

# Short Term Rentals (STR) Type Designations Guide



Short Term Rentals can fall under two type designations according to the Bend Development Code. Each of these designations has specific requirements and regulations which are determined by the factors listed below.

See [Bend Development Code \(BDC\) 3.6.500](#) at [bendoregon.gov/government/city-codes](http://bendoregon.gov/government/city-codes) for detailed requirements.

Type I (Infrequent STR)	Type I (Owner Occupied STR)	Type I (Whole House STR in commercial/mixed-use zones)	Type II (Whole House STR in residential areas)
<p>Whole house to be rented up to 4 periods per year to a <b>maximum</b> of 30 days per year</p> <p>Includes properties within Residential, Commercial, and Mixed Use zoning districts</p> <p>Exempt from concentration limits</p> <p>Subject to <a href="#">Land Use Permit application</a> fee of \$917.28</p> <p>Subject to <a href="#">Operating License application</a> fee of \$350.00 (Annual renewal fee of \$255.00)</p> <p>Exempt from <a href="#">Room Tax</a></p>	<p>Up to 2 bedrooms to be rented for an <b>unregulated</b> number of days</p> <p>Includes properties within Residential, Commercial, and Mixed Use zoning districts</p> <p>Room(s) for rent must be part of the primary dwelling and cannot contain a kitchen or wet bar</p> <p>Exempt from concentration limits</p> <p>Subject to <a href="#">Land Use Permit application</a> fee of \$917.28</p> <p>Subject to <a href="#">Operating License application</a> fee of \$350.00 (Annual renewal fee of \$255.00)</p> <p>Subject to <a href="#">Room Tax</a> if rented more than 30 days per year</p>	<p>Whole house to be rented for more than 30 days per year</p> <p>Includes properties within Commercial and Mixed Use zoning districts (Mixed Use Riverfront limited to Old Mill District boundaries)</p> <p>Exempt from concentration limits</p> <p>Subject to <a href="#">Land Use Permit application</a> fee of \$917.28</p> <p>Subject to <a href="#">Operating License application</a> fee of \$350.00 (Annual renewal fee of \$255.00)</p> <p>Subject to <a href="#">Room Tax</a></p>	<p>Whole house to be rented for more than 30 days per year <b>or</b> more than 4 rental periods</p> <p>Includes properties within Residential zoning districts or within the Mixed Use Riverfront zone (outside of the Old Mill District boundaries)</p> <p>Subject to concentration limits (500' from existing permitted STR)</p> <p>Subject to <a href="#">Land Use Permit application</a> fee of \$2,552.16</p> <p>Subject to <a href="#">Operating License application</a> fee of \$350.00 (Annual renewal fee of \$255.00)</p> <p>Subject to <a href="#">Room Tax</a></p>