

Department of Community Development

SHORT-TERM RESIDENTIAL RENTAL

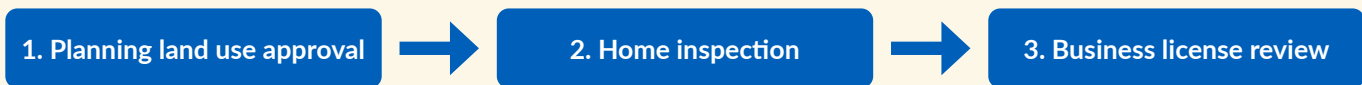
GENERAL INFORMATION



A short-term residential rental is a unit such as a house or condominium that is rented out to guests for less than 31 consecutive days. In order to be eligible for a new short-term residential rental business license in the city of Las Vegas the residence must meet all regulations for conditional use of the land, which includes the following:

- Be owner occupied throughout the rental period, i.e. you **must** reside on the property while renting it to guests
- Have no more than three bedrooms
- Be 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 location 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 three steps:



NOTE: You may not rent your property until the application process has been fully completed.

1. PLANNING LAND USE APPROVAL

Log in to the “Citizen Portal” at www.lasvegasnevada.gov/dashboard and apply for a conditional use verification (CUV). After creating an account (if necessary), go to the “Apply For” section on the left, click “Planning and Zoning” and choose “Conditional Use Verification”. Click on “Apply” and follow the instructions. There are no fees associated with a CUV application.

The following documents are required to be submitted as part of the CUV application:

- **Justification Letter**, which is a letter that includes an explanation of how the property will be used, a statement indicating the property is owner-occupied, and any other details that would enable the city of Las Vegas staff to make a determination on your request
- **Site Plan**, which must include:
 - The location of the residence in relation to the nearest street intersection
 - All existing structures and signage on the property
 - A minimum of two standard parking spaces
- **Floor Plan**, which must include:
 - Layout of all rooms on all floors, with all rooms labeled as to their use/designation (i.e. bedroom, living room, etc.)
 - Doorways showing internal access throughout the entire residence
 - Which bedroom the owner will occupy during the rental periods
 - Placement of fire extinguishers (see [Short-Term Rental Home Inspection Overview](#); final locations will be verified upon inspection)
 - Egress markings (see [Short-Term Rental Home Inspection Overview](#); final locations will be verified upon inspection)

Prior to final approval being granted there are two reviews and an inspection. An initial review will be conducted to verify that the location meets the minimum standards at the time of the review. If passed, the applicant must schedule and pass a home inspection conducted by Code Enforcement. Once the inspection is passed, the CUV will return to Planning for a second review. If the location still meets all of the minimum requirements, the CUV will be approved. Please note that the CUV is NOT an entitlement, does not preserve any land use rights and does not guarantee the issuance of a business license. The Short-term Residential Rental (STRR) use is not guaranteed until the business license is issued. A final review of the minimum standards will be conducted when the business license application is submitted. *At any time prior to the issuance of the business license, a location may become ineligible for the use if another STRR is licensed within 660 feet, even if a CUV had been previously approved.*

**Short-term rentals are prohibited in some master planned areas, including Summerlin, Sun City Summerlin, Town Center, Skye Canyon, Cliff's Edge, Symphony Park, Grand Canyon Village, and any property subject to the [Form-Based Code](#).

Planning (Zoning) Contact Information: 702-229-6301

Website: www.lasvegasnevada.gov/Business/Planning-Zoning

2. HOME INSPECTION

After receiving notification that the CUV has passed the initial review, the applicant must schedule an inspection of the property with Code Enforcement by calling them at 702-229-6615 option 3. The purpose of the inspection is to ensure the residence is safe for occupancy and is in compliance with City Building and Zoning Codes. A Code Enforcement Officer will verify the number of bedrooms in the house and will check for a number of life safety and related requirements. The inspector will also check for building permits for all changes and additions that have been made to the original structure. For a detailed list of items inspected see the [Short-Term Rental Home Inspection Overview](#). After the inspection is completed and approved, the CUV will be reviewed by the Planning team again (as stated above). If final approval of the CUV is granted, a business license application may be submitted for review.

Code Enforcement Contact Information: 702-229-6615 option 3

Website: www.lasvegasnevada.gov/Business/Planning-Zoning/Code-Enforcement

3. BUSINESS LICENSE REVIEW

After receiving notice that the CUV has been approved, log in to the "Citizen Portal" at <https://www.lasvegasnevada.gov/dashboard> and apply for a business license. The individual applying for the business license must be the owner of the property. The following documents are required to be submitted as part of the business license application:

- \$500 annual license fee
- Liability insurance coverage with a \$500,000 minimum amount. This process goes through a third party vendor, myCOL.
- A list of the hosting platforms on which the units will be advertised
- Name, address, and phone number for local 24-hour contact person
- [Short term rental affidavit](#)
- Ownership documents related to the Corporation, LLC, or Trust (if applicable)
- State of Nevada ID (address on the ID must match the address of the short term rental)

Business Licensing Contact Information: 702-229-6281 or license@lasvegasnevada.gov

Website: www.lasvegasnevada.gov/Business/Business-License

This informational handout is a quick reference guide for individuals interested in owning and operating a short term residential rental. For detailed information, see [Las Vegas Municipal Code 6.75](#) (business license regulations) and [Unified Development Code 19.12.070](#) (land use regulations).