CITY OF LAS VEGAS

Department of Community Development Business Licensing Division



LICENSE TO THRIVE: GENERAL INFORMATION FOR LICENSE APPLICANTS

CAN MY HOME BECOME A SHORT-TERM RENTAL?

A short-term residential rental is a unit such as a house or condominium that is rented out to guests for less than 31 days in a row. To operate in the city of Las Vegas, this requires a business license. To be eligible for a license, the home must:

- Be 'owner-occupied' throughout the rental period. This means the homeowner must reside on site during the guests' entire stay. You would need to make this clear to your potential guests when you advertise the rental.
- Have no more than three bedrooms at the property, which would include the homeowner's bedroom.
- Be located at least 660 feet from any other short-term residential rental, as well as 2,500 feet from a resort hotel.
- Be in a zoning area that allows short-term residential rentals.
- Have written permission from your Homeowners Association (HOA), if applicable.

The approval process for a short-term residential rental requires the following steps:

Planning land use review

Submit a free Conditional Use Verification (CUV) application to the city of Las Vegas Planning Division. This will need to include a justification letter (explaining how the property will be used), a site plan and a floor plan. The Planning Division will consider if the type and location of the property meets all the initial requirements for a CUV to be approved. Once the initial review stage has been passed applicants may move on to the next step.

Code enforcement home inspection Next, applicants must schedule an inspection of the property by Code Enforcement. An officer will verify the property is safe for occupancy and is in compliance with building & zoning codes. They will also verify the number of bedrooms, any building permits for changes and additions that have been made to the original structure. After the inspection is successfully passed, the Planning Division will review the CUV application again and may give their final approval.

Business license application Once the CUV has been approved, the final step is to submit a business license application. For this, you'll need to pay a \$500 annual license fee, and have liability insurance coverage for a minimum of \$500,000. You'll need to provide a 24-hour emergency contact person and post this information outside the rental property. You'll also need to tell us all the platforms where you'll be advertising your rental property.

If you believe your property might be eligible to become a short-term residential rental and would like to know more details about the approval and application process, <u>click here</u> or contact us below.



