



CITY OF LANGLEY

SHORT TERM RENTAL APPLICATION CHECKLIST

1. What category of STR does mine fall under?

A: Please see the table for more details. In general, ADUs and rooms in a home will fall under Type I. Type II STRs, the least abundant category, are hosted B&B inns requiring approval by a hearing examiner. Residential units on property zoned Neighborhood Business (NB) or Central Business (CB) will generally fall under Type III. Entire homes will generally fall under Type IV.

2. What utility rates will I be paying?

A: Type IV STRs will be required to pay commercial utility rates. Type II STRs will continue to be charged a rate per gallon used over 3,750 gallons in November through February, and 6,000 gallons during March- October.

3. Why are the application fees so high?

A: The license application fees are designed to cover both the costs associated with contracting with Host Compliance and staff time for reviewing the applications. The fees are set to break even.

4. What counts as “onsite” parking?

A: Because street parking is prohibited in much of Langley, onsite parking is required to be provided. Onsite parking means parking is provided on the parcel containing the short term rental. Usable garages, carports, driveways, or other improved surfaces may count as suitable parking stalls. Type III STRs in the CB zone may be granted a parking waiver based on site-specific land use and parking data, available public parking, and off-site parking agreements.

5. What do “hosted” and “non-hosted” mean?

A: Hosted STR properties are those in which an owner or dedicated property manager occupies the property as their permanent residence. STR Type I and Type II are examples of hosted STRs. The property manager or owner may live in either the single family home or ADU.

6. If I purchase a property with a current STR license, can I continue that use?

A: Only Type II and III licenses are transferable. Type I and IV licenses are only transferable by inheritance, so a new license would need to be issued for a new STR operator.

7. Which Types are limited?

A: Type IV is the only category with a cap on the number of licenses available. The cap approved by Council is 15. No more than 15 Type IV licenses will be issued. If the number of applications ever exceeds 15, new applications will be selected at random. Renewals will be processed prior to new applications.

All Types must be renewed yearly as well, though the total number is not limited. The only exception is for ADUs, which are capped at 30 units.

8. Why are Type IVs limited?

A: Type IVs are non-hosted whole homes. These properties are the most likely to create public nuisances and have the most impact on neighborhoods.

9. What constitutes a “nuisance”?

A: Short term rentals located in or adjacent to residential zone districts shall not infringe on the rights of neighboring residents to reasonable peaceful occupancy of their homes.

- Events and commercial functions in residential zones (e.g. fundraisers, parties, weddings etc.)
- Outside amplified sound at any time
- Outdoor fires

(Quiet time for short term rentals is 9:00pm to 9:00am in residential zones)

	STR – Type I (Rooms)	STR – Type II (B&B Inn)	STR – Type III (Commercial)	STR – Type IV (Whole House)
Current LMC	LMC 18.22.070.D	LMC 18.22.070.E	LMC 18.22.070.F	LMC 18.22.070.G
Zone	RS5000, RS7200, RS15000 and RM		NB and CB	RS5000, RS7200, RS15000 and RM
Number of Bedrooms	2 bedrooms max in DU or ADU	Whole home and/or ADU – max 6 bedrooms	Actual number of bedrooms	Whole home and/or ADU – max 5 bedrooms
Number of Guests	Two (2) adults and two (2) children < 6 years per legally established bedroom. Maximum number of guests is 10.			
Number of Licenses	Unlimited			15
Number of Licenses per Owner	Unlimited			One (1)
Application Fee	\$614.25 (\$585 +5% tech. fee)	\$1,092 (\$1,040 +5% tech. fee)	\$614.25 (\$585 +5% tech. fee)	\$614.25 (\$585 +5% tech. fee)
Annual Renewal Fee	\$195	\$260	\$260	\$260
Residence Requirements	Hosted	Hosted	Non-hosted	Non-hosted
Parking	One (1) parking stall per guest bedroom in addition to the residential requirements.		One (1) parking stall for each of the first three (3) guest bedrooms and one (1) additional parking stall for four or more guest bedrooms.	
Life Safety Inspections	Initial application – Inspection or proof of building inspection within five years. Annual confirmation by applicant. \$175 Inspection fee.			
Septic	Confirmation of IC septic permit and # of permitted bedrooms	Not permitted on septic		Confirmation of IC septic permit and # of permitted bedrooms