

Summary 25-0102-TXT 1: Amends LVMC Chapter 6.75 relating to Short-Term Residential Rentals

LVMC	Subject	Existing Language	Proposed Language
6.75.010	Definitions	<p>"Short-term residential rental" means the commercial use, or the making available for commercial use, of a residential dwelling unit for dwelling, lodging or sleeping purposes, wherein any individual guest rents or occupies the unit for a period of less than thirty-one consecutive calendar days. The term also includes the renting or occupancy of a residential unit or a room within a residential unit for purposes of transient lodging, as described in Assembly Bill 363 of the 2021 Session of the Nevada Legislature. A short-term residential rental qualifies as transient lodging and is included in the definition thereof. The term does not include a "community residence," "facility for transitional living for released offenders," or any other facility with dwelling units that is specifically defined in LVMC Chapter 19.18.</p>	<p>"Short-term residential rental" means the commercial use, or the making available for commercial use, of a residential dwelling unit for dwelling, lodging or sleeping purposes, wherein any individual guest rents or occupies the unit for a period of less than thirty-one consecutive calendar days. The term also includes the renting or occupancy of a residential unit or a room within a residential unit for purposes of transient lodging, as described in NRS 268.0195 Assembly Bill 363 of the 2021 Session of the Nevada Legislature. A short-term residential rental qualifies as transient lodging and is included in the definition thereof. The term does not include a "community residence," "facility for transitional living for released offenders," or any other facility with dwelling units that is specifically defined in LVMC Chapter 19.18. <u>The term does not include the rental or occupancy of a residential accessory structure, residential accessory dwelling unit, a tent, a trailer or a mobile unit. In the case of a single parcel containing more than one dwelling unit, each dwelling unit constitutes a separate short-term residential rental use</u></p>

LVMC	Subject	Existing Language	Proposed Language
6.75.020	License Required	(2)A dwelling unit qualifies as "owner-occupied during each period the unit is rented" only if the owner continues to reside at the unit throughout the rental period, the dwelling unit is the owner's primary residence, and the owner's occupancy includes occupancy and use of a bedroom or other room intended for sleeping purposes. In determining occupancy by the owner during any rental period, the owner's absence, if any, from the unit during the rental period must be attributable only to employment or to the running of typical personal or household errands.	(2) A dwelling unit qualifies as "owner-occupied during each period the unit is rented" only if the owner continues to reside at the unit throughout the rental period, the dwelling unit is the owner's primary residence, and the owner's occupancy includes occupancy and use of a traditional bedroom or other room intended for sleeping purposes . In determining occupancy by the owner during any rental period, the owner's absence, if any, from the unit during the rental period must be attributable only to employment or to the running of typical personal or household errands.
6.75.040	Applications	(H)Proof of, or a commitment to provide, current, valid liability insurance coverage in a minimum amount of five hundred thousand dollars	(H) Proof of, or a commitment to provide, current, valid A certificate of insurance evidencing general liability insurance coverage in a minimum amount of five hundred thousand dollars. Such certificate must have been issued by an insurer licensed to do business in the State of Nevada.

BILL NO. 2025-

ORDINANCE NO. _____

AN ORDINANCE TO AMEND VARIOUS SECTIONS OF LVMC CHAPTER 6.75, RELATING TO SHORT-TERM RESIDENTIAL RENTALS, TO CONFORM THE DEFINITION OF THE TERM TO THE DEFINITION OF THAT TERM AS FOUND IN LVMC TITLE 19; UPDATE AND CLARIFY REQUIREMENTS RELATING TO OWNER OCCUPANCY AND LIABILITY INSURANCE; AND PROVIDE FOR OTHER RELATED MATTERS.

Proposed by: Seth T. Floyd, Director of
Community Development

Summary: Amends various sections of LVMC Chapter 6.75, relating to short-term residential rentals, to conform the definition of the term to the definition of that term as found in LVMC Title 19, and to update and clarify requirements relating to owner occupancy and liability insurance.

THE CITY COUNCIL OF THE CITY OF LAS VEGAS DOES HEREBY ORDAIN AS
FOLLOWS:

SECTION 1: Title 6, Chapter 75, Section 10, of the Las Vegas Municipal Code of the City
of Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

6.75.010: As used in this Chapter:

“Accommodations facilitator” means a person, other than the owner, lessee or other lawful occupant of a residential unit, or a manager of a residential unit, who, for a fee or other charge, brokers, coordinates, makes available or otherwise arranges for the rental of the residential unit or a room within a residential unit for the purpose of transient lodging. The term includes, without limitation, a hosting platform.

“Commercial vehicle” means a vehicle customarily used as part of a business for the transportation of goods or people.

“Hosting platform” means a person who, for a fee or other charge, provides on an internet website an online platform that facilitates the rental of a short-term residential rental residential unit on behalf of an operator, including, without limitation, through advertising, matchmaking or other means.

“Operator” means any person who owns, leases, controls, manages or operates a short-term residential rental unit or property. The term also includes any person who brokers, coordinates, makes available or otherwise arranges for the rental of such a unit or property to the extent that person does not

1 qualify as an accommodations facilitator.

2 “Party” means a gathering of people that exceeds the maximum occupancy of a residential unit, as
3 set forth in LVMC 6.75.090.

4 “Residential unit” means a single-family residence or an individual residential unit within a larger
5 building, including, without limitation, a condominium, townhouse, duplex or other multifamily dwelling.
6 The term does not include a timeshare or other property subject to the provisions of Chapter 119A of NRS.

7 “Short-term residential rental” means the commercial use, or the making available for commercial
8 use, of a residential dwelling unit for dwelling, lodging or sleeping purposes, wherein any individual guest
9 rents or occupies the unit for a period of less than thirty-one consecutive calendar days. The term also includes
10 the renting or occupancy of a residential unit or a room within a residential unit for purposes of transient
11 lodging, as described in [Assembly Bill 363 of the 2021 Session of the Nevada Legislature.] NRS 268.0195.

12 A short-term residential rental qualifies as transient lodging and is included in the definition thereof. The
13 term does not include a “community residence,” “facility for transitional living for released offenders,” or
14 any other facility with dwelling units that is specifically defined in LVMC Chapter 19.18. For purposes of
15 this Chapter, the term does not include the rental or occupancy of a residential accessory structure, residential
16 accessory dwelling unit, a tent, a trailer or a mobile unit. In the case of a single parcel containing more than
17 one dwelling unit, each dwelling unit used for transient lodging constitutes a separate short-term residential
18 rental.

19 “Transient lodging” is as defined in LVMC 4.20.020.

20 SECTION 2: Title 6, Chapter 75, Section 20, of the Las Vegas Municipal Code of the City
21 of Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

22 **6.75.020:** (A) No person shall engage in the business of offering or operating a short-term
23 residential rental without first obtaining and thereafter maintaining a valid unexpired license pursuant to this
24 Chapter for each short-term residential rental unit. Where there are multiple dwelling units on the same
25 property, each unit must be licensed individually.

26 (B) If a short-term residential unit is managed by a person other than the licensee or a

1 principal of the licensee for that unit, that person must possess a valid license from the State of Nevada and
2 the City to manage property.

3 (C) Except as otherwise permitted by City ordinance and State law for existing licensees,
4 no person is eligible for a license for a short-term residential rental under this Chapter unless the person
5 qualifies as an owner of the parcel on which the short-term residential unit is located and is a resident
6 occupying that unit as his or her primary residence. In addition, the unit must qualify as owner-occupied
7 during each period the unit is rented. For purposes of this Subsection (C), including the determination of who
8 qualifies as an owner, whether a particular unit is being occupied by an owner, and whether a particular is
9 being used as a short-term residential rental under this Chapter:

10 (1) "Owner" includes any person who is listed as an owner of record of the unit
11 in the records of the Clark County Assessor or, in the case of a unit that is owned by a trust or other corporate
12 or legal entity, a trustee or principal of that trust or entity.

13 (2) A dwelling unit qualifies as "owner-occupied during each period the unit is
14 rented" only if the owner continues to reside at the unit throughout the rental period, the dwelling unit is the
15 owner's primary residence, and the owner's occupancy includes occupancy and use of a traditional bedroom.
16 [or other room intended for sleeping purposes.] In determining occupancy by the owner during any rental
17 period, the owner's absence, if any, from the unit during the rental period must be attributable only to
18 employment or to the running of typical personal or household errands.

19 (3) A person who purports to hold a fractional ownership interest (or any other
20 shared, joint, common, partial, cooperative or community ownership interest) in property that he or she
21 occupies shall be deemed to be a guest and not an owner of that property unless the person's ownership
22 interest in the property at the time of occupancy:

23 (a) Is at least twenty-five percent; and

24 (b) Has been established in that person's name by means of a document
25 duly recorded in the property records of Clark County.

26 (4) A person who purports to hold an ownership interest of any kind in property

1 that he or she occupies shall be deemed to be a guest and not an owner of that property if it appears that the
2 documents or other indices of ownership demonstrate an intent to circumvent or otherwise avoid the
3 application of LVMC Chapter 6.75 or applicable Conditional Use Regulations under LVMC 19.12.070, or
4 any requirement or limitation thereof.

5 (D) No person is eligible for a license under this Section if:

6 (1) The person has five or more licenses under this Section that are associated
7 with the same Nevada business license issued pursuant to NRS Chapter 76;

8 (2) The number of licenses under this Section within the same residential unit
9 would exceed one;

10 (3) Issuance of the license would result in more than ten percent of the
11 residential units or rooms within the residential units in a multifamily dwelling being rented for the purposes
12 of transient lodging;

13 (4) Issuance of the license would violate a prohibition against such rentals or a
14 stricter limitation established by the owner of a multifamily dwelling; or

15 (5) The short-term residential rental is located in a common-interest
16 community, unless the governing documents of the community expressly authorize the rental of a residential
17 unit or a room within a residential unit for the purposes of transient lodging.

18 (E) Except as otherwise permitted by City ordinance and State law for existing licensees,
19 it is unlawful to rent for transient lodging purposes a residential unit or a room within a residential unit that
20 is located in an apartment building. For purposes of this Subsection, "apartment building" means an
21 "apartment house," as defined in LVMC 19.18.020.

22 SECTION 3: Title 6, Chapter 75, Section 40, of the Las Vegas Municipal Code of the City
23 of Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

24 **6.75.040:** Each application for a short-term residential rental license shall contain or include the
25 following information and documentation:

26 (A) The name, signature, address and telephone number of the owner of the residential dwelling

1 to be associated with the license.

2 (B) The name, address and telephone number of any property manager or property management
3 firm that will be operating the short-term residential rental.

4 (C) The name, address and telephone number (including a telephone number that provides for
5 communication twenty-four hours a day) of the local contact person who will respond to complaints regarding
6 the condition, operation, or conduct of the occupants of the short-term residential rental unit.

7 (D) The address of the residential dwelling proposed to be used as a short-term residential rental.

8 (E) The number of bedrooms, as determined by the City pursuant to the conditional use
9 verification process described in LVMC 19.12.040(C).

10 (F) If the proposed short-term residential rental unit is located in a common-interest community,
11 a letter or other documentation from the governing association acknowledging the proposed use,
12 documenting that the rental of the unit is expressly authorized by the governing documents of the community
13 and, if necessary, granting access to occupants of the proposed rental unit. The burden of demonstrating that
14 the rental of a unit is expressly authorized by the community is on the applicant.

15 (G) A list of all accommodations facilitators that the applicant proposes to use to market,
16 advertise, offer, solicit customers for, or make available for commercial use the short-term residential rental
17 applied for.

18 (H) [Proof of, or a commitment to provide, current, valid] A certificate of insurance evidencing
19 general liability insurance coverage in a minimum amount of five hundred thousand dollars. Such certificate
20 must have been issued by an insurer licensed to do business in the State of Nevada.

21 (I) An affidavit attesting that there are no delinquent room tax liabilities or liens regarding the
22 property to be used as a short-term residential rental.

23 SECTION 4: If any section, subsection, subdivision, paragraph, sentence, clause or phrase
24 in this ordinance or any part thereof is for any reason held to be unconstitutional or invalid or ineffective by
25 any court of competent jurisdiction, such decision shall not affect the validity or effectiveness of the
26 remaining portions of this ordinance or any part thereof. The City Council of the City of Las Vegas hereby

declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause or phrase thereof irrespective of the fact that any one or more sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases be declared unconstitutional, invalid or ineffective.

SECTION 5: Whenever in this ordinance any act is prohibited or is made or declared to be unlawful or an offense or a misdemeanor, or whenever in this ordinance the doing of any act is required or the failure to do any act is made or declared to be unlawful or an offense or a misdemeanor, the doing of such prohibited act or the failure to do any such required act shall constitute a misdemeanor and upon conviction thereof, shall be punished by a fine of not more than \$1,000.00 or by imprisonment for a term of not more than six months, or by any combination of such fine and imprisonment. Any day of any violation of this ordinance shall constitute a separate offense.

SECTION 6: All ordinances or parts of ordinances or sections, subsections, phrases, sentences, clauses or paragraphs contained in the Municipal Code of the City of Las Vegas, Nevada, 1983 Edition, in conflict herewith are hereby repealed.

PASSED, ADOPTED and APPROVED this _____ day of _____, 2025.

APPROVED:

By _____
SHELLEY BERKLEY, Mayor

ATTEST:

DR. LUANN D. HOLMES, MMC
City Clerk

APPROVED AS TO FORM:

Val Steed,
Deputy City Attorney

Date _____

1 The above and foregoing ordinance was first proposed and read by title to the City Council on the ____ day
2 of _____, 2025, and referred to a committee for recommendation, the committee being
3 composed of the following members _____;
4 thereafter the said committee reported favorably on said ordinance on the ____ day of
5 _____, 2025, which was a _____ meeting of said Council; that at said
6 _____ meeting, the proposed ordinance was read by title to the City Council as first
7 introduced and adopted by the following vote:

8 VOTING "AYE": _____

9 VOTING "NAY": _____

10 ABSENT: _____

11 APPROVED:

12
13 By _____
SHELLEY BERKLEY, Mayor

14 ATTEST:

15 _____
16 DR. LUANN D. HOLMES, MMC
City Clerk

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