



# Assembly Bill 363

Transient Lodging

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Existing law requires the governing body of a county or city to adopt an ordinance defining the term “transient lodging” for the purposes of all taxes imposed by the governing body on the rental of transient lodging. (NRS 244.33565, 268.0195)

## DEFINITION

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**Sections 13 and 25** of this bill require the governing body of a county whose population is 700,000 or more and city whose population is 25,000 or more in a county whose population is 700,000 or more to *include residential units and rooms in residential units* in the definition of “transient lodging” for the purposes of all taxes imposed on the rental of transient lodging

# Authorization

- **Sections 9 and 22** of this bill set forth the requirements to obtain an authorization from the governing body of certain counties and cities which require a person to submit an application to the governing body. The governing body may hold a public hearing on the application. Sections 9 and 22 also establish various requirements for the holder of an authorization, including requirements to pay an annual fee to the governing body for the authorization, designate a local representative for the rental and maintain liability coverage for the residential unit.



# The Rules

- Annual Fee
- Local Representative
- Distance between Lodgings
- Minimum Rental Period
- Large Groups Prohibited
- Miscellaneous Rules





# Annual Fee

- Sec. 9. 1. A person who wishes to offer for rent a residential unit or a room within a residential unit for the purposes of transient lodging independently or using an accommodations facilitator must file a **written application** for an authorization with the agency, officer or department designated by the board of county commissioners in the ordinance and in the form set forth in the ordinance adopted pursuant to section 7 of this act (Max 5 per application)
- 5. A person who is granted an authorization pursuant to this section must, without limitation:
  - (a) Pay an annual fee for the authorization in an amount established in the ordinance adopted by the board of county commissioners pursuant to section 7 of this act. The board of county commissioners may increase the annual fee in an amendment to the ordinance





## Annual Fee (Cont.)

- 2. Upon receipt of an application for an authorization, the board of county commissioners may hold a public hearing on the application.
- 3. Before granting, denying or renewing an authorization, the board of county commissioners or its designee may conduct any necessary health, safety or fire inspection of the residential unit. The costs of any inspection must be paid by the applicant.



# Local Fees

- **Clark County** = \$150  
Inspection fee
  - \$750 Annual Fee for 3 or less rooms
  - \$1500 Annual Fee for 4+ rooms
  - Can only be issued to a natural person
- **Henderson** = \$820 annual fee
- Las Vegas = \$100 one time application fee
  - \$900 Annual Fee
- North Las Vegas = \$900 Annual Fee

# Local Representative

- 5. A person who is granted an authorization pursuant to this section must, without limitation:
  - (b) Maintain insurance which identifies that the property is used for transient lodging with a minimum liability coverage in an amount set forth in the ordinance adopted pursuant to section 7 of this act.
  - (c) Have a designated local representative who is responsible for the rental and available 24 hours a day, seven days a week to respond to any issues relating to the residential unit.



# Distance Between Lodgings

- 2. The ordinance adopted pursuant to subsection 1 must, without limitation:  
Establish requirements to ensure a minimum distance:  
(1) Of 660 feet between any residential units offered for rent for the purposes of transient lodging, except for residential units in a multifamily dwelling, and any other minimum separation requirement the board determines is necessary; and  
(2) Of 2,500 feet between any residential units offered for rent for the purposes of transient lodging and a resort hotel, as defined in NRS 463.01865



# Local Density Rules

- **Clark County** =
  - 2500 Feet from a Hotel Casino
  - 1000 Feet from another STR
- **Henderson** =
  - 2500 Feet from a Hotel Casino
  - 660 Feet from another STR
- Las Vegas =
  - 2500 Feet from a Hotel Casino
  - 1000 Feet from another STR
- North Las Vegas =
  - 2500 Feet from a Hotel Casino
  - 660 Feet from another STR

# Minimum Rental Period

- (e) Prohibit the rental of a residential unit or a room within a residential unit for less than the minimum period for the residential unit. If the residential unit:
  - (1) Is owner-occupied, the minimum period for the rental is 1 night.
  - (2) Is not owner-occupied, the minimum period for the rental is 2 nights \*

\*Las Vegas - Owner Occupancy Rule

# Large Groups

- (g) Establish the maximum occupancy requirements for a residential unit, which may not exceed 16 persons per residential unit.
- (j) Establish a maximum number of authorizations that may be issued for the rental of rooms within a single residential unit.
- (k) Define “party” as a gathering of people that exceeds the maximum occupancy of the residential unit established by the board of county commissioners pursuant to paragraph
- (g) and prohibit the use of the residential unit for parties, weddings, events or other large gatherings.
- (l) Establish specific requirements for noise, trash and security for the rental of the residential unit or a room within the residential unit for the purposes of transient lodging





# Max Occupancy

- Clark County = 2 per room or 10 total
- Henderson = 4 for first room and 2 thereafter. 16 total
- Las Vegas = 2 per room or 16 total
- North Las Vegas = 16 total



# Noise Ordinances

- All properties must have noise monitoring equipment outside (65 Decibels)
- Henderson required noise monitoring indoors also



# Miscellaneous Rules

- **Sec 7** (d) Prohibit the rental of a residential unit or a room within a residential unit that is located in an apartment building.
- **Sec 12** annual report is required to be filed containing
  - (a) The number of bookings, listings, owners and lessees for the county;
  - (b) The average number of bookings per listing for the county;
  - (c) Current year-to-date booking value for the county
  - (d) Current year-to-date revenue collected from all rentals through the [hosting platform] accommodations facilitator in the county, disaggregated by owner or lessee; and
  - (e) The average length of a rental in the county
- **Sec 11** a) The board of county commissioners shall require an accommodations facilitator who brokers, coordinates, makes available or otherwise arranges for the rental of a residential unit or a room within a residential unit in the county for the purpose of transient lodging to collect and remit to the county all taxes imposed on the gross receipts from the rental of the residential unit or a room within the residential unit in the county for the purpose of transient lodging; and

# Local Ordinances

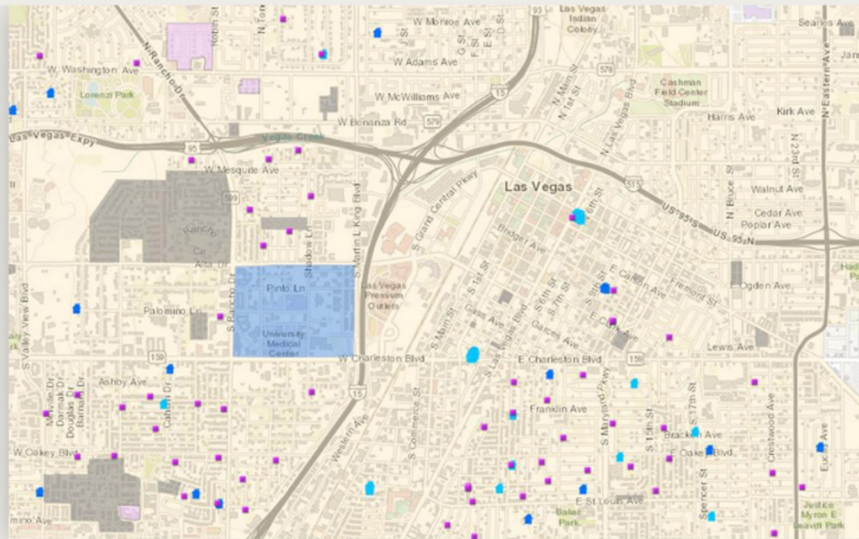
- All Counties
  - Payment of Taxes Monthly
  - No more than 10 percent of multifamily properties
  - Must be pre-approved by the HOA
  - License can be inherited or transferred by court order only
- Clark County
  - Must have a street facing camera
- Henderson
  - \$1M policy of insurance



# Penalties

- (n) Establish a schedule of civil penalties for violations of the ordinance adopted pursuant to subsection 1 by a holder of an authorization or an accommodations facilitator. A civil penalty imposed pursuant to such an ordinance:
  - (1) May not exceed \$1,000 for a single violation or the nightly rental value of the residential unit or room within the residential unit, whichever is greater
  - (2) Is in addition to any other penalty provided by law; and
  - (3) May only be imposed against the holder of the authorization or the accommodations facilitator, as applicable, who has committed the violation
- 3. The ordinance adopted pursuant to subsection 1 may, in addition to any other penalty provided by law, establish a schedule of civil penalties or fines to impose on a person who makes available a residential unit or room within a residential unit without holding an authorization issued pursuant to section 9 of this act. Any such civil penalty or fine for a single violation must not be less than \$1,000 or more than \$10,000

📍 495 S. Main St., 89101 📞 702-229-3500 🕒 Hours: 7 a.m. - 5:30 p.m.



# Short-Term Rental License Map

View locations for short term rentals in the city of Las Vegas.

Learn More



Your inquiry is very important to us and will be routed to a city operator who will direct you to the department that can answer your question.

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