

5.06 Nightly rentals

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5.06.010 Definitions.

In accordance with OCC 17A.20.645 “Nightly rental” a nightly rental means a dwelling unit or accessory dwelling unit used as a tourist accommodation which accommodates the traveling public for short-term stays. (Ord. 2016-4 § 1 (Att. A), 2016

5.06.020 License – Application – Fee.

1. Nightly rental licenses must be renewed annually prior to the anniversary date of original issuance of the permit. A nightly rental permit is not automatically transferable as part of the sale of property. A permit application from the new property owner must be approved to continue as a transient tourist accommodation. Application for such license shall be made to the Okanogan County Planning Department upon a form to be furnished by the Director of Planning requiring such information as may be reasonably related to the ownership and conduct of such business. The fee for such license shall be established by resolution of the Okanogan Board of County Commissioners.

5.06.030 License to be displayed.

Licenses issued to nightly rentals shall at all times be prominently displayed at the principal place of business of the licensee in Okanogan County, Washington.

5.06.040 Record keeping.

A. It shall be the duty of every nightly rental operator to maintain the following permits and records.

1. Unified Business Identifier. The owner of the nightly rental shall provide a valid Washington State unified business identifier (UBI) number for taxation purposes, along with supporting information validating registration of the specific nightly rental. At no time shall the nightly rental operate without a valid unified business identifier. The signature of the person with whom the transaction is made;
2. Public Health Permit. The owner or operator shall possess, and keep valid at all times, an overnight transient accommodation permit (OTA permit) from Okanogan County public health to operate the facility. At no time shall the nightly rental operate without a valid OTA permit from Okanogan County public health.

5.06.050 Restrictions

Only one dwelling may be rented per owner. Each property owner may rent only one nightly rental regardless of the number of properties owned. A nightly rental permit is required for a single dwelling on a lot of record or for a second dwelling on a lot of minimum size for the zone in which it is located. For a second dwelling on a parcel to be rented as a transient tourist accommodation, the owner must live in the main residence. No permit shall be issued to the holder of an existing bed and breakfast license for a nightly rental structure on the same property. In no case shall the primary dwelling and the accessory dwelling be rented at the same time.

5.06.060 Inspection authority.

Such records as required by this section and OCC 17A.270 shall at all times during the ordinary hours of operation shall be open to the inspection of the county planning director or his designee.

5.06.070 Penalties.

Any nightly rental operator or any other person violating or failing to comply with any of the terms or provisions of this chapter shall be guilty of a misdemeanor, and upon conviction thereof shall be punished as provided in Chapter [1.28](#) OCC. (Ord. 94-1 § 10, 1994)

5.06.080 Severability

If any provision of this title is for any reason held to be invalid, the remainder of this title shall not be affected. If any provision of this title is adjudged invalid as applied to a particular person or circumstance that provision of this title shall not be affected as to other persons or circumstances.