

Violations and Penalties

{ Certified Local Contact Section 6

{ Violations

- ⌘ Individual violations of the ordinance
- ⌘ More than one violation may occur for each call-out to the VHR
- ⌘ Example: A call to the Sheriff for noise results in 1) a violation to the renter for noise and 2) a violation to the owner for failing to post Quiet Hours

{ Call-Outs

- ⌘ One visit by Code Enforcement or the Sheriff = 1 Call-Out
- ⌘ If staff finds that one or more violations has occurred, regardless of whether the OWNER is in violation, Staff will track this as one call-out
- ⌘ 3 call-outs could result in permit suspension; 4 could result in revocation of the permit
- ⌘ A suspended or revoked permit would PROHIBIT the property from being used as a VHR

The County tracks:

- 1) individual violations, and
- 2) the number of times staff has responded to the VHR due to complaints.

Those responsible for the violation are subject to fines.

Examples of violations that may result in fines to the OWNER

- ⌘ Failure to comply with advertisement requirements
- ⌘ Incorrect Local Contact Information on interior or exterior signs
- ⌘ Failure to respond to complaints
- ⌘ Failure to provide fire and life safety measures

Examples of violations that may result in fines to the RENTER:

- ⌘ Quiet hours violations
- ⌘ More occupants than allowed during quiet hours
- ⌘ Hot tub use after 10pm (even quiet use)
- ⌘ Other nuisances to the neighborhood

Penalties for Violations

Violations can go to either the renter OR the owner

- ⌘ 1st violation: \$500
- ⌘ 2nd violation: \$750
- ⌘ 3rd violation: \$1,000
- ⌘ Subsequent violations: \$1,000



Suspension of the permit can occur due to violations by the owner OR the renter (but only affects the owner)

- ⌘ Six-Month Suspension: **Three (3)** Sheriff or Enforcement staff call-outs to the property within an 18-month period (where each call-out results in at least 1 violation)
- ⌘ Permit Revocation: **Four (4)** Sheriff or Enforcement staff call-outs to the property within an 18-month period (where each call-out results in at least 1 violation). An owner may petition the Hearing Officer for reinstatement no sooner than 12 months after revocation.

Penalties for Operating a VHR without a Permit:

A vacation rental that is determined to be operating without the necessary permit shall be subject to the penalties listed in the previous slide.



Each day of operation without a permit shall constitute a separate violation.

This means that if a VHR is operated for 4 days without a permit, the owner may not be able to apply for a VHR permit without petitioning and obtaining permission from the Hearing Officer.

Thank you!

Ready to become Certified? Please visit
{ <https://goo.gl/forms/kemX2yhn1dfLG6FG2>
{ to complete the Certified Local Contact
Exam.