

Short Term Rentals (STR) Type Designations Guide

Planning Division
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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.

COMMUNITY
DEVELOPMENT

See Bend Development Code (BDC) 3.6.500 at www.bendoregon.gov/citycode 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)
Whole house to be rented up to 4 periods per year to a maximum of 30 days per year	Up to 2 bedrooms to be rented for an unregulated number of days	Whole house to be rented for more than 30 days per year	Whole house to be rented for more than 30 days per year or more than 4 rental periods
Includes properties within Residential, Commercial, and Mixed Use zoning districts	Includes properties within Residential, Commercial, and Mixed Use zoning districts	Includes properties within Commercial and Mixed Use zoning districts (Mixed Use Riverfront limited to Old Mill District boundaries)	Includes properties within Residential zoning districts or within the Mixed Use Riverfront zone (outside of the Old Mill District boundaries)
Exempt from concentration limits	Exempt from concentration limits	Exempt from concentration limits	Subject to concentration limits (500' from existing permitted STR)
Subject to Land Use Permit application fee of \$1,314.53	Subject to Land Use Permit application fee of \$1,314.53	Subject to Land Use Permit application fee of \$1,314.53	Subject to Land Use Permit application fee of \$3,657.44
Subject to Operating License application fee of \$350.00 (Annual renewal fee of \$255.00)	Subject to Operating License application fee of \$350.00 (Annual renewal fee of \$255.00)	Subject to Operating License application fee of \$350.00 (Annual renewal fee of \$255.00)	Subject to Operating License application fee of \$350.00 (Annual renewal fee of \$255.00)
Exempt from Room Tax	Subject to Room Tax if rented more than 30 days per year	Subject to Room Tax	Subject to Room Tax