

## *Rules Related to Short-Term Rentals in Eugene*

Renting out a house or apartment, or extra rooms in a home for a short period of time (30 days or less), may be an option for some homeowners. With online programs like Airbnb, Vacation Rentals By Owner (VRBO), or HomeAway it is becoming easier to set-up and offer these types of rentals. In Eugene, these activities are allowed, and there are some rules to be aware of and follow to help protect community livability and ensure safety. Below is a quick summary of the current rules related to short-term rentals. We encourage all short-term rental owners to be considerate of their neighbors.

***Note: City Council has directed staff to draft policy that will further regulate short-term rentals. Be aware that the regulations are likely to change in the near future.***

### **TRANSIENT ROOM TAX**

The transient room tax (TRT) is a 4.5% tax charged on all overnight stays in the city, including hotels, motels, bed and breakfasts, vacation rentals, and short-term rentals. Revenue from the TRT helps fund Eugene's Cultural Services programs and supports tourism and visitor programs in Eugene.

All rental facilities must be registered with the City to collect TRT. You can access the registration form and information on how to pay the TRT on the City's website: [www.eugene-or.gov/trt](http://www.eugene-or.gov/trt). Once a completed registration form is received, a Certificate of Authority is issued to the operator. This certificate must be displayed at the rental property.

### **OCCUPANCY LIMITS**

Occupancy limits help ensure the health and safety of residents and protect the quality and livability of our neighborhoods and community. In Eugene, a family of any number or up to 5 unrelated people are allowed per home. For short-term rentals, it is important to be aware of this limit when renting a room or home.

### **OVERNIGHT CAMPING**

Eugene does allow overnight camping on residential property in a vehicle, camper, or trailer parked in the driveway of a single family dwelling. Only one camping shelter is allowed and the property cannot require payment for the camping. This means that a trailer or camper on residential property cannot be used as short-term rental.

### **RENTAL HOUSING CODE**

Eugene's Rental Housing Code applies to long-term rentals. If you plan on renting a facility for over 30 days, then this code would apply. To learn more about the Rental Housing Code visit the City's website at [www.eugene-or.gov/rentalhousing](http://www.eugene-or.gov/rentalhousing).



**Eugene Building & Permit Services**

### **City of Eugene**

Permit and Information Center  
99 W. 10<sup>th</sup> Avenue  
Eugene, Oregon 97401

(541) 682-5086

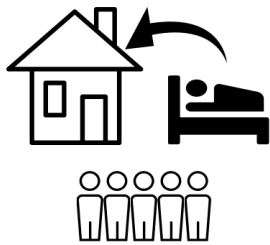
[www.eugene-or.gov/pdd](http://www.eugene-or.gov/pdd)

# Overview of Short-Term Rentals in Eugene



## Renting an Entire Home

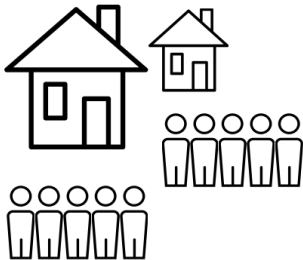
- Rent for 30 days or less
- Register for TRT
- Stay within occupancy limit of:
  - up to 5 unrelated people (for example a family of 3 can rent to 2 additional people) or
  - unlimited family members



## Renting a Room in a Home

A room could include a bedroom, extra room, or a permitted space that is attached (like above the garage) or detached (like a studio in the backyard). There must be access to the common areas in the home including kitchen and laundry.

- Accessory living space must be permitted as habitable space
- Rent for 30 days or less
- Register for TRT
- Stay within occupancy limit of:
  - up to 5 unrelated people (for example a family of 3 can rent to 2 additional people) or



## Renting an Accessory Dwelling Unit

A permitted accessory dwelling unit is another home on the property. It will have full facilities like a kitchen and bathroom.

- Rent for 30 days or less
- Register for TRT
- Stay within occupancy limit of up to 5 unrelated people per dwelling unit



## Overnight Camping

Overnight camping includes tents, vehicles, campers, or Conestoga huts. It may also include “tiny houses” if they are on wheels. These types of shelters can be provided but **cannot** be rented on residential property.

- One camping shelter per residential property
- Up to one family or two unrelated adults
- Property must provide bathroom and garbage service
- **No payment or fees allowed**



**Land Use**  
541-682-8336  
[landuseinfo@ci.eugene.or.us](mailto:landuseinfo@ci.eugene.or.us)

**Transient Room Tax**  
541-682-5022  
[trt@ci.eugene.or.us](mailto:trt@ci.eugene.or.us)

