

**CITY OF GOLD BAR, WASHINGTON  
ORDINANCE #793**

**AN ORDINANCE FOR THE CITY OF GOLD BAR, WASHINGTON AMENDING GOLD BAR  
MUNICIPAL CODE TITLES 5 and 17 RELATING TO BANNING NEW SHORT TERM  
RENTALS**

**WHEREAS**, the City of Gold Bar has allowed short-term rentals for several years; and

**WHEREAS**, the City of Gold Bar Council finds that short-term rentals do not protect or encourage affordable housing; and

**WHEREAS**, affordable housing is a priority for the city under Growth Management planning and the City's Comprehensive Plan; and

**WHEREAS**, the City takes this action to aid in preserving affordable housing stock; and

**WHEREAS**, the City of Gold Bar Council further finds that short-term rentals can negatively impact neighborhood character that the city wishes to preserve; and

**WHEREAS**, the City of Gold Bar Council intends to ban further establishment of short-term rentals in the City;

**NOW THEREFORE, THE COUNCIL FOR THE CITY OF GOLD BAR DO ORDAIN** that Gold Bar Municipal Code Title 5, Business Licenses and Registrations and Title 17, Zoning be updated as follows.

**Section I, Title 5.20.010, Administrative Permit Required**

**Section II, Title 5.20.020, Conditions of Approval of a Business License for Short-Term Rentals**

**Section III, Title 5.20.030, Notice, Approval, and/or Denial of Short-Term Rental Business Licenses**

**Section IV, Title 17.16.030, Conditional Uses**

**Section V, Title 17.16.032, Intent**

**Section VI, Title 17.16.034, Application for Short-Term Rental Approval**

**Section VII, Title 17.16.035, Criteria for Conditional Use Approval**

**Section VIII, Title 17.16.037, Non-transferability**

**Section IX, Severability**

**Section X, Effective Date**

**Section I, Title 5.20.010, Administrative Permit Required**

A. Purpose. It is the intent of this chapter to recognize the desire of some property owners to rent their dwelling on a short-term basis and establish appropriate regulations to mitigate the disruption that short-term and vacation rental dwellings may have on a neighborhood. It also is the intent of this chapter to limit further growth of short-term or vacation rentals to protect and encourage affordable housing and neighborhood character in the city. This purpose and intent shall govern the interpretation of the entire chapter.

B. Permit Required. Any person desiring to rent their home on a short-term or vacation rental basis shall make application for a business license pursuant to Chapter 5.09 GBMC, and pay the administrative fee

established by city resolution for this purpose, prior to June 1, 2026. As of June 1, 2026, no new short-term or vacation rentals are permitted in the city. Short-term rentals established prior to June 1<sup>st</sup>, 2026 are allowed to continue operating subject to all applicable laws and contingent on timely renewal of their business license without temporal break. For purposes of this chapter, a "short-term or vacation rental" means the rental of a dwelling or portion thereof used for the purpose of providing lodging for periods of less than 30 days. A short-term or vacation rental shall not include a house-swap or home-exchange arrangement.

## **Section II, Title 5.20.020, Conditions of Approval or Renewal of a Business License for Short-Term or Vacation Rentals**

5.20.020 Conditions of approval of a business license for short-term or vacation rentals prior to June 1, 2026, and renewal of existing business licenses for short-term or vacation rentals.

A. The following conditions of approval shall apply to business license applications prior to June 1, 2026 for short-term or vacation rentals and their renewals:

## **Section III, Title 5.20.030, Notice, Approval, and/or Denial of Short-Term Rental Business Licenses**

The procedures for the approval, ~~and denial,~~ and renewal of a business license for short-term or vacation rentals, and for the appeal of a business license decision, shall apply as established in GBMC 5.04.

## **Section IV, Title 17.16.030, Conditional Uses**

F. Short-term rental dwelling. No new short term rentals will be approved after June 1<sup>st</sup>, 2026.

## **Section V. Title 17.16.032, Intent**

17.16.032 - Intent.

It is the intent of this chapter to:

1. Establish appropriate regulations that mitigate the disruption that short-term rental dwellings may have on a neighborhood.
2. Recognize the desire of some property owners to rent their dwelling on a short-term basis.
3. To prohibit the further growth of short-term rentals in the city.

## **Section V, Title 17.16.034, Application for Short-Term Rental Approval**

17.16.034 Application for short term rental approval.

An application for short-term rental use of an eligible dwelling unit must be completed and submitted to the city for review prior to June 1, 2026. The city council will follow the conditional use approval process for a short-term rental use. A business license for a short-term or vacation rental business will not be issued by the city until an approval for short-term rental use of the dwelling has been issued. As of June 1, 2026, no new applications for short-term rental uses will be accepted.

## **Section VI, Title 17.16.035, Criteria for Conditional Use Approval**

7. Other Standards. The short-term rental dwelling shall meet all applicable requirements of the zone in which it is located, including, but not limited to:

- a. Setbacks.
- b. Maximum height.
- c. Lot coverage.
- d. All short-term rentals must be separated by two hundred fifty (250) feet from any other short-term rental. Measurement is from building to building.
- e. ~~No additional short term rental shall be permitted within the city limits when the existing percentage of short term rentals is at, or above, six (6) percent of the total housing stock permitted within the residential zoning districts. The six (6) percent shall be defined by the assessor's data for residential dwellings in residential zoning districts within the city limits.~~

**Section VII, Title 17.16.037, Non-transferability**

17.16.037 Non-transferability.

A short-term rental dwelling approval is issued to a specific owner of a dwelling. If the property owner sells or transfers the real property, ~~the new owner shall apply for and must receive a short term rental dwelling approval from the city before using the dwelling as a short term rental. the short term rental approval ends and the property is no longer allowed to operate as a short term rental.~~

**Section VIII, Severability**

This ordinance is severable and if any portion of it shall be declared invalid or unconstitutional, the remaining portion shall remain valid and enforceable.

**Section IX, Effective Date**

This ordinance shall take effect from, and after, its passage, approval, and publication as provided by law.

Passed by the Council for the City of Gold Bar on this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

Attest: \_\_\_\_\_, Steve Yarbrough, Mayor

Attest: \_\_\_\_\_, Lisa Stowe, Clerk/Treasurer

First Reading: \_\_\_\_\_  
Posted: \_\_\_\_\_  
Second Reading: \_\_\_\_\_  
Passed: \_\_\_\_\_