

## **Short-Term Rentals in Unincorporated Clark County**

Due to the increasing popularity of online short-term rental websites such as Airbnb and HomeAway, Clark County is experiencing a growing number of homes being rented out in whole or in-part for short-term stays.

### ***What is a short-term residential rental?***

Short-term rentals are generally defined as the rental of a residential property (e.g. house, condominium, room, garage apartment, etc.) for a period of less than 30 days.

### ***Is it legal?***

Since 1998, rentals for fewer than 30 days have been forbidden in residential areas of unincorporated Clark County. [Clark County Code § 30.44.010 \(b\)\(7\)\(C\)](#) prohibits short-term rentals of residential properties in unincorporated Clark County. This prohibition applies to any lease of residential property of a period for thirty (30) consecutive calendar days or less.

Additionally, [Clark County Code § 6.12.982](#) requires a short-term or “transient lodging” business to be separately licensed and requires an annual license fee of \$300.00. Further, Clark County Code § 6.12.982 requires the imposition of a short-term lodging tax, which must be paid for any short-term lodging operation.

### ***How many properties in unincorporated Clark County are currently doing this despite it being prohibited by County Code? How many are in multi-family buildings?***

Staff does not have the exact numbers or locations as listing services do not make addresses available. Data available on AirDNA, a site that gathers data related to short-term rentals on Airbnb, indicated that between March 2015 and February 2017, there were approximately 4,075 active rentals in Las Vegas. AirDNA does not make the distinction between unincorporated Clark County and the City of Las Vegas. Therefore, the number provided by AirDNA is only an estimate. Additionally, the data on AirDNA only represents one listing service, so it is possible that there are other properties listed on other services.

### ***Why is Clark County concerned about short-term rentals?***

Clark County is concerned about short-term rentals for numerous reasons:

1. Short-term rentals disrupt the quality of life in residential neighborhoods. The renters of short-term rentals have no stake in the neighborhood; thus, they disrupt the peaceful environment of residential neighborhoods. Neighborhoods where short-term rentals are found deal with more congestion and traffic, loud music during the evening hours, and trash/rubbish found at the curb.

2. As short-term rentals are illegal in unincorporated Clark County, the residential properties that are being used for short-term rental properties have not been regulated by the [Clark County Building & Fire Prevention](#) department to ensure that the residential property is in compliance with the fire and safety codes for transient use.
3. Short-term rentals do not adhere to the health and human safety standards that a hotel or motel would follow. Short-term rentals are not following the standards set by the [Southern Nevada Health District](#) to control the spread of communicable disease and promote safety and sanitary conditions.
4. Clark County is concerned about the public safety of guests in short-term rentals. Properties used for short-term rentals are not equipped with the same security that is often found in hotels and motels.
5. Short-term rentals are operating in unincorporated Clark County without paying taxes that ultimately benefit the entire community. Without paying taxes, the short-term rental business is ultimately hurting the whole community.
6. Short-term rentals artificially inflate rental costs. Property owners have found ways to make a profit by converting long-term living spaces into the short-term rentals. Thus, there are fewer homes on the market for those wishing to rent long-term.

***How do I know I find out if my property is located in unincorporated Clark County or in a city?***

You can find out if your property is located in unincorporated Clark County or in a city by using one of the options below:

- Visit [OpenWeb Info Mapper](#)
- Stop at the Current Planning Division located in the [Clark County Government Center](#), 500 South Grand Central Parkway, Las Vegas.
- Call the Current Planning Division at (702) 455-4314

NOTE: If your property indicates that you are in one of the following jurisdictions, you are still in unincorporated Clark County. The following jurisdictions are unincorporated towns/areas in Clark County:

- Blue Diamond
- Bunkerville
- Enterprise
- Goodsprings
- Indian Springs
- Jean
- Laughlin
- Lone Mountain
- Lower Kyle
- Moapa

- Moapa Valley
- Mountain Springs
- Mt. Charleston
- Paradise
- Red Rock
- Sandy Valley
- Searchlight
- Spring Valley
- Sunrise Manor
- Whitney
- Winchester

***I'm coming to Las Vegas to attend a Golden Knights game. Will I be able to use a website like Airbnb to find a place to stay?***

It depends. If you are interested in renting a property on a site like Airbnb, you need to know what jurisdiction you are in. Short-term rentals including properties on Airbnb are illegal in unincorporated Clark County if they are less than 30 days. Generally, all listings located near the Las Vegas Strip are located in unincorporated Clark County. Therefore, they are illegal, and you should not rent those properties.

If you want to obtain information about the requirements regarding short-term rentals in the incorporated cities, you should do so by contacting the cities. The contact information for the cities is below.

- Boulder City: (702) 293-9202
- City of Henderson: (702) 267-2323
- City of Las Vegas: (702) 229-6011
- City of Mesquite: (702) 346-5295
- City of North Las Vegas: (702) 633-1000

***I saw an article on the Internet about the best houses to rent for a bachelor/bachelorette party weekend. One of the houses was in Las Vegas. Will it be okay if I rent a house for that?***

It depends. If you are interested in renting a house for a bachelor/bachelorette party, you need to know what jurisdiction you are in. Renting a house for a bachelor/bachelorette party is illegal in unincorporated Clark County if it is less than 30 days. Generally, all listings for houses to rent for a weekend near the Las Vegas Strip are located in unincorporated Clark County. Therefore, they are illegal, and you should not rent those properties.

If you want to obtain information about the requirements regarding short-term rentals in the incorporated cities, you should do so by contacting the cities. The contact information for the cities is below.

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***What should I do if my neighbor is renting out his or her residence, or part of his or her residence?***

If you suspect that your neighbor is renting out his or her residence, or part of his or her residence, you can report the issue to the Clark County Public Response Office at (702) 455-4191 or at <https://clarkconnect.clarkcountynv.gov/>.

***What are the penalties for an offending homeowner?***

Offending homeowners can be fined \$1,000 a day. Additionally, there is potential for a misdemeanor charge.

***Who should I contact if I have more questions regarding short-term rentals in unincorporated Clark County?***

If you have more questions regarding short-term rentals in unincorporated Clark County, you should contact the Current Planning Division at (702) 455-4314.

***How can I obtain information about the requirements regarding short-term rentals in an incorporated city?***

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