



**AGENDA SUMMARY PAGE**  
**CITY COUNCIL MEETING OF JANUARY 16, 2008**

DEPARTMENT: CITY ATTORNEY  
DIRECTOR: BRADFORD R. JERBIC

Consent  Discussion

SUBJECT: **RECOMMENDING COMMITTEE: ELIGIBLE FOR ADOPTION AT THIS MEETING**

Bill No. 2007-79 Allows short-term vacation rentals in certain residential districts as a conditional use. Bill sponsored by: Councilman Steve Wolfson

**Fiscal Impact**

- No Impact  Augmentation Required  
 Budget Funds Available

**Amount:**  
**Funding Source:**  
**Dept./Division:**

**PURPOSE/BACKGROUND:**

The Council recently adopted Ordinance No. 5943 to specifically prohibit short-term vacation rentals in the City. Based on concerns expressed by owners and representatives of such rentals, this bill is being brought forward to allow the use in certain residential districts as a conditional use, with a specification of the conditions under which the use will be allowed.

**RECOMMENDATION:**

ADOPTION at 2/6/2008 City Council meeting as a First Amendment pursuant to the 1/15/2008 Recommending Committee

First Reading 12/19/2007; First Publication 1/4/2008

**BACKUP DOCUMENTATION:**

1. Bill No. 2007-79
2. 2007-79 First Amendment
3. Submitted after final agenda Protest letters

Motion made by LOIS TARKANIAN to Approve as a First Amendment

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0  
RICKI Y. BARLOW, LOIS TARKANIAN, LARRY BROWN, OSCAR B. GOODMAN,  
GARY REESE, STEVE WOLFSON, STEVEN D. ROSS; (Against-None); (Abstain-None);  
(Did Not Vote-None); (Excused-None)

**Minutes:**

Second reading and bill adopted as a First Amendment as Ordinance No. 5963. Clerk to proceed with second publication.

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CITY ATTORNEY JERBIC advised that significant changes came out of the 1/15/2008 Recommending Committee meeting to the ordinance (Ordinance No. 5943) that was adopted in November 2007, which prohibited short-term rentals in residential areas for less than 30 days. Immediately after Ordinance No. 5943 was adopted, he started meeting with members of the industry and prepared an ordinance that created a permit process with restrictions, which original Bill No. 2007-79 encompassed.

However, at the Recommending Committee meeting, it was agreed that the original ordinance adopted in May would be recommended to this Council for approval, with a First Amendment that would suspend its enforcement. The Recommending Committee also directed him to continue to work with members of the industry, City staff and concerned residents about putting together a tighter ordinance for adoption at the first Council meeting on 3/5/2008. If an agreement cannot be reached, the original ordinance will go back into effect and Bill No. 2007-79 could be re-introduced.

CHRISTOPHER HUNT commended the efforts of COUNCIL MEMBERS WOLFSON and TARKANIAN for their recommendation and making this a priority.

JOHN PALMER, vacation rental owner, said he relocated to Las Vegas from California after vacationing in Henderson for one week and experiencing what a wonderful city Las Vegas is. He urged the Council to allow the continuation of short-term rentals.

COUNCILMAN WOLFSON directed CITY ATTORNEY JERBIC to make sure the new bill refers to short-term rentals, not short-term vacation rentals, because short-term rentals are used in a variety of ways. He thanked the public for its involvement, persistence and patience. He urged all those wishing to give their input to contact CITY ATTORNEY JERBIC regarding upcoming meetings.

CHERYL TARANTINO, Executive Locations, applauded the Council for its efforts, time spent on this matter and hearing out the concerns of the community. She noted that she and other members of the industry are also very concerned about the misuse of short-term rentals and want laws in place that will put a stop to it. But the legal use of short-term rentals is necessary as it also provides jobs. Her company alone employs a minimum of 100 people in this city.

VAN WILSON, Professional Asset Management, Inc., said he appreciates the Council and what it does. He stated that short-term rentals are necessary and needed by the many people who cannot afford to rent on a monthly basis. They live week to week. He too wants a solution that works for everyone, but pointed out that laws already exist to protect homeowners. It is a constitutional right for a property owner to rent to anyone and in any way he/she sees fit.

TOM MCGOWAN, Las Vegas resident, stated that any illicit practitioner is one too many.

ANTHONY HODGES, 123 Sir David Way, supported more specific language, as wording is very important.

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TED RUSSELL, Las Vegas resident, concurred with the comments of CITY ATTORNEY JERBIC.

COUNCILWOMAN TARKANIAN said this complicated process has taken a lot of work. There are similar laws all over the country that have withstood constitutional challenges, but they are not working. A tighter law regarding short-term rentals that can be enforced is necessary, and she felt confident that City staff could accomplish that.

