

**CITY OF YACHATS
ORDINANCE NO. 380**

**AN ORDINANCE AMENDING THE YACHATS MUNICIPAL CODE CHAPTER 4.08
RELATED TO VACATION RENTALS**

Whereas, the City has regulated vacation rentals for over twenty years so it has been able to observe the impact of the regulations on the community and observe which areas of the regulations could be improved to better obtain the desired results; and

Whereas, the City understands the needs of owners that choose to rent out their homes on a short-term basis, so the City seeks to balance the wants of such owners with the wants of their neighbors that deal with the nuisance impacts that can result from vacation rentals; and

Whereas, the City wishes to Clarified License Holder, Non-Transferable Clarification, Re-inspection Follow-up, Extended Timeline for Issues, Transient Lodging Tax (TLT) Compliance Commercial Water Rates, and Waitlist Response Timeline, and

Whereas, the City has held Public Hearings on October 15, 2025, December 17, 2025, then a Work Session on February 4, 2026 to finalize changes,

NOW THEREFORE, the City of Yachats ordains as follows:

Section 1. Yachats Municipal Code Chapter 4.08.

Yachats Municipal Code Chapter 4.08 shall be amended to read as follows:

Section 4.08.010 Purpose.

§ 4.08.010. Purpose.

The vacation rental license is in recognition of the desire of many owners to rent their property on a short-term basis and to provide for the orderly use and regulation of such rentals to preserve the health, safety and welfare of the community. This use shall not adversely affect the residential character of the neighborhood. These standards and procedures are in addition to City ordinances and Federal and State laws and regulations. The purpose of an inspection is to ensure the health and welfare of the occupants.

(Ord. 148 § 1, 1992; Ord. 291a, 2010; Ord. 311, 2012; Ord. 328, 2014; Ord. 347 § 1, 2017)

§ 4.08.020. Definitions.

"Dwelling unit" means as defined in YMC 9.04.030.

"Dwelling unit owner representative" means the natural person that is issued and will hold the vacation rental license for the dwelling unit. The dwelling unit owner representative must be an owner of the dwelling unit, whether personally or by way of an ownership or beneficial interest in the owner (such as a corporate entity or trust). The dwelling unit owner representative may be two natural persons, jointly, provided both persons appear on the current deed for the dwelling unit as tenants by the entirety or tenants in common.

"Incident" means an offensive activity or breach of the standards.

"Local contact person" means a person with the authority to take action or make decisions concerning the management of a licensed vacation rental property.

"Overnight" means anytime between the hours of 10:00 p.m. and 7:00 a.m. on the following day.

"Rental occupant" means a person over the age of four years who occupies a rented dwelling unit.

"Sleeping area" means a bedroom or loft within a dwelling unit which meets the requirements of the building code as adopted by the State of Oregon.

"Surfaced" means a gravel, paved, tile, brick or concrete surface suitable for parking a vehicle.

"Vacation rental" means a dwelling unit, duplex, or triplex which is rented, or held out as available for rent, for periods of less than 30 days, such as by the day or week. The dwelling may consist of individual units or be in a contiguous form to be considered a vacation rental dwelling; however, each individual unit is to be considered separately for licensing and regulation purposes. A dwelling which is listed with an agent as a vacation rental, advertised, available by referral, word of mouth, commendation and reputation are some of, but not limited to, the ways of identifying a vacation rental. It shall be a rebuttable presumption that a dwelling unit is a vacation rental if it is visited overnight by at least four different vehicles over the course of a month, for three consecutive months. The exchange of consideration is not necessary to meet the definition of a vacation rental if the dwelling otherwise is held out as available for occupancy for periods of less than 30 days.

(Ord. 148 § 1, 1992; Ord. 226, 2002; Ord. 291a, 2010; Ord. 311, 2012; Ord. 328, 2014; Ord. 347 § 1, 2017)

§ 4.08.030. Standards.

A vacation rental license shall be issued to the dwelling unit owner representative providing the following standards are met:

- A. Except for individual units located on the same property, such as a duplex or triplex as defined above in [Section 4.08.020](#), a person holding a vacation rental license or an interest in a property covered by a vacation rental license shall not be eligible to apply for or hold, as a member of a group or any other form of beneficial ownership, a vacation rental license covering any other property. Any change of ownership, in whatever form, shall be reported to the City within 30 days.
- B. Vacation rentals in residential zones shall have no more than four bedrooms. (This provision shall be waived for any existing vacation rental as of the effective date of Ordinance No. 328, adopted November 13, 2014).

- C. A vacation rental shall comply with all applicable laws. Basic visitor rules as provided by the City must be prominently displayed on the inside of the primary exit door.
- D. Each vacation rental shall have a local contact person who must live within 10 miles of the City of Yachats and be available for response to alleged violations within two hours of notification. The contact information for the local contact person shall be kept current with the City of Yachats; identified on the vacation rental application; and available by phone at all reasonable times (8:00 a.m. to 11:00 p.m.) and respond within two hours if there is a problem during the dwelling's use as a vacation rental. The City license, with the name and phone number of the local contact, shall be posted on the front of the vacation rental building, where the public can easily read it. The license placard furnished by the City will be a specific color, changed each year at the discretion of the City. The house number for the vacation rental shall be prominently displayed on the exterior of the building, using numbers at least four inches in height, and be readily visible from the street. A copy of the local contact person agreement, in a form approved by the City, which lists the duties and responsibilities of the local contact person, signed by both the property owner and the local contact person, shall be filed with the City, and kept current.
- E. One on-property parking space, as defined in [YMC 9.04.030](#) for off-street parking, shall be provided for each bedroom in the dwelling, but in no event shall fewer than two spaces be provided for the vacation rental. (This provision shall be waived for any existing vacation rental as of the effective date of Ordinance No. 226, adopted 1/15/2002). If access to the rental property crosses private property via an easement, right-of-way, or other conveyance, all parking must be contained on the rental property. Owners are required to provide parking that is unimpeded, surfaced, useable and available to renters. The parking shall be mapped and posted in the home, and a copy given to the City with the vacation rental license application, and again whenever the location of designated parking spaces change. The owner shall require renters to use only the parking spaces that are surfaced and marked on the map.

- F. The maximum number of overnight vehicles allowed on the property shall not exceed the number of surfaced parking areas on the property or six vehicles, whichever is less. Daytime parking is limited to surfaced parking on the property. If access to the rental property crosses private property via an easement, right-of-way, or conveyance, ingress and egress must be accomplished without encroachment on other properties adjoining the privately maintained access road or driveway. In such situations, applicants will provide evidence of their right to use the privately maintained access road or driveway consistent with vacation rental before a vacation rental license is granted.

- G. There shall not be any noise, litter or odor noticeable at or beyond the property line resulting from the use of the dwelling as a vacation rental that violates Yachats Municipal Code.

- H. The maximum allowable number of overnight occupants shall be two persons per sleeping area plus two additional persons per vacation rental. The rental agent shall match the number of persons and vehicles to the particular property being rented. Advertisements for the rental shall not list a number of occupants that exceeds the number authorized by the City. Recreational vehicles, campers, tents and similar structures shall not be allowed on vacation rental properties. Parking a boat trailer of moderate size, with or without a boat, is permitted as a substitute for one vehicle.

- I. Weekly solid waste collection service shall be provided. A sufficient number of suitable garbage receptacles shall be provided. Except on collection day, these garbage receptacles shall not be readily visible from the street. Renters shall be advised not to place trash outside in plastic bags.

- J. Each vacation rental shall provide and maintain a container for the disposal of cooking grease into a solid waste receptacle to prevent the grease from entering the sewer system.

- K. All pets must be under control at all times. Methods of control include a leash or demonstrated effective voice command. The person having the

control, custody or possession of a dog shall clean up after the dog by using a dog waste bag or other suitable method.

- L. Vacation rental licenses are non-transferable; the license is personal to the dwelling unit owner representative.
- M. The licensee must comply with the requirements of the occupancy tax ordinance as a condition for issuance or renewal of a vacation rental license.
- N. Licensees shall keep all information current and notify City Hall of any changes in mailing address, email address or agent or contact person. Email addresses, mailing addresses and phone numbers for the owner, local contact person and person responsible for tax reporting shall be kept current with the City. Failure to keep contact information current shall constitute a violation of this chapter.
- O. Licensees may not advertise a vacation rental for a higher occupancy than the maximum allowable number of overnight occupants listed on the license.
- P. Vacation rentals shall comply with the standards in this section, whether or not the vacation rental is occupied by a renter, owner, or other person.
- Q. A dwelling unit owner representative that does not pay occupancy tax under [YMC 3.08.070](#) for a licensed dwelling unit for two consecutive calendar years, will lose their license and have to reapply when they decide to use their property as vacation rental, reporting occupancy tax. The preceding sentence shall also apply to a dwelling unit owner representative who does not incur an occupancy tax obligation in two consecutive calendar years because the dwelling unit has had no rental occupants during that period.
- R. All properties with vacation rental licenses must comply with the current inspection checklist.

T. All properties with vacation rental licenses must be connected to City water and sewer systems.

(Ord. 148 § 3, 1992; Ord. 191, 1997; Ord. 226, 2002; Ord. 237, 2003; Ord. 291, 2010; Ord. 311, 2012; Ord. 324, 2013; Ord. 328, 2014; Ord. 347 § 1, 2017)

§ 4.08.040. Inspection, license and annual fee.

A. The City shall prepare an application form for a vacation rental license. Prior to issuance of a vacation rental license, the City will inspect the subject property using the current inspection checklist and determine occupancy capacity, parking and access compliance. Upon receipt of the completed application, the annual license fee, inspection and verification that the licensing standards have been met, the City shall issue a license to the dwelling unit owner representative (not the dwelling) for a period of one year. The license may be renewed annually if all standards are met.

B. If a license is renewed annually, the dwelling unit owner representative shall obtain a re-inspection prior to the sixth consecutive year from the last inspection. If the re-inspection is not completed by February 1 of the sixth consecutive year from the last inspection, the license will be forfeited, and the dwelling unit owner representative will need to reapply. The City retains the right to re-inspect the property at any time. Complaints received by the City may trigger a re-inspection. An inspection fee will be assessed for the initial inspection, for additional inspections undertaken due to complaints, and for each five-year inspection completed by the City. A vacation rental licensee shall not be required to pay a business occupation license fee in addition to the annual license fee. The annual license and inspection fees shall be set by resolution of the City Council. All fees are non-refundable.

C. All licenses shall be obtained prior to any rental of the property. The required application and license fee are due on January 1 of each year for the fiscal year commencing with that date and are delinquent on February 1. The delinquency fee will be set by resolution.

- D. A total of 125 licenses will be available at any one time. For license renewals each year, priority will be given to existing licenses seeking renewal, so long as the renewal application is delivered to the City by December 29, or the next business day if December 29 falls on a day City Hall is closed. After December 29, if existing licenses are below 125 in total number, and there are licenses available after accounting for all license renewal, new applications will be accepted on a first-come first-served basis, with process identified through administrative policy.
- E. After all 125 vacation rental licenses are issued, the City will maintain a wait list by application date. The wait list application fee shall be set by resolution of the City Council. When notified of an available license by the City, the applicant will have ten (10) business days to schedule an inspection. If the applicant fails to schedule an inspection, the applicant will be removed from the wait list and will be required to reapply. If the applicant's dwelling unit fails the inspection, the applicant will have twenty (20) business days to remedy any deficiencies. Failure to complete the inspection process will result in removal from the wait list and the applicant will be required to reapply.
- F. All vacation rental licenses are subject to commercial business water rates.
(Ord. 148 § 4, 1992; Ord. 199 § 1, 1997; Ord. 284, 2009; Ord. 291, 2010; Ord. 311, 2012; Ord. 328, 2014; Ord. 347 § 1, 2017; Ord. 362 § 1, 2019)

§ 4.08.050. Complaints.

All complaints shall be in writing on a form provided by the City and signed by the complainant. The complainant must show or attest that they have made a timely attempt to resolve the issue with the person representatively responsible for management of the property. The complainant is expected to initiate the process while the out of compliance incident is occurring or when they first become aware that a property is not in compliance with the regulations. All complaints filed with the City shall be verified by the City for validity.

- A. When a complaint is filed that is verified by the City to be valid, the dwelling unit owner representative and local contact person will be notified in writing by mail or email, and provided with a copy of the complaint. Either the dwelling unit owner representative or the local contact person will be required to meet with a City representative to discuss means by which further complaints may be avoided. If the licensee fails to meet this requirement within a reasonable amount of time, City staff will prepare a report for City Council action.
- B. Upon a second complaint that is verified by the City to be valid, the dwelling unit owner representative and local contact person will again be notified in writing by mail or email and provided with a copy of the complaint. Either the dwelling unit owner representative or local contact person will again be required to meet with a City representative to further discuss means by which further complaints may be avoided. If the licensee fails to meet this requirement within a reasonable amount of time, the City Recorder will prepare a report for City Council action.
- C. Upon a third complaint within a 90 day period that is verified by the City to be valid, the dwelling unit owner representative and agent, if any, will be notified in writing by mail or email and provided with a copy of the complaint.
1. City staff may schedule a hearing and prepare a report for City Council action.
 2. The City Council may schedule a hearing.
 3. Either the City Manager or City Council may, without a hearing, revoke the license immediately.
 4. In the event that a license is revoked, the applicant or license holder shall have the right of appeal. The written notice of appeal to the Council shall be filed with the City within 15 days of the notice of revocation.

D. Standards of judging complaints shall include, but are not limited to, the following:

1. Noncompliance with vacation rental license standards as stated in Section 4.08.030;
2. Monopoly of on-street parking;
3. Other offensive activities not in harmony with the residential neighborhood such as trespass, excessive noise or pets running loose.

E. The City Council, upon hearing the evidence, may: (1) approve the license as it exists; (2) revoke the license; (3) impose appropriate restrictions on the operation of the license.

(Ord. 148 § 5, 1992; Ord. 226, 2002; Ord. 311, 2012; Ord. 328, 2014; Ord. 347 § 1, 2017)

§ 4.08.060. Violations—Penalties.

It is unlawful for any person so required to fail or refuse to apply for a license, or operate without a license as required herein. Any person who violates any provisions of this chapter is subject to a fine of up to \$1,000 per violation, with each day of a continuing violation constituting a separate violation. The third violation within any consecutive 12 month period shall result in revocation of the vacation rental license for 12 months, after which time the owner may reapply for a new license. Violations shall be subject to the procedures and penalties of [Chapter 1.12](#), as now constituted or hereafter amended or revised. (Ord. 148 § 6, 1992; Ord. 185 § 4, 1996; Ord. 328, 2014; Ord. 347 § 1, 2017)

SEVERABILITY. Any provision of this Ordinance which proves to be invalid, void, or illegal shall in no way affect, impair or invalidate any other provision of this Ordinance, and the remaining provisions of this Ordinance shall remain in full force and effect.

EFFECTIVE DATE. This ordinance shall take effect on the 30th day after its adoption.

Passed and approved by the Yachats City Council on this 18th day of March 2026.

ADOPTED on March 18, 2026

	YES	NO	NOT PRESENT
Craig Berdie, Mayor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mary Ellen O'Shaughnessey	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Catherine Whitten-Carey	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Barry Collins	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Nicole Hedlund	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Craig Berdie, Mayor

Attest by:

Bobbi Price, City Manager