many others use to provide daily services, products, and support for communities.

[RESPOND NOW TO THE ACS](#)

[RESPOND NOW TO THE 2020 CENSUS](#)

Related Information

[Respond to the Survey](#)

You May Be Interested In

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MOST POPULAR

[American Community Survey Information Guide](#)

1. U.S. Census
2. American Community Survey
3. Short-Term Rental Audit
4. Host Compliance/STR Helper
5. Code Complaints
6. Utilities
7. County Assessor & GIS
8. Transportation System Plan



Data Sources

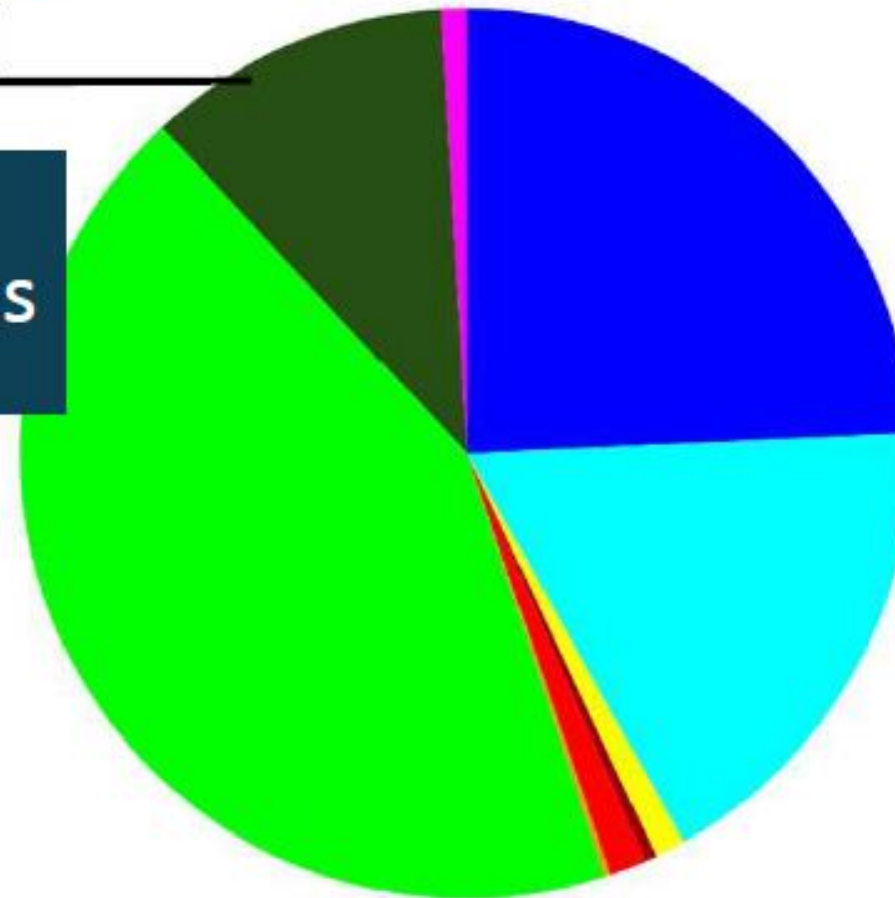
Short-Term Rentals (11.0%)

110 14-Day STR Permits (6.1%)

50 Lifetime Unlimited STR Permits (2.8%)

40 Five-Year Lottery STR Permits (2.2%)

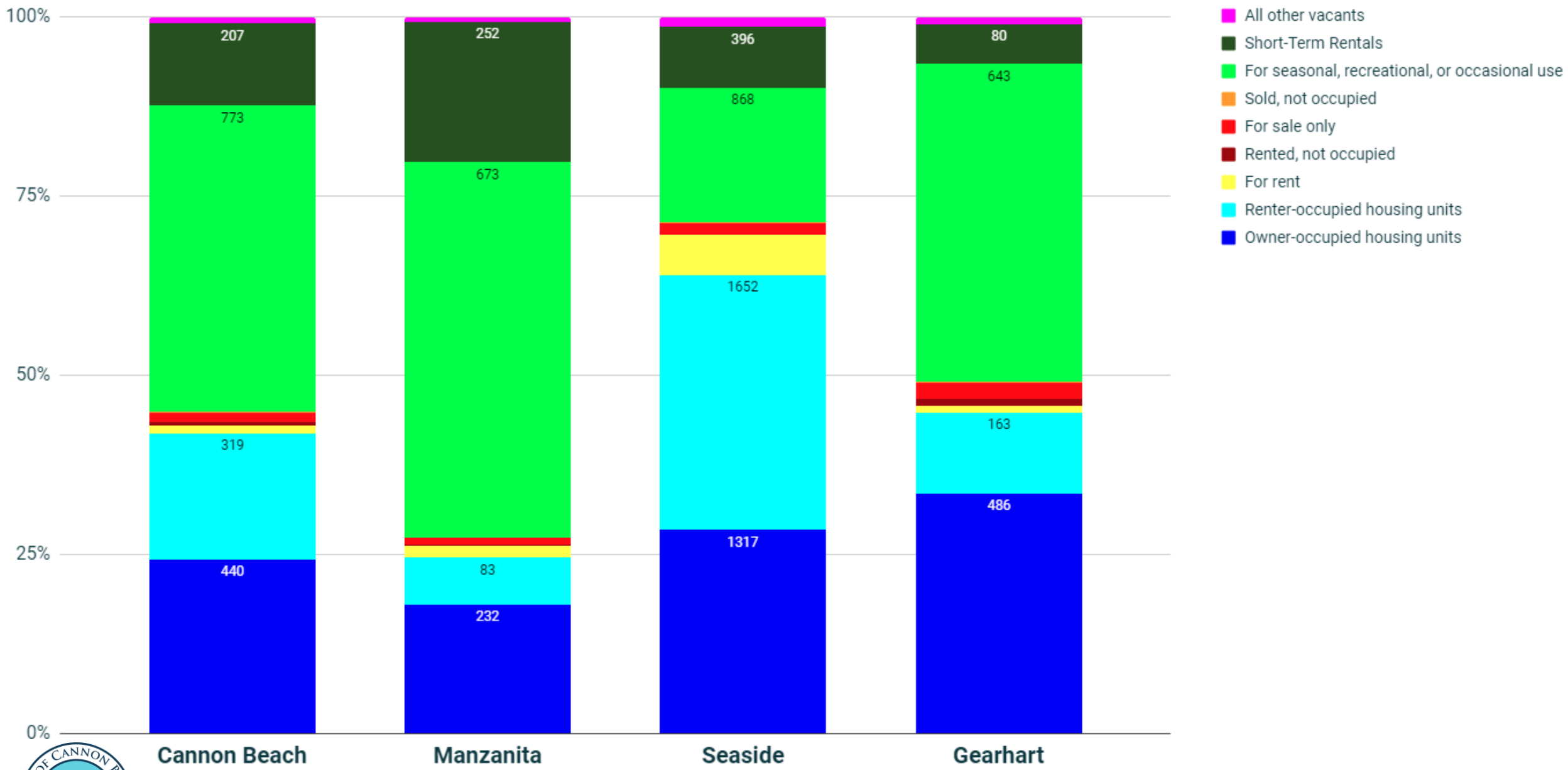
1,812 Total Housing Units



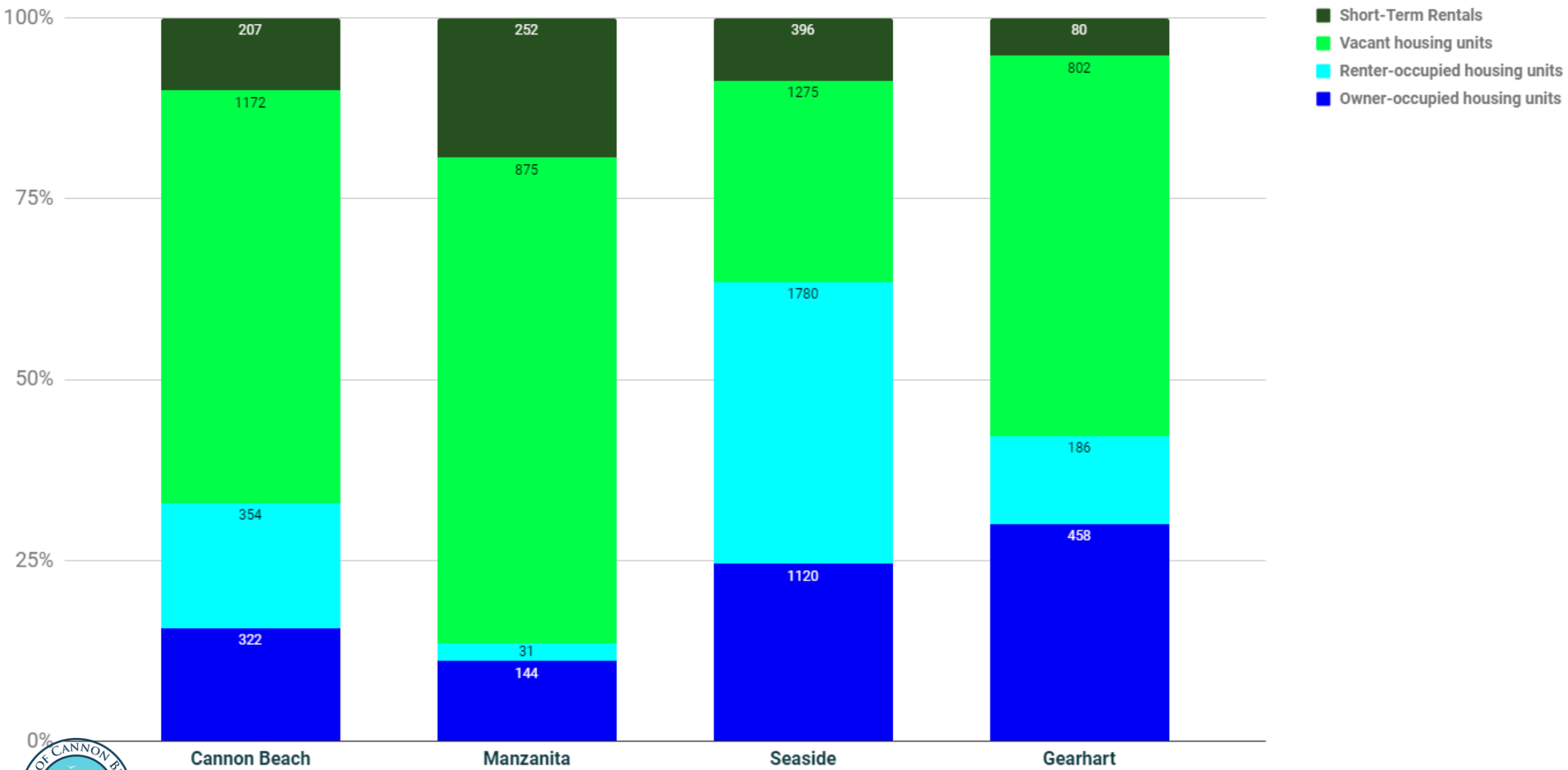
- Owner-occupied housing units
- Renter-occupied housing units
- For rent
- Rented, not occupied
- For sale only
- Sold, not occupied
- For seasonal, recreational, or occasional use
- Short-Term Rentals
- All other vacants




STR Math



Context Comparison (2010 Census)



Context Comparison (2017 5-Year ACS)



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[Main](#)
+

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BCA-34353

Cannon Beach, OR

BCA-34342

Custom Links

Recycle Bin




Cannon Beach, OR

The Math

(14-day, Lifetime & 5-year rentals in Cannon Beach)

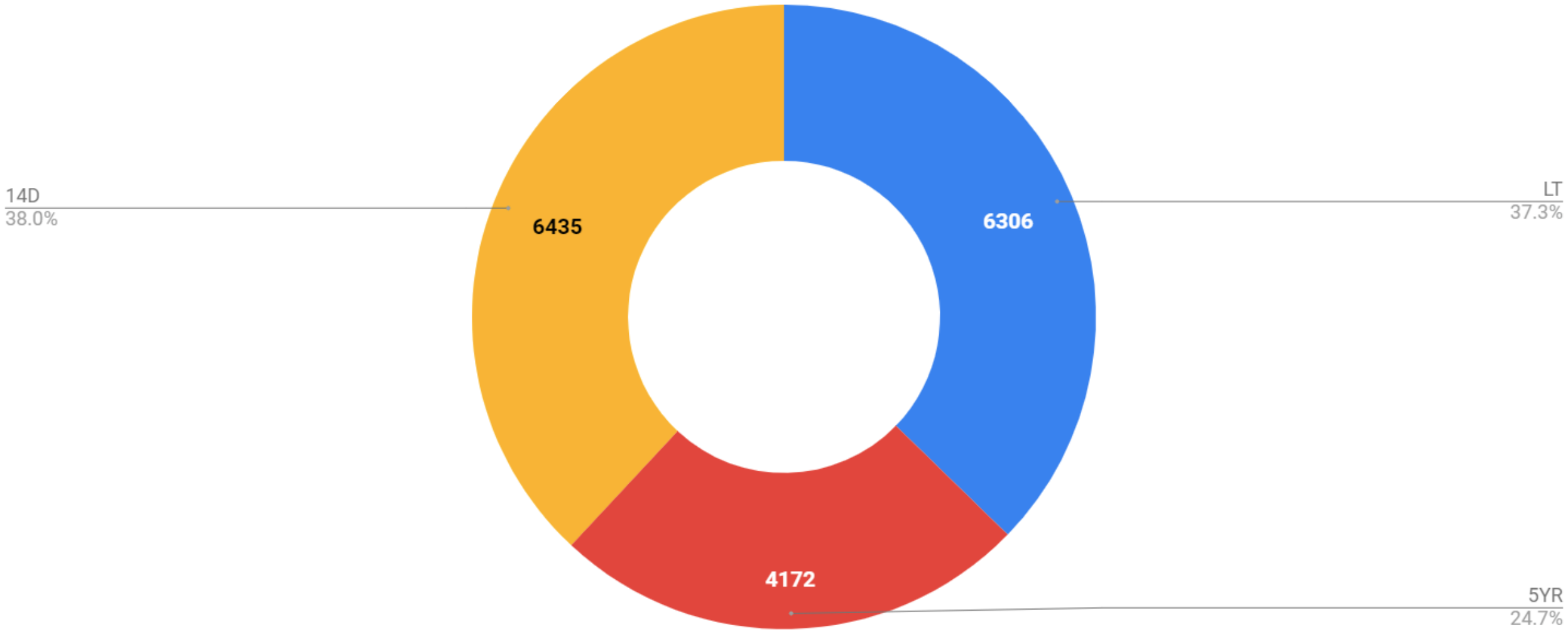
2018	Totals	LT	5YR	14D
Avg reservations per unit per year	20.4	32.6	32.7	11.6
Avg nights rented per unit per year	88.1	128.7	126.4	60.7
Average length of stay	4.3	4.0	3.9	5.2
Total number of nights rented	16913	6306	4172	6435
Total number of reservations	3909	1596	1080	1233

STR City Data 2018

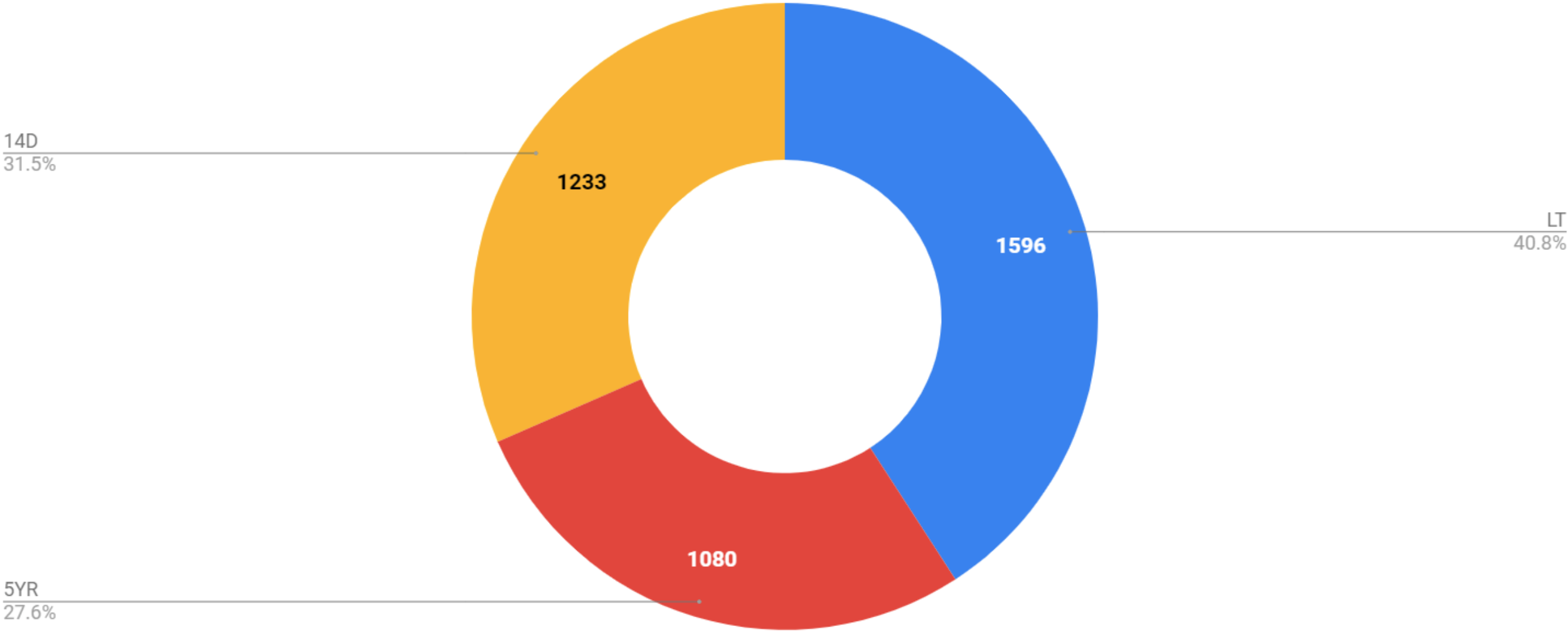


Context

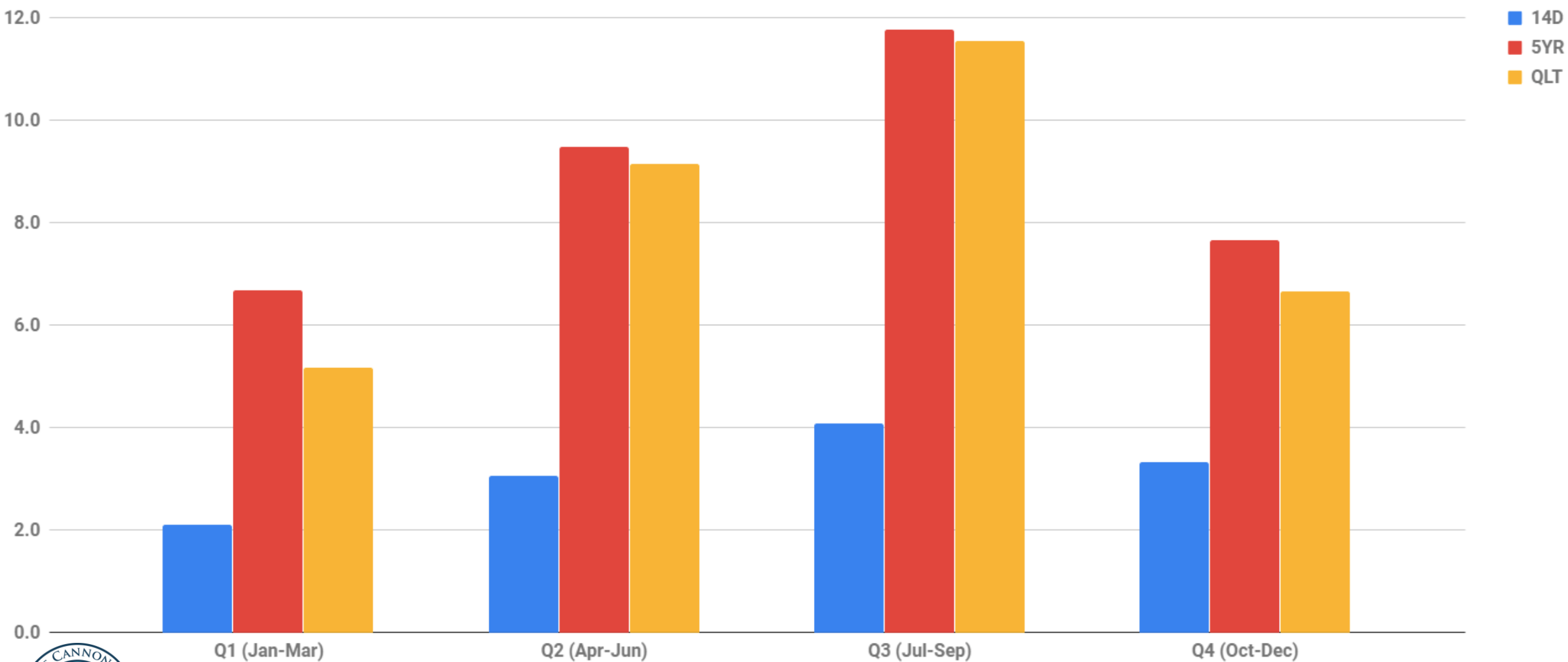
Total Nights by Rental Type



Total Reservations by Rental Type

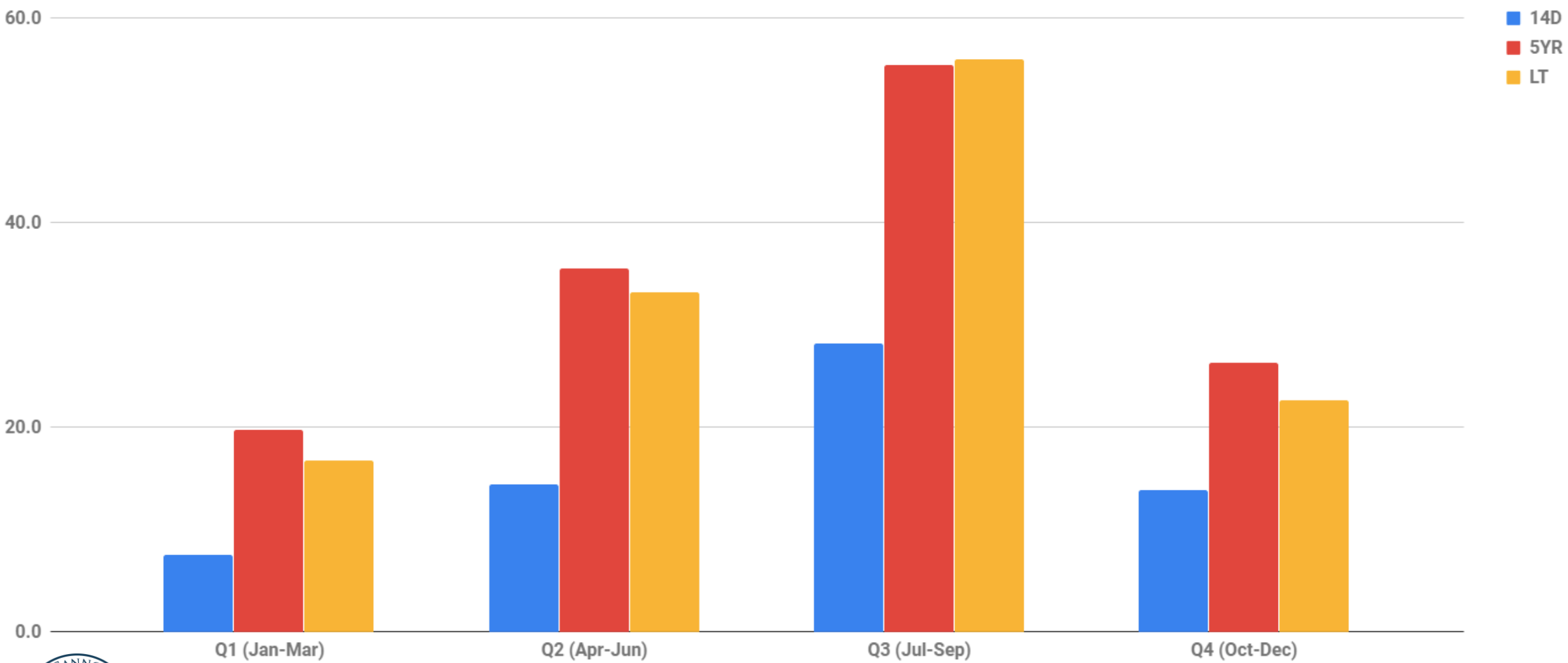


Reservations per Quarter



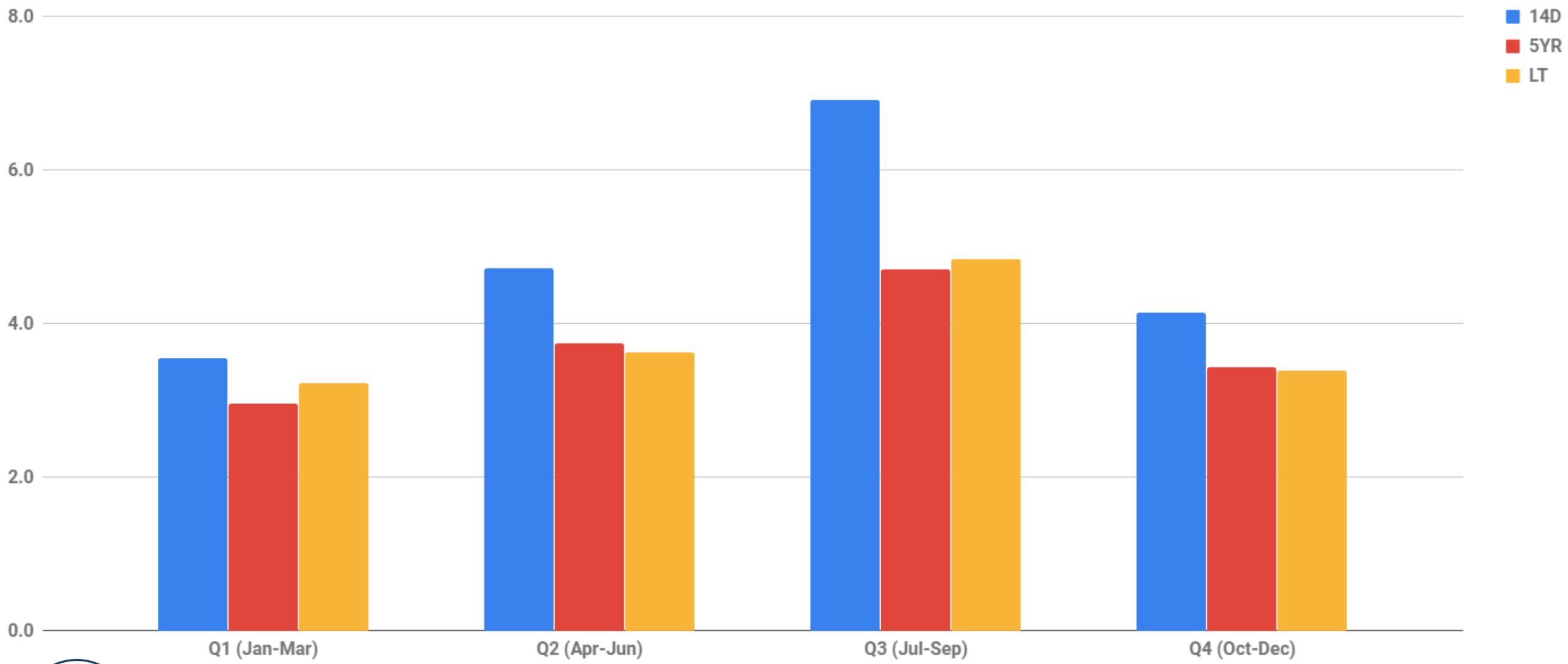
Context

Nights Rented per Quarter

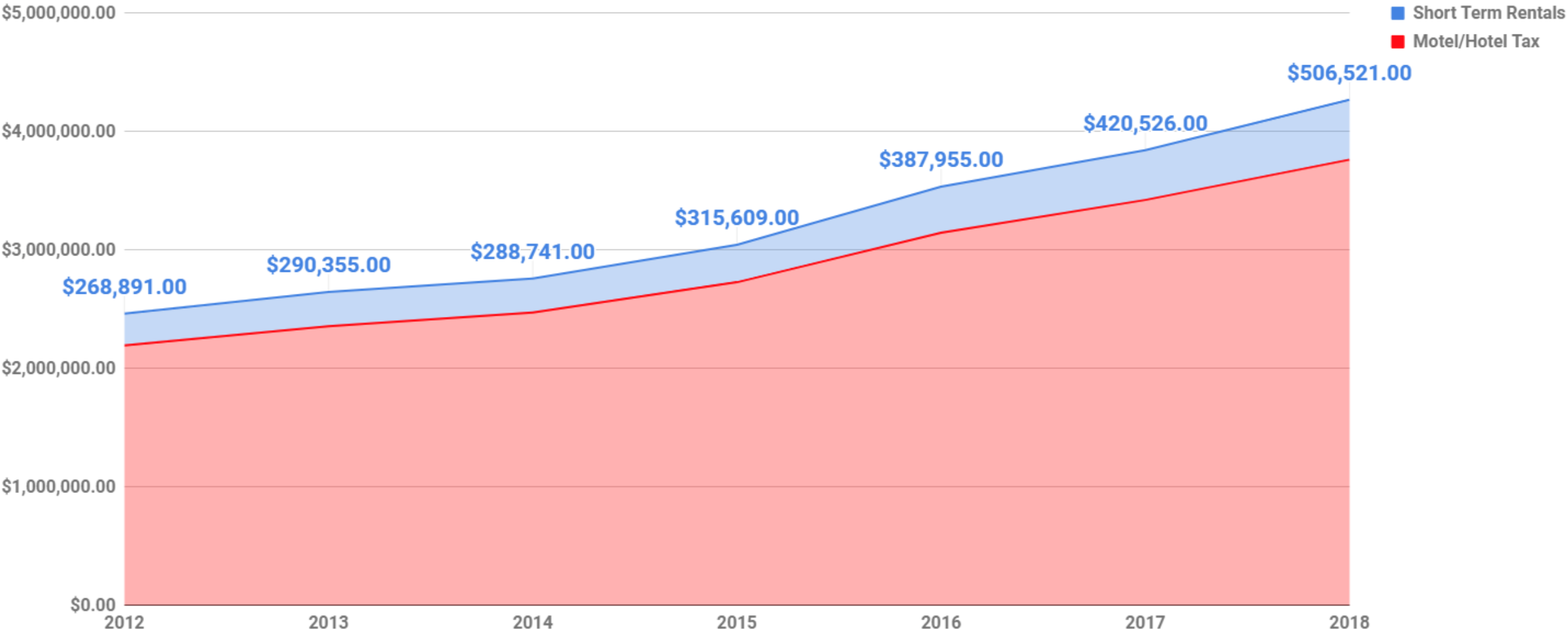


Context

Length of Stay



Motel/Hotel Tax and Short Term Rentals



Taxes

From January 5, 2019 to February 24, 2020

177 Complaints tracked

45 Possible STR violations, includes rubbish, obstructing ROW, etc.

13 STR violations reported as a 17.77 STR

4 STR reports unfounded or duplicate

7 monitoring

2 STR confirmed and action taken



Code Enforcement

Issues & Concerns

- Understanding & administration of 14-Day permitting
- Unlimited rentals & intensity of use
- Violations & Penalties
- Zone-based restrictions
- Density restrictions
- Geographic restrictions
- Cap on permits
- Frequency and duration restrictions
- Alignment with fire code...and other ordinances
- Off-street parking



Short-Term Rentals

Current STR Permits

#	STR Permit Type
117	14-Day
41	5-Year
48	Unlimited
206	Total



Short-Term Rentals

Violations

#	Violation
313	Complaints registered by Code Enforcement from January 2019 to August 2020
24	Reported Possible or Confirmed STR Violations
6	Confirmed and Closed Violations
12	Unfounded or Confirmed Second Homeowner Usage
97	Right Of Way Complaints



Short-Term Rentals



Questions?

- 51 out of 200 (25%) of the 2018 data set were privately managed