



1510 – B Third Street
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Land of Cheese, Trees and Ocean Breeze

NOTICE OF ADOPTION

TILLAMOOK COUNTY ORDINANCE #84 AMENDMENT #1: IN THE MATTER OF REGULATING SHORT TERM RENTALS

May 16, 2019

Dear Property Owner,

At a public hearing on April 17, 2019, the Tillamook County Board of Commissioners unanimously approved the proposed amendments to Tillamook County Ordinance #84: In the Matter of Regulating Short Term Rentals based upon recommendations made by the Tillamook County Short Term Rental Committee and the Tillamook County Department of Community Development. Three public hearings were held regarding this matter and were publicly noticed.

A copy of the adopted Tillamook County Ordinance #84 as amended is available for public inspection on the Tillamook County Department of Community Development website: <https://www.co.tillamook.or.us/gov/ComDev/>. Please be advised that the following requirements are now in effect:

- Short Term Rental Permits are required for condominiums used as a short term (vacation) rental within the unincorporated areas of Tillamook County. If you are a condominium owner and have received this letter, please be advised that the Department has received information of rental activity at a condominium under your ownership. Please contact Joni Sauer-Folger, Department of Community Development, at 503-842-3408x3122 or by email at jsauerfo@co.tillamook.or.us to obtain a permit application packet. Joni is available to answer any questions related to the Short Term Rental permitting process.
- The use of a recreational vehicle or other temporary shelter as a short term rental is prohibited.
- The re-inspection requirement of a short term rental for fire and life safety compliance is every 3 (three) years. Three year cycles are being established based upon the date of initial permit approval. Re-inspection cycles will commence in 2020. You will be notified upon renewal when the re-inspection is required.
- All short term rental permits are to be renewed on an annual basis. Multiple annual renewals of Short Term Rental Permits are no longer allowed.
- Short Term Rental Permits shall be null and void if not renewed within 30 days of expiration date.
- The Compliance, Enforcement and Penalty section of Ordinance #84 has been amended to clearly outline the process for enforcement and penalties. Please be advised that there is a required 20-minute response time to any neighborhood complaints.
- Advertisement of a short term (vacation) rental without a Short Term Rental Permit is subject to code enforcement actions and fines of up to \$1,000 per day per incident.
- Emergency Evacuation Information shall be posted in short term rentals. The Department is in the process of printing and distributing tsunami evacuation maps for posting within a short term rental. The information shall be posted adjacent to the nearest primary exit of the short term rental.

- Signage clearly displaying the contact person name and working phone number is required for all short-term rental properties within the unincorporated areas of Tillamook County. The sign must be a minimum size of 12"x12" and be visually accessible by the public. (Please be advised that a sign greater than 9 square feet requires building permits and engineering. Please also check with your Homeowner's Association if there are limitations to the design and size of a sign.) Neighbor notification by mail is no longer an option to provide the contact name and phone number of a short term rental. Short Term Rentals must have signage posted within 45-days from the date of this letter. Photographic evidence of signage must be received within 45 days from the date of this letter and can be submitted to Robert Buckingham, Planner, via email at rbucking@co.tillamook.or.us or mailed to the Tillamook County Department of Community Development, Attn: Robert Buckingham, 1510-B Third Street, Tillamook, OR 97141. Evidence confirming the posting of the sign can also be submitted in person to the Department of Community Development during business hours. The Department is located at 1510-B Third Street, Tillamook, OR 97141. Please include the short term rental property address and Short Term Rental Permit number on the photograph of the sign or on a separate sheet of paper.

Please be advised that a second series of amendments may go before the Board of County Commissioners later this year or early 2020. During the public hearings process for the adoption of amendments to Ordinance #84, the Board of Commissioners directed the Short Term Rental Committee to continue review of Ordinance #84. Future work of this committee will focus on maximum occupancy concerns, parking concerns, continued monitoring of density of short term rentals in residential areas, and discussion of prohibition or limitations of multi-family dwellings being utilized as short term rentals.

The Short Term Rental Committee will resume meeting in the fall of 2019. All meetings are publicly noticed and the public is encouraged to attend. All meeting notices, meeting summaries and meeting materials are posted under the STR Committee tab on the Department of Community Development homepage and can be accessed here: <https://www.co.tillamook.or.us/gov/ComDev/STR%20Committee/default.htm>. Please visit this page for any updates and access to information related to the Short Term Committee meetings.

A toll-free non-emergency number (833)566-9442 is active for concerns or complaints related to activities on short term rental properties. This number is posted on the DCD website and can be used 24 hours a day. If calling after hours, calls will be returned the following business day or as quickly as possible. In the case of an emergency, please call 911.

If you have any questions, please do not hesitate to contact Robert Buckingham, Planner, at 503-842-3408x3315 or by email at rbucking@co.tillamook.or.us.

Sincerely,



Sarah Absher, CFM, Director
Tillamook County Department of Community Development
503-842-3408x3317 or sabsher@co.tillamook.or.us