

MEMORANDUM



COMMUNITY
DEVELOPMENT

Date: August 26, 2019

To: Community Building Subcommittee

From: Mary A. Winters

RE: Multiple dwelling units (i.e., ADUs, duplexes and triplexes) with more than one short-term rental (STR) on the property.

There is a perception that as the City infills with ADUs, duplexes, and triplexes they are being turned into Short-Term Rentals (STRs). The Bend Development Code does allow multiple STRs located on the same lot (e.g., a triplex could contain three separate STRs) as long as all the standards can be met.

In order to determine what percentage of ADUs, duplexes and triplexes are used as STRs, staff analyzed the number of ADUs that have been approved since 2001 and how many have become vacation rentals or STRs. Staff was also interested in seeing what percentage of ADUs became STRs after the new STR regulations went into effect in April of 2015. Staff did the same analysis for duplexes and triplexes since 1989 and multifamily since 2015. The following data is for your review.

Total Vacation Rentals (VAC) and STRs			
Units Type	Planning Applications	VAC & STR Applications	%
ADUs since 2001	507	95	18.74%
Duplex/Triplex since 1989	804	33	4.10%
STRs approved since April 2015			
Units Type	Planning Applications	STR Applications	%
ADUs since 2001	507	52	10.26%
Duplex/Triplex since 1989	804	7	0.87%
STRs approved since April 2015			
Units Type	Planning Applications	STR Applications	%
Multifamily since 2015	35	1	2.86%

Staff would like direction on whether an amendment is necessary to address allowing multiple STRs located on the same lot.