

Property Rental Information for Homeowners

The following information is provided in response to recent questions and concerns regarding rental activities in Crystal River Ranch. Like all homeowner actions, rental activities should not infringe upon the right of other homeowners to use and enjoy their properties. Renters should be informed that shooting and fireworks are not allowed in CRR. Renters should also be informed of, and comply with, regulations and guidelines governing recreational fires and burn bans. For additional information concerning recreational fires, shooting and fireworks, please see *Fireworks, Shooting, and Recreational Fires Information for Homeowners* on the CRR website <http://crystalriverranch.org/>. Renters must also comply with guidelines for use of CRR common areas. Homeowners who rent their properties should have adequate and appropriate insurance coverage, and pay all applicable taxes.

CRR is in unincorporated Pierce County. Pierce county code 18A.37.040 regulates B&Bs, and vacation rentals. It can be found at <https://www.codepublishing.com/WA/PierceCounty/html/PierceCounty18A/PierceCounty18A37.html#18A.37.040>. The section addressing vacation rentals was updated in March 2018, and is in italics below:

B. A Vacation Rental (VR) is a short-term rental accommodation within a legally established single-family or accessory dwelling. Longer term rentals exceeding 30 days are not regulated under this Chapter. Vacation rentals shall be allowed when the following criteria are met:

- 1. A total of five guest rooms may be provided.*
- 2. Two guests per bedroom, not to exceed a total of ten guests may be lodged at any time.*
- 3. Compensation of any kind is paid for the lodging.*
- 4. The VR owner or representative shall provide guests with information indicating the location of guest parking spaces.*
- 5. The VR owner or representative shall provide notification of the presence of the vacation rental business to all neighboring property owners directly adjacent to the vacation rental property.*
- 6. The property owner shall file a Vacation Rental Affidavit with the Pierce County Planning and Public Works Department which indicates the following:*
 - a. The property owner's intent to use their residence as a Vacation Rental.*
 - b. Contact information for either the owner, representative, or property management company including phone number and e-mail.*
 - c. Listing of the internet site(s) where the Vacation Rental property is advertised.*
 - d. The required neighborhood notification has been provided.*
- 7. A Good Neighbor brochure for short-term rentals is provided to each renter describing the appropriate etiquette of residing in a Vacation Rental.*

C. If the standards described in either PCC [18A.37.040](#) A. or B. above are exceeded or otherwise cannot be met, the proposed use shall require a Conditional Use Permit. (Ord. [2017-12s](#) § 2 (part), 2017; Ord. [2016-33](#) § 2 (part), 2016; Ord. [2016-24s2](#) § 1 (part), 2016; Ord. [2016-14s](#) § 2 (part), 2016).

The Good Neighbor Brochure can be found at <https://www.piercecountywa.gov/DocumentCenter/View/58046/Vacation-Rental-Brochure?bidId=>

After filing with the county, please provide a copy of the Vacation Rental Affidavit to the Crystal River Ranch Association, attn: Caretaker, at the address listed at the top of this page.

May 18, 2019