

**PROPOSED VHR CODE REVISIONS
APRIL 2023**

Tier Structure		
Redline Code Sections: 20.622.030(G)		
Current	VHR Advisory Board	Planning Commission
Tier 1 (owner occupied, 4 additional occupants)	Tier 1 → Resident Host (owner occupied, 2 additional occupants)	Tier 1 → Resident Host (owner occupied, 2 additional occupants)
Tier 2 (10 occupants)	Tier 2 → <ul style="list-style-type: none"> • Tier 1 (4 occupants) • Tier 2 (8 occupants) • Tier 3 (10 occupants) 	Tier 2 → <ul style="list-style-type: none"> • Tier 1 (4 occupants) • Tier 2 (8 occupants) • Tier 3 (10 occupants)
Tier 3 (SUP, 11+ occupants)	Tier 3 → Tier 4 (SUP, 11+ occupants)	Tier 3 → Tier 4 (SUP, 11+ occupants)

Calculation of Occupancy		
Redline Code Sections: 20.622.040(C)(1)		
Current	VHR Advisory Board	Planning Commission
Houses w/ 5+ bedrooms: <ul style="list-style-type: none"> • 2 per bedroom 	All houses: <ul style="list-style-type: none"> • 2 per bedroom • (no +2 provision) 	All houses: <ul style="list-style-type: none"> • 2 per bedroom • (no +2 provision)
Houses w/4 or fewer bedrooms: <ul style="list-style-type: none"> • 2 per bedroom, +2 • If +2 used, need 1 parking space for every 4 occupants 	Tier 4 SUP: <ul style="list-style-type: none"> • 2 per bedroom • Need 1 parking space for every 4 occupants 	Tier 4 SUP: <ul style="list-style-type: none"> • 2 per bedroom • Need 1 parking space for every 4 occupants
Tier 3 SUP: <ul style="list-style-type: none"> • 2 per bedroom • Need “adequate” parking 		

Elimination of “Daytime” Occupancy		
Redline Code Sections: 20.622.020, 20.622.030(H)(10), 20.622.040(A)(5)(c), 20.622.040(C)(1)		
Current	VHR Advisory Board	Planning Commission
Occupancy limits apply to “overnight” guests only. Current Tier 1 and Tier 2 VHRs do not limit daytime occupancy. Current Tier 3 VHRs limit daytime occupancy to 50.	Elimination of “overnight” occupancy. Occupancy limits apply to VHRs “at all times.” Sunset provision added for existing reservations – Owners may honor reservations made prior to enactment for 1 year.	(No consensus)

Density		
Redline Code Sections: 20.622.030(B)		
Current	VHR Advisory Board	Planning Commission
Cap of 600 total permits, applicable to Tiers 2 and 3 only.	Cap of 600 total permits, applicable to all categories.	(No consensus)
15% density in SFR neighborhoods.	15% density in SFR neighborhoods.	20% density in SFR neighborhoods.
20% density in MFR neighborhoods.	15% density in MFR neighborhoods.	20% density in MFR neighborhoods.
No exceptions.	40% density in Tahoe Village.	40% density in Tahoe Village.

100 Foot Rule for Large VHRs		
Redline Code Sections: 20.622.030(B)(4), 20.622.030(I)(2)		
Current	VHR Advisory Board	Planning Commission
Current Tier 3 VHRs must be located “sufficiently far away” from neighbors “so as to not create a nuisance.”	New Tiers 3 and 4 must <i>also</i> be at least 100 feet away from neighbors.	(No consensus)

Noise Monitors		
Redline Code Sections: 20.622.040(D), 20.622.050(F)		
Current	VHR Advisory Board	Planning Commission
Noise monitors required for Current Tier 3 VHRs.	Noise monitors requires for New Tier 3 and Tier 4 VHRs.	(No consensus)
Noise monitors may be required on any VHR with 2 “credible” noise complaints.	Noise monitors may be required on any VHR with 1 “substantiated” noise complaint	(No consensus)
No requirements for noise monitors features.	Added requirements for noise monitor features.	(No consensus)

“Owner” and Waiting Period for Permit		
Redline Code Sections: 20.622.020(F)		
Current	VHR Advisory Board	Planning Commission
Individuals may apply for VHR permits, regardless of how long they have held title to property.	Individuals must hold title to property for 12 months before applying for VHR permits.	Individuals may apply for VHR permits, regardless of how long they have held title to property.
Silent on issue of self-transfer of title.	An individual may transfer title to his/her own trust/LLC and retain their permit.	(No consensus)

Waiting Period for SUP		
Redline Code Sections: 20.622.030(G)(5), 20.622.030(H), 20.622.030(I)(7)		
Current	VHR Advisory Board	Planning Commission
Owners may immediately apply for Current Tier 3 SUPs	Owners must operate as a New Tier 2 or 3 in good standing for 12 months.	(No consensus)

Insurance		
Redline Code Sections: 20.622.030(E)(5)(I), 20.622.030(I)(6)		
Current	VHR Advisory Board	Planning Commission
\$500,000 general liability for Current Tier 1 and Tier 2 VHRs.	\$500,000 general liability for New Resident Host and Tier 1	\$500,000 general liability for New Resident Host Tier 1, Tier 2, and Tier 3 VHRs.
\$1,000,000 general liability for Current Tier 3 VHRs.	\$1,000,000 general liability for New Tier 2 and 3 VHRs. \$2,000,000 general liability for New Tier 4 VHRs.	\$1,000,000 general liability for New Tier 4 VHRs.
No restriction on umbrella policies.	Prohibit use of umbrella policies.	(No consensus)
No requirement that County be named insured.	No requirement that County be named insured.	Require that County be named insured.

Local Licensed Property Manager		
Redline Code Sections: 20.622.020(E), 20.622.040(A)(1)		
Current	VHR Advisory Board	Planning Commission
No description of what licensed property manager does.	Licensed property manager's duties defined.	(No consensus)
No requirement that property managers be "local"	Property managers must "reside and work within one hour of the VHR."	(No consensus)
Licensed property manager required for Current Tier 3 VHRs, unless owner "Douglas County resident."	Licensed property manager required for new Tier 3 and Tier 4 units, unless owner "resides within one hour of the VHR during the rental period."	(No consensus)

Trash Service		
Redline Code Sections: 20.622.030(E)(5)(m)		
Current	VHR Advisory Board	Planning Commission
Owner must have “adequate” trash removal service per applicable Health District/HOA/GID rules.	Owners must contract with a waste management company for regular trash removal.	(No consensus)

Parking		
Redline Code Sections: 20.622.030(E)(6)-(8), 20.622.030(I)(3)		
Current	VHR Advisory Board	Planning Commission
Parking must be “on site” and “suitable.”	Parking calculated based on: (1) size of parking areas on owner’s property, plus (2) availability of common-area or public parking spaces (and formula provided)	(No consensus)
No reference to TRPA parking restrictions.	Language from TRPA incorporated into code	(No consensus)
For units utilizing the “+2” occupancy provision, 1 available parking space required for every 4 occupants.	For New Tier 4 VHRs, 1 available parking space required for every 4 occupants.	(No consensus)

Building Permits		
Redline Code Sections: 20.622.030(E)(9)		
Current	VHR Advisory Board	Planning Commission
Owner’s application should be “consistent” with County records. If not, County may conduct compliance inspection.	Owner’s application should be “consistent” with County records. If not, County may conduct compliance inspection.	(No consensus)
Prior to the issuance of the “permit,” owner must pay “all required fees” for the “permit” and complete “any required inspections.”	Prior to the issuance of a “VHR permit,” owner must obtain any requisite “building, site improvement, grading, or encroachment permit,” pay all “required fees” for such permit, and “submit to any required inspections.”	(No consensus)

Renewal Grace Periods		
Redline Code Sections: 20.622.030(F)		
Current	VHR Advisory Board	Planning Commission
Owner has 60-day grace period after expiration of their permit to submit their renewal application.	Owner has no grace period after expiration of their permit to submit their renewal application.	(No consensus)

Advertising		
Redline Code Sections: 20.622.040(C)(9)-(10)		
Current	VHR Advisory Board	Planning Commission
Owners required to include maximum occupancy within all advertising	Owners <i>also</i> (1) required to list occupancy within listing title, and (2) prohibited from listing bed or bedroom number within listing title.	(No consensus)

Fines		
Redline Code Sections: 20.622.050(C)		
Current	VHR Advisory Board	Planning Commission
\$1,000 per day, per violation, up to assessed value of the home	\$2,500 per day, per violation, up to \$20,000	(No consensus)

Permit Revocation		
Redline Code Sections: 20.622.050(I) and (O)		
Current	VHR Advisory Board	Planning Commission
Permit “shall” be revoked for any violation of chapter.	Permit “may” be revoked for any violation of chapter.	(No consensus)
Permit “may” be revoked for “three or more” substantiated violations.	Permit “shall” be revoked for “two or more” substantiated violations.	(No consensus)

Excluded Person List		
Redline Code Sections: 20.622.050(P)-(Q)		
Current	VHR Advisory Board	Planning Commission
No provision for excluding persons from VHR program.	The County may prohibit individuals from acting as owners, local contacts, or local licensed property managers, if such individuals fail to comply with the requirements of the Chapter.	(No consensus)

Subdivision of Units

Redline Code Sections: 20.622.030(E)(3)

Current	VHR Advisory Board	Planning Commission
No express prohibition against subdividing or doing partial-unit leases.	“A VHR may not be subdivided into smaller units. A VHR may not be rented out ... in portions. All occupants must share common living, eating, and cooking spaces.”	(No consensus)