



Short Term Rental (STR) Draft Code FAQ

1. What category of STR does mine fall under?

A: Please see the table for more details. In general, ADUs and rooms in a home will fall under Type I. Type II STRs, the least abundant category, are hosted B&B inns requiring approval by a hearing examiner. Residential units on property zoned Neighborhood Business (NB) or Central Business (CB) will generally fall under Type III. Entire homes will generally fall under Type IV.

2. What utility rates will I be paying?

A: Type IV STRs will be required to pay commercial utility rates. Type II STRs will continue to be charged a rate per gallon used over 3,750 gallons in November through February, and 6,000 gallons during March- October.

3. Why are the application fees so high?

A: The license application fees are designed to cover both the costs associated with contracting with Host Compliance and staff time for reviewing the applications. The fees are set to break even.

4. What counts as “onsite” parking?

A: Because street parking is prohibited in much of Langley, onsite parking is required to be provided. Onsite parking means parking is provided on the parcel containing the short term rental. Usable garages, carports, driveways, or other improved surfaces may count as suitable parking stalls. Type III STRs in the CB zone may be granted a parking waiver based on site-specific land use and parking data, available public parking, and off-site parking agreements.

5. What do “hosted” and “non-hosted” mean?

A: Hosted STR properties are those in which an owner or dedicated property manager occupies the property as their permanent residence. STR Type I and Type II are examples of hosted STRs. The property manager or owner may live in either the single family home or ADU.

6. If I purchase a property with a current STR license, can I continue that use?

A: Only Type II and III licenses are transferable. Type I and IV licenses are only transferable by inheritance, so a new license would need to be issued for a new STR operator

7. Which Types are limited?

A: Type IV is the only category with a cap on the number of licenses available. The cap approved by Council is 30. For this year, no more than 30 Type IV licenses will be issued or res. If the number of applications ever exceeds 30, new applications will be selected at random.

All Types must be renewed yearly as well, though the total number is not limited. The only exception is for ADUs, which are capped at 50 units.

8. Why are Type IVs limited?

A: Type IVs are non-hosted whole homes. These properties are the most likely to create public nuisances and have the most impact on neighborhoods.

9. What constitutes a “nuisance”?

A: Short term rentals located in or adjacent to residential zone districts shall not infringe on the rights of neighboring residents to reasonable peaceful occupancy of their homes.

- Events and commercial functions in residential zones (e.g. fundraisers, parties, weddings etc.)
- Outside amplified sound at any time
- Outdoor fires

(Quiet time for short term rentals is 9:00pm to 9:00am in residential zones)

10. Do I need to get approved right after the code is adopted?

A: No, there is a 90-day grace period during which applications will be accepted and processed. The City will not enforce the code until the grace period concludes.

	STR - Type I (Rooms)	STR - Type II (B&B Inn)	STR – Type III (Commercial)	STR – Type IV (Limited)
Current LMC	B&B Rooms LMC 18.22.070	B&B Inn LMC 18.22.080	Tourist Accommodation Commercial LMC 18.22.085)	NEW
Zone	RS5000, RS7200, RS15000 and RM		Neighborhood Business, Central Business	RS5000, RS7200, RS15000 and RM
Number of bedrooms	2 bedrooms max In DU or ADU	Whole home and/or ADU – max 6 bdrms	Actual number of bedrooms	Whole home and/or ADU – max 5 bdrms
Number of guests	Two adults and two children < 6 years per legally established bedroom. The maximum number of guests is 10.			
Number of Licenses	Unlimited			4% of DU based on 755 DU = 30
Number of Licenses per owner	Unlimited			One
Initial License Fee	\$450	\$800	\$450	\$450
Annual Renewal Fee	\$150	\$200	\$200	\$200
Residence Requirements	Hosted	Hosted	Non-hosted	Non-hosted
Parking	One parking stall per guest bedroom room in addition to the residential requirements		One parking stall for each of the first three (3) guest bedrooms and one additional parking stall for four or more guest bedrooms.	
Life Safety Inspections	Initial application – inspection or proof of building inspection within five years Annual confirmation by applicant Inspection fee is \$175			
Septic	Confirmation of IC septic permit and # of permitted bedrooms	Not permitted on septic	Not permitted on septic	Confirmation of IC septic permit and # of permitted bedrooms