



STAFF REPORT

Report To: Board of Supervisors **Meeting Date:** May 21, 2026

Staff Contact: Hope Sullivan, Community and Economic Development Director

Agenda Title: For Possible Action: Discussion and possible action regarding direction on the preparation of an ordinance governing short-term rental properties, including authorized zoning districts, licensing requirements, rental conditions, restrictions and prohibitions, enforcement mechanisms, penalties and any other standard for the implementation of a comprehensive regulatory framework. (Hope Sullivan, hsullivan@carsoncity.gov)

Agenda Action: Other / Presentation **Time Requested:** 45 minutes

Proposed Motion

Depends on discussion.

Board's Strategic Goal

Quality of Life

Previous Action

April 29, 2026 (Item 7.E) – The Planning Commission discussed proposed amendments to Title 18 of the Carson City Municipal Code (“CCMC”) regarding short-term rentals.

March 25, 2026 (Item 6.I) – The Planning Commission discussed proposed regulations regarding short-term rentals and continued the item to the meeting of April 29, 2026.

February 20, 2026 (Item 5C) – The Board of Supervisors (“Board”) discussed which zoning districts would be appropriate and potential standards for short-term rentals in Carson City.

December 4, 2025 (Item 12) – The Board provided direction on the regulation of short-term rentals of private residential properties, including prohibition of such rentals in various zoning districts and enforcement procedures.

February 21, 2025 (Item 5D) – The Board discussed potential policy and legislative directives for the regulation of short-term rentals in Carson City.

Background/Issues & Analysis

The purpose of this item is for the Board to review the elements of short-term rental regulations and to provide input regarding what it would like to include in a proposed ordinance. Based on Board input, the District Attorney’s office will prepare the ordinance.

In What Zoning Districts Should Short-Term Rentals Be Permitted / Conditionally Permitted?

Agriculture
Conservation Reserve
Single-Family – 5 acres
Single-Family – 2 acres
Single-Family – 1 acres
Single-Family – 21,000 square feet
Single-Family – 12,000 square feet
Single-Family – 6,000 square feet
Mobile Home – 6,000 square feet
Mobile Home – 12,000 square feet
Mobile Home – 1 acre
Mobile Home Park
Multi-family Duplex
Multi-family Apartments
Residential Office
General Office
Neighborhood Business
Retail Commercial
General Commercial
Tourist Commercial
Downtown Mixed Use
Limited Industrial
General Industrial
General Industrial Airport
Air Industrial Park
Public
Public Neighborhood
Public Community
Public Regional

A use that is identified as a permitted use is not subject to any noticing or public hearings.

A use that is identified as being allowed subject to an administrative permit is subject to noticing and a hearing before the Hearings Officer. Approval is based on the ability to make the required findings of fact in the affirmative.

A use that is identified as being allowed subject to a special use permit is subject to noticing and a hearing before the Planning Commission. Approval is based on the ability to make the required findings of fact in the affirmative.

Potential Standards for Short-Term Rentals

1. The short-term rental use may only be established in a building that is currently lawfully used as a dwelling unit. All occupants must share common living, eating and cooking space.
2. Only one short-term rental may be permitted on a property.
3. The owner of a short-term rental must pay the Room Rental Tax consistent with CCMC Chapter 4.08.

4. Trash bins from a short-term rental must be a bear-proof bin and may not be put out more than one day before scheduled pick up and the bin must be removed from the street within one day after pick up.
5. At the time of application, the owner must provide a signed statement confirming the unit is not deed restricted or located in an area governed by covenants, conditions and restrictions (“CC&Rs”) or bylaws that prohibit or limit the existence of a short-term rental. The owner has ultimate responsibility for knowing the CC&R restrictions regarding short-term rentals.
6. No events, including weddings, may occur at a short-term rental. An event is a gathering of people that exceeds the maximum occupancy of the short-term rental.
7. No amplified sound may occur outside of buildings on the property of a short-term rental between 10:00 PM and 7:00 AM.
8. Each short-term rental must have a responsible person identified who can respond via telephone within 30 minutes and in person to the site within one hour upon being contacted by representatives of the City. The property owner shall provide the responsible person’s contact information to all property owners within the noticing area.
9. The applicant for a short-term rental will provide a written Code of Conduct for review and approval by the Community Development Director. The Code of Conduct shall set forth the rules and expectations that renters and guests must follow while visiting the short-term rental. The property owner and the responsible party must provide renters with a copy of the Code of Conduct as well as post the Code of Conduct in a conspicuous location on the property and use best efforts to ensure renters and guest compliance. At a minimum, the Code of Conduct shall include the following:
 - a. Occupancy limits and notice that gatherings that exceed the maximum occupancy of the short-term rental are prohibited;
 - b. A statement that quiet hours are designated between 10:00 PM and 7:00 AM and no amplified sound is permitted outdoors during those hours.
 - c. The use of a wood-burning fire pit is prohibited, and gas fire pits may not be used during red flag warnings as issued by the National Weather Service.
 - d. Notification as to when trash bins should be placed at the street and brought back from the street.
 - e. Notification that the City may schedule safety inspections, and a requirement that the renters and guests must make the unit available for such inspections upon 24-hour notice.
 - f. Any other rules and regulations, based upon the unique characteristics of the short-term rental.
10. The short-term rental shall be subject to an annual inspection by City Compliance Officers. Compliance Officers will verify the presence of operational smoke detectors in each bedroom, operational carbon monoxide detectors, replacement batteries, a fire extinguisher that will not expire before the next inspection, and an information binder that will include, at minimum, responsible party contact information, Carson City Emergency contact information, the standards for short-term rentals and the code of conduct.
11. A sanitation protocol for any hot tub or swimming pool must be submitted for review and approval by the Director of the Department of Health and Human Services. A maintenance log must be maintained by the property owners.
12. The occupancy limit shall be two people per bedroom based on the bedroom count determined by the Community Development Director.

13. Any fire pit must be gas-operated.
14. A sanitation / disinfection protocol must be provided for review and approval by the Director of the Department of Health and Human Services.
15. The Administrative Permit is non-transferable. (only if the use is subject to an Administrative Permit)
16. The property owner of a short-term rental must have insurance with the City listed as an additional insured.
17. The minimum age of a person who enters into a lease for a short-term rental is 25 years old and that person must be present.

Placement of Standards in Title 4 or Title 18 / Enforcement.

Carson City Municipal Code Title 4 (Licenses and Business Regulations) consists of the following chapters.

- 4.03: National Background Checks
- 4.04: Business License
- 4.05: Surcharge for Enhancement or Improvement of Telephone System Used for Reporting Emergencies
- 4.08: Room Rental Tax
- 4.13: Liquor Board and Liquor Licensing and Sales
- 4.14: Gaming Licenses and Regulations
- 4.16: Solicitors and Pedlers
- 4.25: Transient Facility Child-Tending Agencies
- 4.30: Invasive Body Decoration Establishment

The Business License Division of the Community Development Department administers Chapters 4.04 (Business License), 4.13 (Liquor Board and Liquor Licensing and Sales), and 4.14 (Gaming Licenses and Regulations).

Per CCMC 4.04.010, a violation of Chapter 4.04 is punishable as prescribed in CCMC 1.08.010, which is a misdemeanor punishable by imprisonment in the city jail for not more than six (6) months, or by a fine of not more than one thousand dollars, or by both fine and imprisonment.

Per CCMC 18.02.009, a violation of the zoning ordinance (Title 18) is declared a public nuisance. Nuisances are addressed in CCMC Title 8: Public Peace, Safety and Morals. The enforcement of a nuisance may be addressed in either a criminal or a civil manner.

At its workshop meeting on February 20, 2026, the Board recommended the following violation schedule for short-term rentals:

- 1st violation within a 12-month period: The responsible party must respond.
- 2nd violation within a 12-month period: \$500 fine
- 3rd violation within a 12-month period: \$1000 fine
- 4th violation within a 12-month period: Revocation consistent with CCMC 4.04.210.

Applicable Statute, Code, Policy, Rule or Regulation

Article 2 of the Carson City Charter; NRS 278.020 and 278.260; CCMC Chapter 4.04; CCMC 18.02.0451 and 18.04.187

Financial Information

Is there a fiscal impact? No

If yes, account name/number:

Is it currently budgeted? No

Explanation of Fiscal Impact:

Alternatives

Depends on discussion.

Attachment(s):

[Late Material - Public Comment Item 19a.pdf](#)

Motion: _____

1) _____

2) _____

Aye/Nay

(Vote Recorded By)