

**DRAFT – SHORT TERM RENTAL CODE**

1 **11.04.020 District use chart.**

2 The use chart located on the following pages is made a part of this section. The  
 3 following acronyms apply to the following use chart. If a cell in the table is blank, the use  
 4 listed in the left hand column is a prohibited use in the zone that is the heading for that  
 5 cell.

- P — Permitted use
- P(1) — Permitted use subject to development standards in Chapters [11.88](#), [11.93](#) and/or within the applicable zoning district standards
- P(2) — Permitted use subject to development standards in Chapters [11.88](#), [11.93](#) and/or within the applicable zoning district standards, except for on parcels that are twelve thousand square feet or smaller, the use/structure must be located on a lot with an existing single-family residence
- A — Accessory use
- A(1) — Accessory use subject to development standards in Chapters [11.88](#), [11.93](#) and/or within the applicable zoning district standards
- CUP — Conditional use permit

**District Use Chart**

USE/ACTIVITY	RR20	RR10	RR5	RR2.5	RW	RRR	RV	RC	RI	RP	AC	FC	MC
<b>RESIDENTIAL USES</b>													
Adult Family Home	P	P	P	P	P	P	P	A(1)					

**DRAFT – SHORT TERM RENTAL CODE**

**District Use Chart**

USE/ACTIVITY	RR20	RR10	RR5	RR2.5	RW	RRR	RV	RC	RI	RP	AC	FC	MC
Bed and Breakfast (3 or Fewer Rooms)	A(1)	A(1)	A(1)	A(1)	A(1)	A(1)	A(1)				A(1)	A(1)	
Caretaker Dwelling Unit								A(1)	A(1)				
Detached Garages	P(2)	P(2)	P(2)	P(2)	P(2)	P(2)	P(2)	P(2)			P(2)	P(2)	
Dock/Pier, Single or Joint Use	P	P	P	P	P	P					P	P	
Dock/Pier, Community for Residential Development	A	A	A	A	A	A	A	A	A	A	A	A	
Dock/Pier, Community for Commercial Development	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	
Duplex Dwellings							P						
Guest Inn—4 to 6 Rooms	CUP	CUP	CUP	CUP	CUP	CUP	CUP				CUP		
Home-Based Business	CUP	CUP	CUP	CUP	CUP	CUP	CUP				CUP	CUP	
Home Occupations	A(1)	A(1)	A(1)	A(1)	A(1)	A(1)	A(1)				A(1)	A(1)	
In-Home Daycare	A(1)	A(1)	A(1)	A(1)	A(1)	A(1)	A(1)	A(1)			A(1)	A(1)	
Mobile/Manufactured Home Park			CUP	CUP	CUP	CUP	CUP						
Multifamily Dwellings							P(1)						

**DRAFT – SHORT TERM RENTAL CODE**

**District Use Chart**

USE/ACTIVITY	RR20	RR10	RR5	RR2.5	RW	RRR	RV	RC	RI	RP	AC	FC	MC
Private Greenhouses	P(2)	P(2)	P(2)	P(2)	P(2)	P(2)	P(2)				P(2)	P(2)	
Dependent Care Housing	P(1)	P(1)	P(1)	P(1)	CUP	CUP	CUP				CUP	CUP	
Residential Dwelling Units, Above Ground Floor								P(1)					
Single-Family Dwelling	P	P	P	P	P	P	P				P	P	
Short-term Rental 3,600 square feet or less or 4 bedrooms or less	P(1)	P(1)	P(1)	P(1)	P(1)	P(1)	P(1)				CUP	CUP	
Short-term Rental greater than 3,600 square feet or 5 or more bedrooms	CUP	CUP	CUP	CUP	CUP	CUP	CUP				CUP	CUP	

7 **11.22.030 Permitted, accessory and conditional uses.**

8 (1) A district use chart is established and contained herein as a tool for the purpose of determining the specific  
9 uses allowed in each use district. No use shall be allowed in a use district that is not listed in the use chart as  
10 either permitted, accessory or conditional use, unless the administrator determines, by a written administrative  
11 interpretation that may be appealed to the hearing examiner, that an unlisted use is similar to one that is  
12 already enumerated in the use chart and may therefore be allowed, subject to the requirements associated with  
13 that use and all other applicable provisions.

14 (2) The following acronyms apply to the following use chart:

**DRAFT – SHORT TERM RENTAL CODE**

**Uses:**

PRM = Permitted use

ACC = Accessory use

CUP = Conditional use

*Where a cell is empty, the use is prohibited in that zone. All of these assume compliance with any and all development standards.*

**Districts:**

R-1 = Low Density Residential

R-2 = Medium Density Residential

R-3 = High Density Residential

C-D = Downtown Commercial

C-H = Highway Commercial

I = Industrial

I-C = Campus Industrial

P-U = Public Use

Land Uses	R-1	R-2	R-3	C-D	C-H	I	I-C	P-U
<b>RESIDENTIAL USES</b>								
Accessory Dwelling, Detached	PRM	PRM	PRM	CUP			CUP	CUP
Accessory Dwelling, Attached	PRM	PRM	PRM					
Accessory Structure, Residential 1,500 Square Feet or Less	PRM	PRM	PRM	ACC	ACC		ACC	
Accessory Structure, Residential Greater than 1,500 Square Feet	ACC	ACC	ACC	ACC	ACC		ACC	
Bed and Breakfast	CUP	CUP	CUP	PRM	PRM			
Boarding/Lodging House	PRM	PRM	PRM	CUP	PRM	PRM		

**DRAFT – SHORT TERM RENTAL CODE**

Land Uses	R-1	R-2	R-3	C-D	C-H	I	I-C	P-U
<u>Short-term Rental 3,600 square feet or less or 4 bedrooms or less</u>	CUP	CUP	CUP	PRM	PRM			
<u>Short-term Rental greater than 3,600 square feet or 5 or more bedrooms</u>	CUP	CUP	CUP	PRM	PRM			
Caretaker's Residence				ACC	ACC	ACC	ACC	ACC
Condominiums—Residential (Full-Time Ownership)		PRM	PRM	PRM	PRM		CUP	
Assisted Living Facility	PRM	PRM	PRM	PRM	PRM			
Convalescent Home/Nursing Home		CUP	CUP	PRM	PRM			
Daycare Center, Preschool	CUP	CUP	CUP	PRM	PRM	PRM	PRM	PRM
Daycare Home	ACC	ACC	ACC	ACC	ACC			
Duplex Dwelling	PRM	PRM	PRM	PRM	PRM		CUP	
Foster Home/Group Home	ACC	ACC	ACC	ACC	ACC			
Home Occupation	ACC	ACC	ACC	ACC	ACC			
Home-Based Business	CUP	CUP	CUP	CUP	CUP			
Manufactured Home, Designated	PRM	PRM	PRM					
Manufactured/Mobile Home Park		PRM	PRM					
Manufactured Home	PRM	PRM	PRM					
Mobile Home								
Modular Home	PRM	PRM	PRM					
Multifamily Dwelling		PRM	PRM	PRM	PRM		CUP	
Single-Family Dwelling	PRM	PRM	PRM					
Existing Single-Family Dwelling as of July 1, 2008				PRM	PRM			

**DRAFT – SHORT TERM RENTAL CODE**

18 The use chart located on the following pages is made a part of this section. The following acronyms apply to  
 19 the following use chart. If a cell in the table is blank, the use listed in the left hand column is a prohibited use in  
 20 the zone that is the heading for that cell.

- UR1 Urban Residential-1
- UR2 Urban Residential-2
- UR3 Urban Residential-3
- CT Tourist Commercial
- CD Downtown Commercial
- MLI Manson Light Industrial
- UP Urban Public
- P Permitted use—Subject to development standards in Chapter [11.88](#) and/or [11.93](#)
- A Accessory use—Subject to development standards in Chapter [11.88](#) and/or [11.93](#)
- CUP Conditional use permit—Subject to development standards in Chapter [11.93](#) and/or within this chapter

**Table 9.1 – District Use Chart**

USE/ACTIVITY	UR1	UR2	UR3	CT	CD	MLI	UP
Accessory Dwelling Unit	A	A	A				
Accessory Buildings, Agricultural	A	A	A	A	A	A	
Accessory Uses to Permitted Uses	A	A	A	A	A	A	A
Fences	P	P	P	P	P	P	P
Recreation/Tourist Uses				P			
Signs	A	A	A	A	A	A	A
Adult Family Home	P	P	P				
Bed and Breakfast (3 or Fewer Rooms)	A	A	A		P		
Caretaker Dwelling Unit					P	P	
Detached Garages	P	P	P				

**DRAFT – SHORT TERM RENTAL CODE**

**Table 9.1 – District Use Chart**

USE/ACTIVITY	UR1	UR2	UR3	CT	CD	MLI	UP
Duplex Dwellings		P	P				
Guest Inn—4 to 6 Rooms			CUP		P		
Home-Based Business							
Home Occupations	A	A	A				
In-Home Daycare	A	A	A				
Mobile/Manufactured Home Park			CUP				
Multifamily Dwellings (Apartments)			P				
Private Greenhouses	P	P	P				
Dependent Care Housing	CUP	CUP	CUP				
Residential Dwelling Units, Above Ground Floor				A	P	A	
Boarding House	P	P	P				
Single-Family Dwelling	P	P	P				
Single-Family Dwelling, as of December 31, 2017, excluding parcels adjacent to Wapato Way				P <sup>1</sup>	P <sup>1</sup>		
Accessory Uses That Support, Promote or Sustain Agricultural Operations							
Agricultural Uses	P	P	P				
Agricultural Worker Housing, Off-Site							
Agricultural Worker Housing, Permanent	A	P	P				
Agricultural Worker Housing, Temporary							
Agriculturally Related Industry				CUP	CUP	P	
Agricultural Processing Facility						P	

**DRAFT – SHORT TERM RENTAL CODE**

**Table 9.1 – District Use Chart**

USE/ACTIVITY	UR1	UR2	UR3	CT	CD	MLI	UP
Agricultural Support Services							
Animal Boarding Facilities				CUP			
Kennels							
Farm Visit, U-Pick and Rent-A-Tree Operation	P	P	P				
Roadside Stands, Nursery Greater Than 1,500 sq. ft. Retail							
Roadside Stands, Nursery Less Than 1,500 sq. ft. Retail				P	P		
Winery Less Than 1,500 sq. ft. of Retail Space				P	P	P	
Winery Greater Than 1,500 sq. ft. of Retail Space				P	P	P	
Farm/Agricultural Supply Sales				P	P	P	
Agricultural Theme Market							
Airport/Heliport, Single Engine Crop Dusting/Spraying						CUP	
Commercial Amusement/Recreational Facilities				P	P		
Commercial Feedlot							
Lodging Facilities				P	P		
Neighborhood-Oriented Commercial				P	P		
Restaurants and Drinking Establishments				P	P		
Restaurants and Drinking Establishments, Less Than 1,500 sq. ft.				P	P	P	
Tavern					P		
Chemical, Fuel or Fertilizer Distribution, Sales, Bulk Storage						P	
Contractor Storage Yard						P	
Explosives Manufacture and Storage							
Farm Equipment/Machinery Sales and Service						P	



**DRAFT – SHORT TERM RENTAL CODE**

**Table 9.1 – District Use Chart**

USE/ACTIVITY	UR1	UR2	UR3	CT	CD	MLI	UP
Hazardous Waste Treatment/Storage Facilities, Off-Site							
Heliport, Temporary Emergency and Forest-Related Management Support	P	P	P	P	P	P	P
Inert Waste Site						CUP	
Junkyard/Auto Wrecking Yard/Impound Yard							
Machine Shop—Artisan Goods (behind retail frontage)				CUP	CUP		
Manufacturing, Assembly, Fabrication of Artisan Goods				CUP	CUP	P	
Mineral Extraction, Long-Term							
Mineral Extraction, Short-Term							
Mini Storage						P	
Portable Sawmills and Chippers, Log Sorting and Storage Temporary Installation							
Recycling Inert Waste						CUP	
Remote Industrial Use							
Research Facilities					P	P	
Rock Crusher, Temporary Placement							
Rock Crushing, Sorting, Batching of Concrete or Asphalt							
Sanitary Landfill							
Short-Term Stockpiling of Inert Waste							
Transportation/Shipping Terminal						P	
Vehicle Sales					P	P	
Veterinarian/Animal Hospital—Small animal					P	P	

**DRAFT – SHORT TERM RENTAL CODE**

**Table 9.1 – District Use Chart**

USE/ACTIVITY	UR1	UR2	UR3	CT	CD	MLI	UP
Warehousing						P	
Wholesale Trade					P	P	
Stockpiling of Sand and Gravel, Etc.							
Retail Sales				P	P		
Retail Trade Serving Industrial Uses						P	
Developed Open Space	P	P	P	P	P	P	P
Educational Institutions, Public or Private	CUP	CUP	CUP				CUP
Educational/Administrative Facilities Associated with Permitted Use	A	A	A	A	A	A	A
Parking Garage				P	P	P	
Parking Lots				P	P	P	
Public Facilities, High Impact	CUP	CUP	CUP	CUP	CUP	CUP	CUP
Public Facilities, Low Impact	P	P	P	P	P	P	P
Recreational Vehicle Park/Campground, Major				P			CUP
Recreational Vehicle Park/Campground, Minor				P			CUP
Schools, Business, Technical or Trade (L)				P	P	P	
Utilities, High Impact	CUP	CUP	CUP	CUP	CUP	CUP	CUP
Utilities, Low Impact	P	P	P	P	P	P	P
Swimming Pools	P	P	P	P	P		P
Churches and Religious Facilities	CUP	CUP	CUP	CUP	CUP	CUP	P
Daycare Center/Preschool	CUP	CUP	CUP	P	P	A	
Food and Beverage Services				P	P	P	P

**DRAFT – SHORT TERM RENTAL CODE**

**Table 9.1 – District Use Chart**

USE/ACTIVITY	UR1	UR2	UR3	CT	CD	MLI	UP
Personal and Professional Services				P	P	P	
Places of Public and Private Assembly				P	P	P	P
Service Station, Including Automotive Repair				P	P	P	
Cemetery	CUP	CUP	CUP	A	A		P
<u>Short-term Rental 3,600 square feet or less or 4 bedrooms or less</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>A</u>	<u>A</u>		
<u>Short-term Rental greater than 3,600 square feet or 5 or more bedrooms</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>		
<u>Vacation Rentals</u>	<u>P+</u>	<u>P+</u>	<u>P+</u>	<u>A+</u>	<u>A+</u>	-	←

Formatted Table

P+ = Permitted with Standards

23  
24

25  
26  
27  
28  
29  
30  
31  
32  
33  
34  
35  
36  
37  
38  
39  
40  
41

~~11.23.040 (3) Vacation Rentals. Vacation rentals, any unit being rented for less than thirty consecutive days, shall be permitted as identified in Section 11.23.030, District use chart. All vacation rentals shall receive an annual permit from January 1st to December 31st, under Title 14 limited administrative review, documenting conformance and agreement to conform to the following provisions:~~

~~(A) Vacation rentals shall maintain the character of the surrounding neighborhood by:~~

~~(i) Providing year around solid waste receptacles and pickup service. Trash cans, on the right of way, should be removed within twenty four hours of pickup; and~~

~~(ii) Provide at least one off street parking space, outside of the required setbacks for each two rented bedrooms. Where off street parking requirements cannot be met the number of rented bedrooms shall be limited; and~~

~~(iii) Noise emanating from any use shall be in conformance with Chapter 7.35; and~~

~~(iv) Occupancy. The maximum number of occupants permitted to stay overnight shall be two people for each bedroom plus two additional persons, excluding children under the age of six; and~~

~~(v) Placing, adjacent to the front door (outside), a legible sign clearly visible to the general public listing the maximum number of occupants permitted to stay overnight, the~~

**DRAFT – SHORT TERM RENTAL CODE**

~~maximum number of vehicles allowed to be parked on site, and the name and contact information of the local contact person.~~

~~(B) Vacation rentals shall provide a local contact person (within a forty-mile radius) twenty-four hours a day seven days a week. Contact information shall be provided to the adjacent properties, the Manson community council, District 5 fire chief, and the Chelan County sheriff.~~

~~(C) Enforcement. Any violation of the provisions of this chapter is punishable pursuant to Title 16. Enforcement actions may be brought against the owner of the vacation rental home for the conduct constituting the violation.~~

14.98.050 Accessory dwelling unit. "Accessory dwelling unit" means a separate dwelling unit, which may be attached, detached, or located within the primary residence. No mobile home or recreational vehicle shall be an accessory dwelling unit. Such dwelling shall be subject to the requirements and conditions provided in Chapter [11.88](#).

14.98.055 Accessory use/structure. "Accessory use/structure" means a use of land or building or portion thereof which is customarily incidental and subordinate to a principal use of the land or building and located on the same lot or within the same project as the principal use. For the purpose of determining an accessory use/structure, a dock/pier is not considered a principal use.

14.98.265 Bed and breakfast. "Bed and breakfast" means a facility in which one kitchen, a shared dining area, and not more than a total of three lodging units are available within a single-family residence providing short-term lodging for paying guests.

14.98.320 Building. "Building" means any structure having a roof supported by columns or walls and intended for the shelter, housing, or enclosure of any individual, animal, process, equipment, goods or materials of any kind.

14.98.605 Duplex. "Duplex" means a building containing two single-family dwelling units totally separated from each other by a fire separation wall extending from ground to roof.

14.98.610 Dwelling. "Dwelling" means a building or portion thereof that is used for human habitation.

14.98.615 Dwelling, multifamily. "Dwelling, multifamily" means a building containing three or more dwelling units, including units that are located over the other.

14.98.620 Dwelling, single-family. "Dwelling, single-family" means a building containing one dwelling unit and that is not attached to any other dwelling by any means and is surrounded by open space or yards.

14.98.625 Dwelling unit. "Dwelling unit" means one or more rooms designed, occupied or intended for occupancy as a separate living quarters with sleeping, sanitary facilities

**DRAFT – SHORT TERM RENTAL CODE**

79 and kitchen facilities provided within the dwelling unit for the exclusive use of a single  
80 household.

81 14.98.910 Guest house. “Guest house” means an accessory building designed,  
82 constructed, and used for the purpose of providing temporary sleeping accommodations  
83 for guests, or for members of the same family as that occupying the main structure.

84 14.98.920 Habitable space. “Habitable space” means space in a structure for living,  
85 sleeping, eating, or cooking. Bathrooms, toilet compartments, closets, halls, storage or  
86 utility space, and similar areas are not considered habitable space.

87 14.98.1105 Lodging facilities. “Lodging facilities” means establishments providing  
88 transient sleeping accommodations and may also provide additional services such as  
89 restaurants, meeting rooms and banquet rooms. Such uses may include, but are not  
90 limited to, hotels, motels and lodges greater than six rooms.

91 14.98.1110 Lodging unit. “Lodging unit” means one self-contained unit designated by  
92 number, letter or some other method of identification. (

93 14.98.1125 Lot. “Lot” means a fractional part of divided lands having fixed boundaries,  
94 also known as property lines. The term shall include tracts and parcels.

95 14.98.1365 Parcel. “Parcel” means a tract, lot or plat of land of any size which may or  
96 may not be subdivided or improved.

97 14.98.1670 Setback. “Setback” means the distance between the nearest load-bearing  
98 member of a structure to any lot line, as measured on a horizontal plane. Exemptions  
99 are listed in Chapter [11.88](#).

100 14.98.1825 Structure. “Structure” means that which is built, constructed, erected or any  
101 kind or any piece of work artificially built up or composed of parts joined together which  
102 requires location on the ground or attached to something having a location on the  
103 ground with the exception of retaining walls. Not included are structures or similar  
104 improvements less than four feet in height.

105

106 14.98.1692 Short-term rental. Short-term rental or vacation rental means any [dwelling](#)  
107 unit being ~~rented-offered or provided for a fee~~ for less than thirty consecutive days.

108

109 11.93.380 Short-term rental of residences or accessory dwelling units (ADUs).

110 When short-term rental of a residence or accessory dwelling unit, as defined by CCC  
111 14.98.1692, is allowed by this code, the following standards apply:

112 (1) One short-term rental is allowed on a [lot](#), either in the principal residence or  
113 an accessory dwelling, [except for multiple unit developments or condominium units](#)

**DRAFT – SHORT TERM RENTAL CODE**

114 (2) No more than two overnight guests per bedroom plus additional two overnight  
115 guests shall be accommodated at any one time. The number of bedrooms is determined  
116 by the approved building permit for the structure or a floor plan provided by the  
117 applicant indicating areas with sleeping accommodations provided. A guest is a person  
118 over six years of age.

119 (3) Solid waste must be removed from the vacation rental to an approved solid waste  
120 (3) Solid waste must be removed from the vacation rental to an approved solid waste

121 ~~(A) Trespassing;~~

122 ~~(B) Noise that violates Chapter 7.35;~~

123 ~~(C) Off-site parking location for guests and visitors;~~

124 ~~(D) Vehicle speeds of higher than the posted speed limit, or 20 miles per hour (mph)~~  
125 ~~on private paved roads and 15 mph on private nonpaved roads; and~~

126 ~~(E) Fire pits must be able to be locked when burn ban in effect.~~

127 (34) Solid waste must be removed from the vacation rental to an approved solid waste  
128 facility every week. Solid waste shall be stored in completely enclosed and secured  
129 solid waste receptacles add wildlife screened from adjacent properties or stored  
130 completely indoors.

131 (45) One on-site parking space ~~outside of the required setbacks~~ shall be provided for  
132 each two bedrooms within the short-term rental reference off-street parking.

133 (65) All short-term rental permit holders are required to display the address of the  
134 residence so that it is clearly visible from the street or access road.

135 (76) No outdoor advertising sign are allowed.

136 (87) Short-term rental accommodations must meet all applicable local and state  
137 regulations, including those pertaining to business licenses and taxes such as  
138 Washington State sales, lodging and business and occupation taxes.

139 (8) The short-term rental shall be operated according to rules of conduct approved by  
140 the County that prevent the following disturbances to area residents:

141 (A) Trespassing that violates Chapter 7.32;

142 (B) Noise that violates Chapter 7.35;

143 (C) Off-site parking location for guests and visitors must be consistent with Chapter  
144 11.90;

145 (D) Vehicle speeds of higher than the posted speed limit, or 20 miles per hour (mph)  
146 on private paved roads and 15 mph on private nonpaved roads; and

**DRAFT – SHORT TERM RENTAL CODE**

147 (E) Portable fireplaces/pits must be able to be locked when burn ban in effect.  
148 Visitors shall comply with restrictions with Chapter 7.52.

149 (9) All owners of property used for short-term rental shall comply with the following  
150 operational requirements:

151 (A) Maintain an up-to-date property management plan on file with the administrator  
152 . The property management plan must include the following:

153 . The property management plan must include the following:

154 (i) Rules of conduct approved by the County;

155 (ii) Unified business identifier number, and the names and addresses of the  
156 property owner and agents authorized to act on the property owner's behalf;

157 (iii) A designated local property representative who lives within a 30-minute  
158 driving distance and will address/respond to complaints and emergencies within  
159 30 minutes; and

160 (iv) A valid telephone number where the local property representative can be  
161 reached 24 hours per day;

162 (v) The location of fire extinguishers, emergency exit routes from structure and  
163 property, the breaker box, water shut-off, gas shut-off, instructions regarding the  
164 septic system, and emergency numbers.

165 (vi) Properties with pools must ensure barriers such as fencing, alarms, and  
166 covers are installed as appropriate and in functioning order.

167 (B) A notice shall be provided to property owners with 300 feet of the lot which  
168 contains a vacation rental to include the Unified business identifier number, County  
169 permit number, property owner contact information, local property representative  
170 information, and a statement that the property management plan is on file with the  
171 Chelan County Department of Community Development which can be viewed upon  
172 request.

173 (CB) Prominently display in the rental the rules of conduct and a map clearly  
174 depicting the property boundaries of the short-term rental. The map shall indicate if  
175 there is an easement that provides access to the shoreline or other recreational  
176 features; if so, the boundaries of the easement shall be clearly defined; if there is no  
177 access, this shall be indicated together with a warning not to trespass with posting of  
178 no trespassing signs at property boundary;;

179 (D) Include the Chelan County permit number for the short-term rental in all  
180 advertisements and marketing materials such as brochures and websites;

181 (ED) A short-term rental shall register annually to certify compliance with any  
182 conditions of permit approval and with the fire and life safety requirements of the  
183 International Fire Code (IFC) and International Residential Code and/or International

**DRAFT – SHORT TERM RENTAL CODE**

184 Building Code (IRC/IBC) as identified by the department on forms specified by the  
185 administrator to include the installation and maintenance of fire extinguishers, smoke  
186 detectors, and carbon monoxide alarms. The annual certification shall be  
187 prominently posted on site; and

188 (F) Certify compliance with the conditions of permit approval within 90 days after  
189 the closing date of the sale of the property. Written certification must be submitted to  
190 the department on forms specified by the administrator.

191 (10) A short-term rental shall not operate or be advertised without a short-term rental  
192 permit. Evidence of operation includes advertising, online calendars showing  
193 availability, guest testimony, online reviews, rental agreements or receipts.

194 (11) Enforcement. The first verified violation of this code section will result in a written  
195 notice. The second verified violation of this code section will result in a fine in the  
196 amount of ~~\$750~~500. The third verified violation of this code section will result in a one  
197 year suspension of the County permit. Verified violations will be those shown to not  
198 have been addressed as required by the local representative.