



Short-Term Vacation Rental FAQs

What is a short-term vacation rental? A permanent residential dwelling or any portion of such dwelling unit, rented for occupancy for a period of less than thirty (30) consecutive calendar days, excluding February, counting portions of calendar days as full days, regardless of whether a permanent resident is also present during the period of occupancy.

What do I need to rent my property as a short-term vacation rental? Please review Section 19.5.3.G of the Henderson Development Code, which outlines the standards and regulations to operate a short-term vacation rental. In addition, an annual registration fee will be required.

What if an HOA or CC&Rs prohibit short-term vacation rentals? It is important to note that the City's new ordinance does not alter the ability of common interest communities to prohibit short-term vacation rentals through their CC&Rs or other governing documents and to enforce those prohibitions within their community. The ordinance will require applicants for a city registration to certify in writing that operation of a short-term vacation rental would not violate any CC&Rs, bylaws, or other agreements governing the use of their property prior to obtaining a registration. In the event that a dispute arises between a homeowner and his/her HOA regarding whether a short-term vacation rental is permitted, if the HOA obtains a judicial order as proof of the prohibition, the City would not allow a homeowner in that community to register. If a property that has been registered and determined to be in violation of the judicial order regarding short-term vacation rental prohibition, the registration will be revoked by the City of Henderson. The City does not enforce CC&Rs or HOA regulations.

How do I register my property for a short-term vacation rental? Registration will not begin until mid-November 2019. Property owners of the short-term vacation rental will register online. When registration goes live, a registration link will be provided on this webpage. If you own multiple properties and would like to register them as a short-term vacation rental, each property will require a separate annual registration. If your property is located within an individually mapped multi-unit development (i.e. condominiums), the number of units permitted to register are 1 unit of 25 percent of the number of units within the building, whichever is greater. Short-term vacation rentals are prohibited in apartment units.

How much does it cost to register my property as a short-term vacation rental? The registration fee is \$820.00, which is due annually from date of registration issuance.

Is short-term vacation rental registration transferrable? No, the registration is only valid for the property owner at time of issuance. If the property is sold, the registration is terminated.

Does short-term vacation rental registration apply to multiple properties? No, the short-term vacation rental registration is valid only for one residential property.

Is there a minimum rental period for a booking? Yes. A two-night minimum booking is required.



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Is the City creating a waiting list for a unit within an individually mapped multi-unit structures prior to registration? No, the City is not creating a waiting list. Those properties located within an individually mapped multi-unit structure (townhouse, condominium, single-family attached, etc.) will register on a first come, first served basis. Once the maximum number within the building is reached, no further registrations will be issued. Short-term vacation rentals are prohibited in apartment units.

Am I required to pay transient-lodging tax? Yes, each short-term vacation rental registered with the City of Henderson will be required to pay transient lodging tax on a monthly basis as required in Title 4.48 of the Henderson Municipal Code. The registrant is responsible for filing their monthly remittance, even if no taxes were collected for the month.

How do I obtain my short-term vacation rental certification? Certification must be obtained through a City of Henderson approved Short-Term Vacation Rental Certification class. City of Henderson approved certification classes are currently being offered through College of Southern Nevada (CSN), University of Central Florida, Dixie State University and Utah Valley University, other sites continue to be added. For the most up-to-date course schedule and locations, please visit, <https://www.strcertification.com/str-course-dates>. The link provided is not maintained by the City of Henderson. The site is maintained by the instructor of the Short-Term Vacation Rental Certification course.

The City continues to work to create additional short-term vacation rental certification programs.

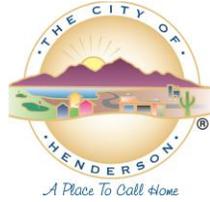
Certification is required for the property owner of record and the registered local contact person. If your registered local contact is a property manager licensed under NRS 645, certification is not required, a copy of the state license will be required at time of registration.

Can I take the short-term vacation rental certification online? Yes, please visit the following link for the most up-to-date course schedule and locations: <https://www.strcertification.com/str-course-dates>. The link provided is not maintained by the City of Henderson. The site is maintained by the instructor of the Short-Term Vacation Rental Certification course.

Do I need a business license to operate a STR? The City of Henderson is not requiring a business license to operate a STR.

Can the property be owned and registered by an LLC? Yes, however a registrant needs to be one of the officers/operators of the LLC, and ownership disclosure providing proof that they are one of the officers/operators and listed in the LLC member information. The member registering for the class needs to be responsible for taking the class.

Where do I get addresses to send out my local contact information to properties within a 200-foot radius once approved? City staff will provide you the mailing list which can be formatted into labels once the City has approved the property's registration.



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My STR is within a larger condominium complex with public areas shared by all condo owners. Do I still need to provide exterior noise monitoring devices since these public areas are shared by other owners? No, the monitoring is required within the rental unit, and any private common areas large enough for customers may congregate as a group.