October 13, 2026

Short Term Rentals and System Development Charges

Development Services, Licensing and Planning
City of Bend, Community Development Department

Agenda



Agenda Details

- A short presentation from City Staff (15 minutes)
- Panel Discussion with Divisions (15-20 minutes)
  - Planning: Maggie St. Onge
  - Licensing: Julie Devoe
  - Development Services: Mandy Bonahoom
- Open for Audience Q&A (30 minutes)

Short Term Rentals

What is a Short-Term Rental?

A Short-Term Rental (STR) is a dwelling unit rented to a person or group for less than 30 consecutive days.

**30 days or more does not meet the Bend Development Code definition of a Short-Term Rental. It is a long-term rental.*

Examples of short-term rentals include:

- An entire home listed on Airbnb or VRBO for weekend stays.
- A guest room in an owner-occupied home rented to travelers.
- A vacation condo rented for a few days or weeks.

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How Bend regulates Short Term Rentals

The City of Bend regulates STRs through a combination of permitting, licensing, zoning, spacing requirements, and operational standards.

The goal is to balance tourism with neighborhood livability.

Key Regulations

1. Land Use Permit Required

Most properties used as STRs must obtain a City of Bend STR permit before being rented to guests for stays of less than 30 days. A separate permit is generally required for each dwelling unit.

2. Obtain & Maintain a Short-Term Rental (STR) Operating License

A short-term rental operator is required to obtain a short-term rental operating license, register for a room tax account, and apply for a business registration.

Step 1:
Land Use Permit through the Planning Division

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Type I: No Concentration Limits

- **Zoning Districts Exempt from Concentration Limit:** Whole houses in Commercial Zoning Districts and most Mixed-Use Zoning Districts
- **Infrequent:** whole house rented up to 29 days per year and no more than four rental periods in total
- **Owner Occupied:** up to two bedrooms rented any number of days per year
  - The room(s) must have interior access to the rest of the home
  - Must be owner occupied
  - Cannot have kitchen area or wet bar in the room(s) for rent



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Type II: The 500-Foot Separation Rule

- **Zoning Districts Subject to Concentration Limits**
  - All Residential Districts
  - Mixed Use Riverfront, outside the Old Mill District boundaries
- **Type II Short Term Rentals must be located at least 500 feet from any other whole-house Short Term Rental**
  - Applies to whole houses rented for more than 29 days per year, or for more than four rental periods
  - Properties with multiple dwelling units—such as an ADU, duplex, triplex, quadplex, multifamily building, or cottage development—may permit only one unit as a Short-Term Rental if located in these zones.

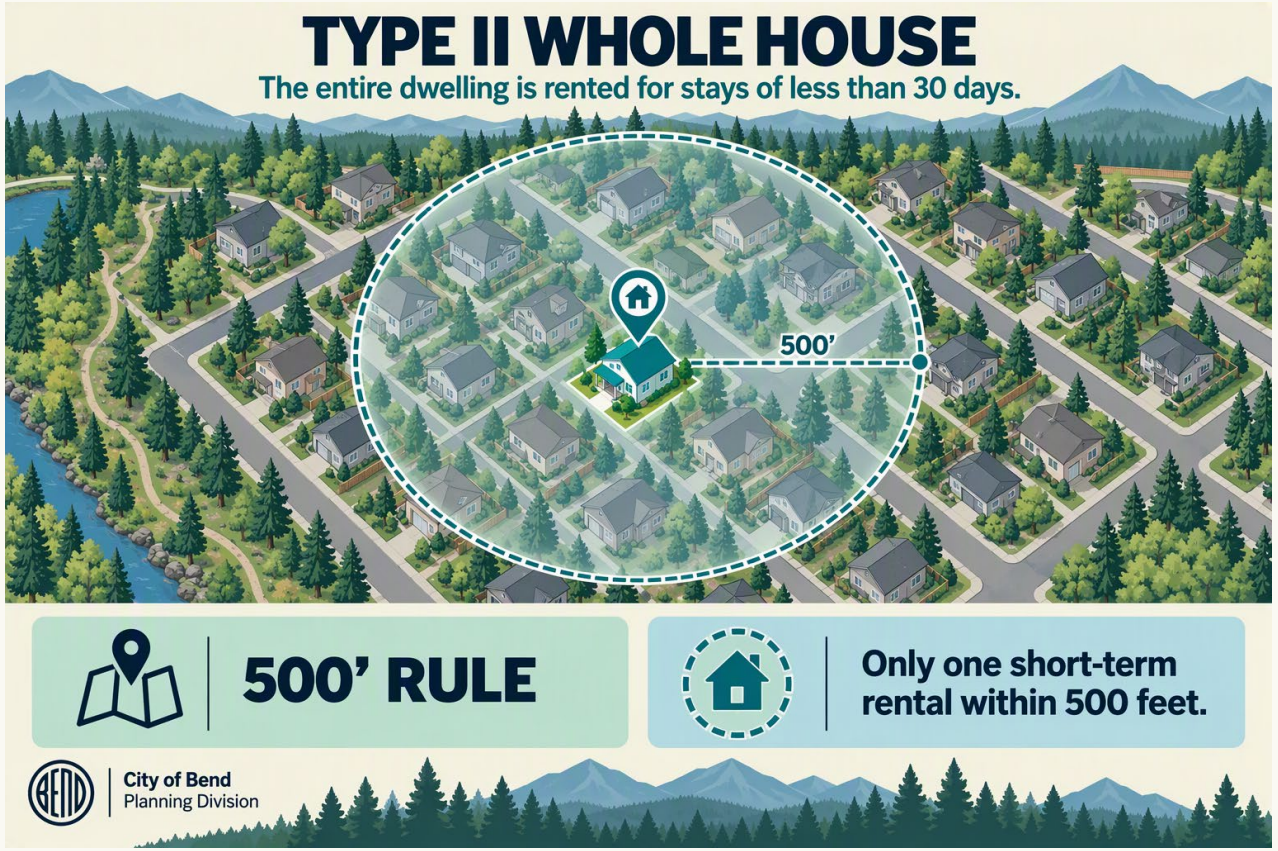
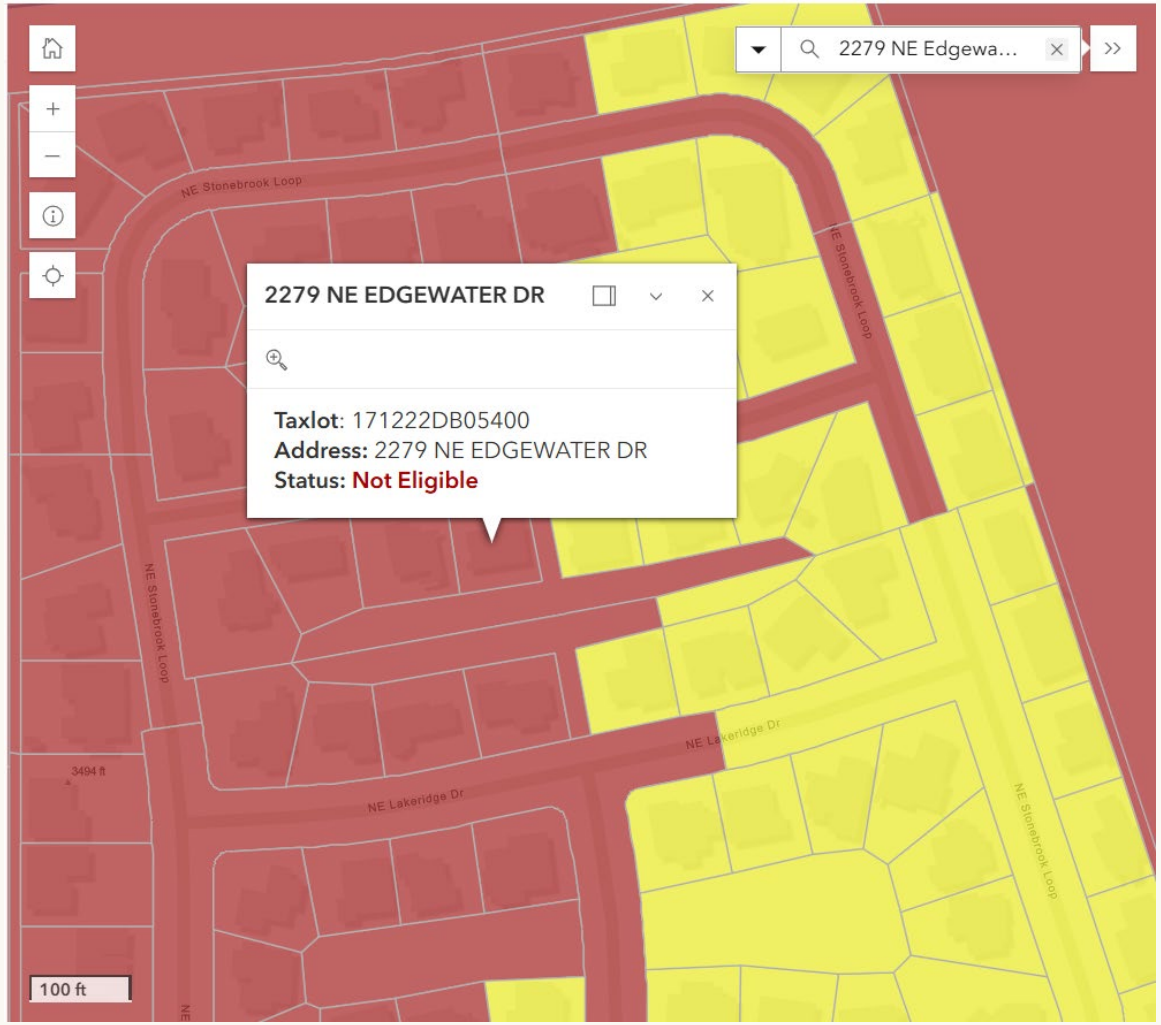


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Check the Map Before You List

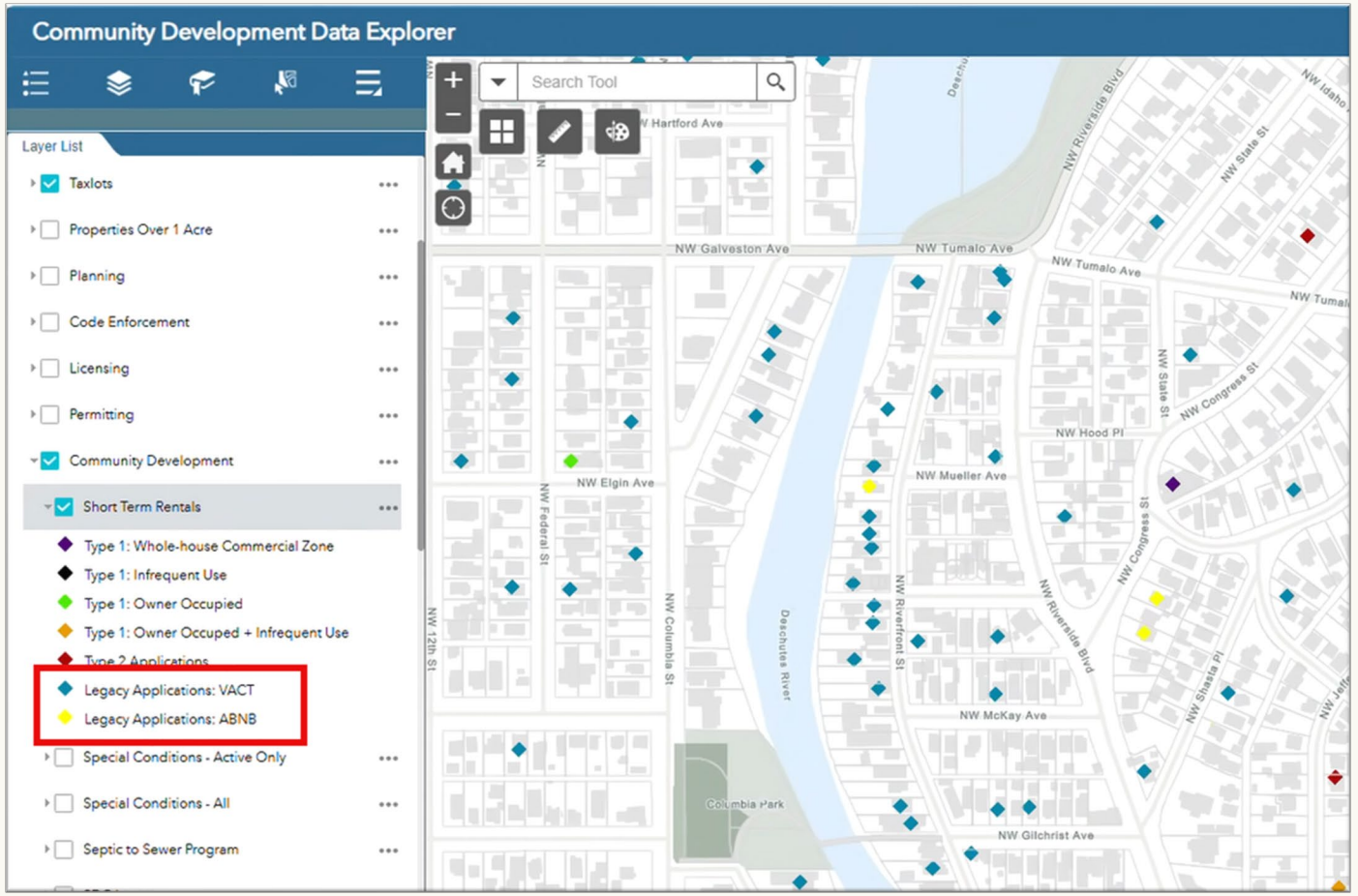
- The city Short Term Rental Eligibility Tool shows whether a property ***may*** qualify as a Short Term Rental
- It is a guide only and applies to Type II Short Term Rentals that require the 500’ separation
- Review CC&Rs if the property is in a homeowner’s association, as restrictions may apply



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Legacy Approvals Transfer with the Property

- Applies to vacation home and room rental approvals submitted **before April 15, 2015**.
- The land use approval **runs with the land** and transfers with the property.
- The new owner must obtain and maintain the required **operating license**.
- Verify the original approval and current license status with Planning and Licensing Divisions before marketing the property as a transferable STR.
- Legacy STRs **may not** be expanded by adding bedrooms or increasing the area used for the STR. Such expansion will automatically void the land use permit.



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Land Use Permit Process

1 Determine Eligibility	2 Prepare & Submit Application	3 Completeness Review	4 Application Review	
5 Public Notice	6 Planning Decision	7 Appeal Period	8 Final Approval	9 Apply for your STR License

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Step 2:
Obtain Operating License through Licensing Division

Fees Slide

Initial Fees	Type II Whole House	Type I Commercial Zoned, Owner Occupied, Infrequent
Land Use Permit	$3,840.31	$1,380.26
4 % Long Range Planning Surcharge	$153.61	$55.21
Business Registration	$121.00	$121.00
STR License	$360.00	$360.00
Transportation Supplemental Fee	$204.80	$110.59
Estimated Total	**$4,679.72**	**$2,027.06**
Annual Renewal Fees		
Business Registration	$94.00	$94.00
STR License	$260.00	260.00
Transportation Supplemental Fee	$204.80	$110.59
Estimated Total	**$558.80**	**$464.59**

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Obtain a Short-Term Rental (STR) Operating License

Who needs a short-term rental operating license?

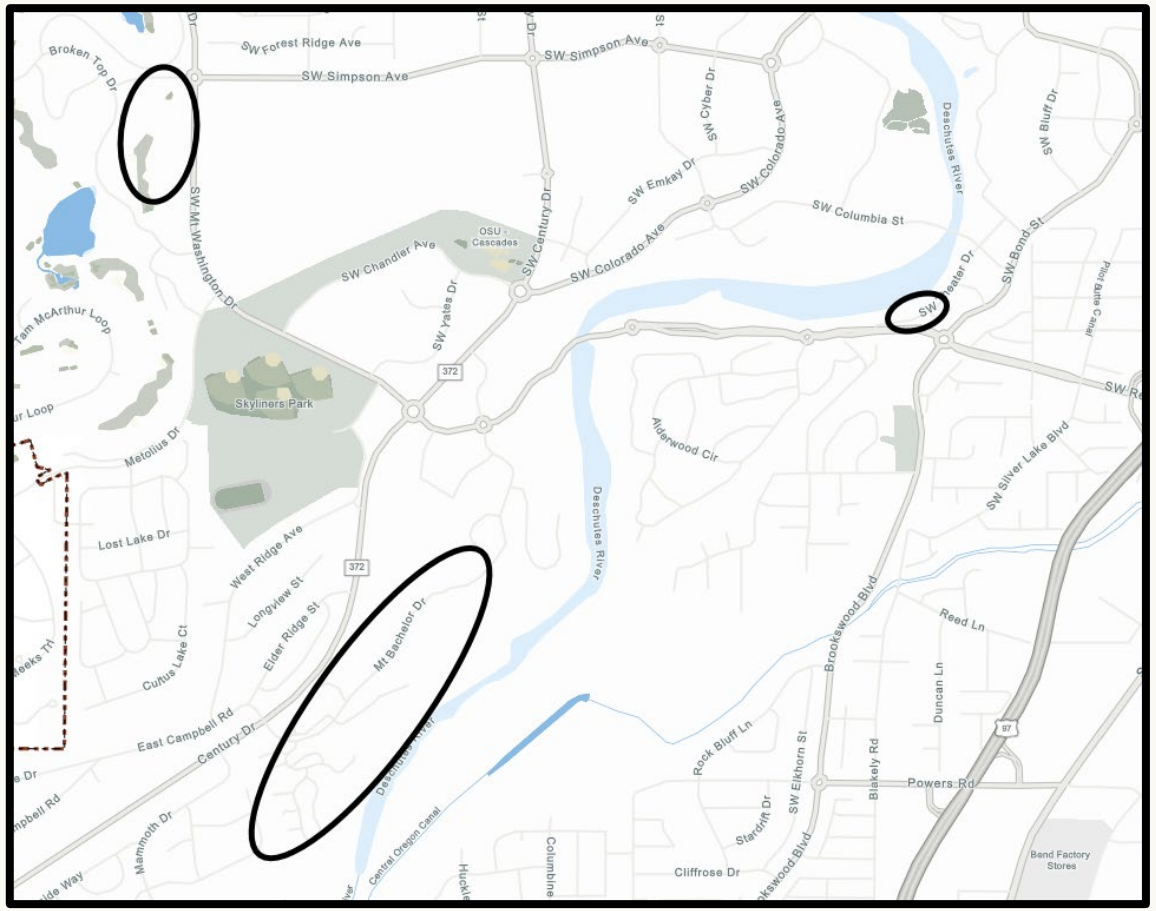
- **EVERYONE** who is inside the city limits of Bend who wants to operate a short-term rental.

Who needs a land use permit?

- Everyone must have an approved and **issued land use permit unless you are in a permit exempt areas**

Where are the **permit exempt areas?**

- Deschutes Landing Subdivision
- The Courtyards at Broken Top, Units 1-8 & 21-32
- Mt Bachelor Village



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STR License Application Requirements

1. **Business Registration**
2. **Proof of Notice to Neighbors 24/7 Emergency Contact Information**
   - Letter delivered via mail, email or hand delivered (must provide proof of notice with photos or screen shots)
   - Post a sign (no larger than 2 sq ft)
3. **Declaration of Notice**
4. **Fire Safety Self Inspection Checklist**
5. **STR Acknowledgement**
6. **Parking Diagram** (if applicable)
7. **Proof of Good Neighbor Guidelines Posting**
8. **Authorization/Change of Information** (if applicable)



How to Maintain a Short-Term Rental License

Short term rental properties must be used at least one night within the 12-month licensed period.

- **Register for a Room Tax Account**
  - Submit your monthly or quarterly room tax reports
  - Infrequent land use permit holders are exempt
- **Renew your Business Registration**
- **Renew your STR License**
- **Pay Renewal Fees**
  - Late Renewal Fees $60.00 (*additional 30 days after expiration*)

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How to Renew a STR License

Required Documents

- Proof of Notice to Neighbors
- Declaration of Notice
- Fire Safety Self Inspection Checklist
- STR Acknowledgement

What you DO NOT need

- Parking Diagram
- Proof of Good Neighbor Guidelines

Submittal item

Proof of Use

- Submitting your monthly or quarterly room tax reports
- Infrequent Land Use Permit Holder must upload receipts, rental contracts, bookings.

Long-term Rental Exemption

- Must provide a copy of a**12-month lease** or greater
- Up to **3 license renewals** and does not need to be consecutive

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Transferring Permits/Licenses

What is and is not transferable?

Transferable

Legacy Land Use Permit Issued prior to April 15, 2015

Not Transferable

- Land Use Permit Issued after April 15, 2015
- STR License
- Room Tax Account

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System Development Charges (SDCs)

What is a System Development Charge?

- System Development Charges, or **SDCs**, are fees paid when new homes, businesses, or other buildings are built, expanded, or the use increases.
- SDCs help fund community infrastructure, including:
  - Roads and transportation systems
  - Water systems
  - Sewer systems
  - Parks and recreation facilities (through Bend Parks and Recreation District)



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When are SDC's assessed?

- SDCs may be charged when:
  - A new home, business, or other building is constructed
  - The use of an existing building changes
  - An additional dwelling unit is added
  - The size of a building or living space increases
  - A new connection is made to the public sewer or water system

Assessing a property

How do I find out what has been assessed on my property?

Obtaining an SDC estimate through City staff is highly encouraged, as SDCs are not only determined using the fee schedule but are also based on any previous use of the site or other circumstances that could lead to higher or lower fees than what the customer expects.

- This estimate will be prepared by City staff and will also determine if any SDC credits are available and what SDC charges will be assessed based on the current SDC fee schedule.
- Free
- Application through CityView Portal - Welcome | City of Bend

Moderated Questions

Questions

- What is the intent and purpose behind regulating short-term rentals in the City?
- What should realtor do to verify STR eligibility before making an offer or advertising their listing?
- What qualifies as long term rental exemption and who can use it?
- How can I find out if the SDCs are due on a property?

Myth vs. Fact

Common Misconceptions about Short-Term Rentals

Myth vs Fact: Common Misconceptions

The Belief	Myth vs. Fact
Licenses are transferrable	Myth
Once owner obtains Land Use Permit, they can start renting out their home	Myth
Owner must pay excise tax during a Long-Term exemption	Myth
Long Term rentals are anything over 29 consecutive days	Fact
STR was obtained prior to 500ft rule so that property doesn’t have to follow new rule once home sells.	Myth
Owner doesn't need to obtain a Business Registration	Myth
Airbnb & VRBO pay room taxes so the owner does not need to report	Myth
City does not consider HOA rules or CC and R's	Fact
If a property has a mother-in-law suite, it can’t be used as a Type I owner occupied short-term rental.	Fact

Language Assistance Services & Accommodation Information for People with Disabilities



Accommodation Information for People with Disabilities & Language Assistance Services
You can obtain this information in alternate formats such as Braille, electronic format, etc. Free language assistance services are also available. Please email **accessibility@bendoregon.gov** or call 541-693-2198. Relay Users Dial 7-1-1. All requests are subject to vendor processing times and should be submitted 48-72 hours in advance of events.

Servicios de asistencia lingüística e información sobre alojamiento para personas con discapacidad
Puede obtener esta información en formatos alternativos como Braille, formato electrónico, etc. También disponemos de servicios gratuitos de asistencia lingüística. Póngase en contacto en correo electrónico **accessibility@bendoregon.gov** o número de teléfono 541-693-2198. Los usuarios del servicio de retransmisión deben marcar el 7-1-1. Por favor, envíe sus solicitudes con 48-72 horas de antelación al evento; todas las solicitudes están sujetas a los tiempos de procesamiento del proveedor.

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Accessible Meeting Information



Accessible Meeting/Alternate Format Notification

This meeting/event location is accessible. Sign and other language interpreter service, assistive listening devices, materials in alternate format such as Braille, large print, electronic formats, language translations or any other accommodations are available upon advance request at no cost. Please email **accessibility@bendoregon.gov** or call 541-693-2198. Relay Users Dial 7-1-1. All requests are subject to vendor processing times and should be submitted 48-72 hours in advance of events.

Información sobre accesibilidad en reuniones

Hay accesibilidad disponible en esta reunión. Si se solicita con antelación, se puede disponer de servicio de intérprete de lengua de señas, dispositivos de ayuda auditiva, materiales en formatos alternativos como Braille, letra grande, formatos electrónicos o cualquier otro tipo de adaptación. Póngase en contacto en correo electrónico **accessibility@bendoregon.gov** o número de teléfono 541-693-2198. Los usuarios del servicio de retransmisión deben marcar el 7-1-1. Por favor, envíe sus solicitudes con 48-72 horas de antelación al evento; todas las solicitudes están sujetas a los tiempos de procesamiento del proveedor.

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