

7.40.035 STR lottery process.

- (a) The city manager shall conduct a lottery to implement this chapter.
- (b) Upon the effective date of the ordinance codified in this section, each STR license shall be subject to the STR lottery. The STR lottery shall apply only to those existing STR licenses located on an identified over-dense block using the “block density limit” referenced below.
- (c) The city manager shall cause the STR lottery to be administered by an independent firm to follow procedures established by the city, consistent with the requirements of this chapter and the provisions of this section. The STR lottery shall be held as soon as practicable following the effective date of the ordinance codified in this section but shall not be held before April 1, 2018.
- (d) The order of lottery selection shall be as follows:
 - (1) All STRs that are either (a) on blocks at or below the block density limit or (b) do not overlap a ZOE with another STR will be exempt from the lottery process and designated to continue.
 - (2) Each nonexempt STR shall be placed into the lottery.
 - (3) Each block shall be considered in turn by the lottery, as determined by random order.
 - (4) When each block is considered in the lottery, each STR in that block shall be reviewed in random sequence. Each STR that meets the criteria set below may be designated to continue if:
 - (A) The number of STRs designated to continue, plus the number yet undetermined, including the STR being reviewed, are within the block density limit for that block; or
 - (B) The STR is outside of the ZOE of all other STRs, including STRs on all other blocks.
 - (5) An STR not meeting the criteria of subsection (d)(4) of this section will be designated to sunset.
- (e) STRs which: (1) are not eligible for renewal or, or (2) are subject to license denial, suspension or revocation pursuant to PGMC [7.40.090](#), or (3) are determined by the lottery result to sunset, shall sunset and be null and void on and after April 30, 2019. STRs that sunset on this date will be issued a prorated refund of the license fee for time actually used.
- (f) On and after September 30, 2018, an STR license shall not be issued if the license does not meet ZOE criteria set by this chapter.

(g) If needed, the city manager shall maintain an STR waiting list to process future STR license applications. [Ord. 18-005 § 2, 2018].

7.40.040 STR cap, density, and occupancy limits.

(a) License Cap. The maximum number of STR licenses allowed throughout the city shall be 250. If the number of existing licenses exceeds 250, new license applications shall be placed on a waiting list.