

*ATTACHMENT A IS FOR INFORMATIONAL PURPOSES ONLY, THOUGH MAY BE CONSIDERED FOR ADOPTION AFTER COUNCIL TAKES ACTION TO CONSIDER AND ADOPT A VACATION RENTAL REGISTRATION SYSTEM FEE AT A LATER DATE*

# Attachment A

## Whatcom County Code Title 20 Zoning AMENDMENTS

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### CHAPTER 20.20 URBAN RESIDENTIAL (UR) DISTRICT

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#### 20.20.100 Accessory uses.

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.107 Vacation rental units, [per WCC 20.80.960](#), except in the Lake Whatcom Watershed Overlay District, where vacation rental units are a conditional use, per WCC 20.51.070.

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### CHAPTER 20.22 URBAN RESIDENTIAL – MEDIUM DENSITY (URM) DISTRICT

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#### 20.22.100 Accessory uses.

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.107 Vacation rental units, [per WCC 20.80.960](#).

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### CHAPTER 20.24 URBAN RESIDENTIAL MIXED (UR-MX) DISTRICT

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#### 20.24.100 Accessory uses.

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.107 Vacation rental units, [per WCC 20.80.960](#).

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### CHAPTER 20.32 RESIDENTIAL RURAL (RR) DISTRICT

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#### 20.32.100 Accessory uses.

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.107 Vacation rental units, [per WCC 20.80.960](#), except in the Lake Whatcom Watershed Overlay District, where vacation rental units are a conditional use, per WCC 20.51.070.

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**CHAPTER 20.34 RURAL RESIDENTIAL - ISLAND (RR-I) DISTRICT**

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**20.34.100 Accessory uses.**

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.107 Vacation rental units, [per WCC 20.80.960](#).

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**CHAPTER 20.35 ELIZA ISLAND (EI) DISTRICT**

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**20.35.100 Accessory uses.**

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.108 Vacation rental units, [per WCC 20.80.960](#).

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**CHAPTER 20.36 RURAL (R) DISTRICT**

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**20.36.100 Accessory uses.**

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.110 Vacation rental units, [per WCC 20.80.960](#), except in the Lake Whatcom Watershed Overlay District, where vacation rental units are a conditional use, per WCC 20.51.070.

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**CHAPTER 20.37 POINT ROBERTS TRANSITIONAL ZONE (TZ) DISTRICT**

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**20.37.100 Accessory uses.**

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.108 Vacation rental units, [per WCC 20.80.960](#).

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**CHAPTER 20.40 AGRICULTURE (AG) DISTRICT**

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**20.40.100 Accessory uses.**

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.114 Vacation rental units, [per WCC 20.80.960](#).

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**CHAPTER 20.42 RURAL FORESTRY (RF) DISTRICT**

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**20.42.150 Conditional uses.**

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**.160** Vacation rental units, [per WCC 20.80.960.](#)

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**CHAPTER 20.51 LAKE WHATCOM WATERSHED OVERLAY DISTRICT**

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**20.51.070 Conditional uses.**

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**.075** Vacation Rental Units, [per WCC 20.80.960.](#)

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**CHAPTER 20.59 RURAL GENERAL COMMERCIAL (RGC) DISTRICT**

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**20.59.100 Accessory uses.**

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**.108** Vacation rental units, [per WCC 20.80.960.](#)

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**CHAPTER 20.61 SMALL TOWN COMMERCIAL (STC) DISTRICT**

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**20.61.100 Accessory uses.**

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**.111** Vacation rental units, [per WCC 20.80.960.](#)

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**CHAPTER 20.62 GENERAL COMMERCIAL (GC) DISTRICT**

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**20.62.100 Accessory uses.**

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**.106** Vacation rental units, [per WCC 20.80.960.](#)

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**CHAPTER 20.64 RESORT COMMERCIAL (RC) DISTRICT**

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**20.64.100 Accessory uses.**

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**.113** Vacation rental units, per WCC 20.80.960.

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**CHAPTER 20.80 SUPPLEMENTARY REQUIREMENTS**

**20.80.960 Vacation Rental Units**

(1) To legally operate, each new or existing vacation rental unit must be registered by the owner in the County’s Vacation Rental Registry, maintained by Planning and Development Services. Registration must be reapplied for annually, by the date of the owner’s first registration. A registration fee may be collected by the department, as specified in the County’s Unified Fee Schedule. The registration shall apply to the owner and not run with the land.

(2) Information provided at the time of registration shall include, at a minimum:

(a) Name and telephone number of the owner or an authorized agent who is available on a 24-hour basis to resolve problems associated with the unit,

(b) A checklist of safety features required by the Building Official and Fire Marshal that the owner certifies are present in the unit,

(c) Copies of the signage required to be posted by subsection (4)(e),

(d) A statement that by signing the registration/permit application the owner or agent authorizes the County to inspect the property if deemed necessary, and agrees to engage in dispute resolution and act in good faith to resolve disputes with neighbors arising from the use of a dwelling as a vacation rental.

(e) A copy of the current State of Washington business license, including the Unified Business Identifier (UBI) number.

(f) Proof of **adequate and appropriate** insurance for operating a short-term rental. ~~[KG1]~~ ~~[CES2]~~.

(g) **If using an on-site septic system, provide a current satisfactory Report of System Status from the Whatcom County Health and Community Services upon registration, and updated reports every three years thereafter for conventional gravity systems, or annually for all other systems, and updated reports every three years thereafter for conventional gravity systems, or annually for all other systems.** ~~[JH3]~~ ~~[CES4]~~

(3) The Department shall issue a registration number for each vacation rental unit and the owner shall include the registration number in all advertising for the unit.

(4) The County may **inspect the vacation rental unit and issue a civil fine for noncompliance. A notation of noncompliance will be flagged on the registry** ~~revoke registration of a vacation rental unit~~

[KG5][CES6][RB7]if the owner has been cited for two or more code violations within a 12-month period.

(5) All registered vacation rental units shall be subject to the following:

(a) There shall be no more than ~~one two~~ [CES8] vacation rental unit per lot.

(b) The maximum number of persons permitted to stay in a vacation rental unit shall not exceed two per the number of legally permitted bedrooms being rented, ~~plus two additional~~ [JH9] persons. The owner shall not advertise occupancy higher than the maximum number permitted by this subsection or by conditional use permit, whichever is the lesser. [KG10][CES11]

(c) Off-street parking shall be provided per WCC 20.80.580(59.1).

(d) The vacation rental shall be operated in a manner as to prevent ~~unreasonable~~ [KG12][CES13] disturbances to nearby residents, per WCC Chapter 9.40.

(e) Signage.

i. Outdoors, the owner/operator shall post ~~in a place visible to the public~~ [KG14][CES15] the contact information for the owner or authorized agent who is available on a 24-hour basis to resolve problems associated with the unit. There shall be no other outdoor signage or any other visible feature that would distinguish the unit from surrounding residential units.

ii. Indoors, the owner/operator shall post notices to renters in prominent places, to include:

1. The maximum number of guests, as calculated in subsection (4)(b).

2. Guest rules of conduct and their responsibility not to trespass on private property or create disturbances.

3. The name and telephone number of the owner or authorized agent who is available on a 24-hour basis to resolve problems associated with the unit.

4. A copy of their current State of Washington business license, including the Unified Business Identifier (UBI) number.

(f) Owners/operators shall abide by official emergency orders including not renting during an emergency (e.g., flood, pandemic, etc.);

(g) If served by a septic system, such systems shall be sized and maintained to service the maximum number of guests allowed per subsection (a).

~~Owners~~ [KG16][CES17] / operators shall keep a record of pertinent information, such as taxes paid, the number of nights' stays, etc.

(h) Additionally, owners/operators of new vacation rental units in the Lake Whatcom Watershed Overlay District shall:

i. Obtain a conditional use permit per WCC 20.51.070 and WCC 20.84, which may set more restrictive standards than those in this section so as to further reduce identified impacts.

ii. Post information to renters ~~about the prevention of aquatic invasive species~~ [KG18][CES19], including the URL 'whatcomboatinspections.com', in addition to the notices required in subsection (5)(e)(ii).