



VACATION HOME RENTALS QUICK FACTS

1) WHAT EXACTLY IS A VHR?

The legal definition of a VHR is as follows: "One or more dwelling units, including either a single-family, detached or multiple-family attached unit, rented for the purpose of overnight lodging for a period of not less than 1 day and not more than 28 days..."



2) HOW LONG HAVE VHRS BEEN AROUND?

VHRS have been permitted in the Tahoe Township of Douglas County by ordinance since 2005, though they were around for decades prior.



3) WHY THE NEED FOR REGULATION?



The introduction of platforms such as VRBO and Airbnb introduced online bookings to many visitors. Without the County VHR program, there would be no way to enforce noise, parking, garbage, maintenance, or other regulations to keep everyone safe.

4) ARE VHRS LEGAL IN ALL OF DOUGLAS COUNTY?

Not currently. Each time the Douglas County Board of County Commissioners discussed the possibility of expanding the program countywide in 2020, 2021, and 2022, the Board declined to expand the program outside of the Tahoe Township with a majority of the Board indicating they would not support an expansion of the program.



5) HOW MANY VHRS ARE ALLOWED?



Douglas County counts total permits at 566 as of July 2023. The Douglas County Cap on overall permits is 600 in the Tahoe Township. Neighborhoods also have density limited to 15 percent, except Tahoe Village HOA with a 40-percent cap.

6) DO I NEED A PERMIT TO HOST A VHR?

A Douglas County VHR permit is required prior to advertising for rental and prior to renting a private residence for less than 28 days. The owners of any property being advertised and/or operated as an unpermitted VHR located anywhere within Douglas County in violation of Code and the Nevada Revised Statutes may be subject up to a \$20,000 civil penalty.

7) HOW DO I REPORT VHR PROBLEMS?



VHRS are enforced by the Douglas County Sheriff's Office and Code Enforcement. For parking and noise complaints, call DCSO non-emergency line at 775-782-5126. For general questions about VHRS or to reach Code Enforcement staff, call Code Enforcement at 775-782-6214. To file a VHR complaint, please send an email to vhr@douglasnv.us or call the VHR hotline at 775-783-6027.

8) HOW MANY PEOPLE CAN STAY IN A VHR?

The number of nighttime occupants may not to exceed two persons per bedroom. If the unit has four or fewer bedrooms, occupancy may be increased by two additional occupants if at least two occupants are 18 years of age or younger, and if there is at least one available parking space for every four occupants.

9) WHO MAKES UP THE VHR TEAM?



The team consists of a program manager, a deputy district attorney, two code enforcement officers, two DCSO officers, and a coordinator-counter employee for processing. These employees are entirely funded by permit fees. A five-member advisory board oversees the VHR team.

10) HOW IS THE PROGRAM FUNDED?

The program is self-funded (costs are recouped from program fees). Additionally, transient occupancy taxes collected from VHRS fund parks and recreation, road maintenance, and tourism programs and services at the lake. Money spent by visitors helps local businesses. Sales taxes collected through the sale of goods and services to visitors also support critical Douglas County programs countywide. The program generated \$1 million in fees and \$4.9 million in transient occupancy tax last fiscal year.

More questions? Visit douglascountynv.gov or call 775-782-6214

