

# Homestay Lodging and Short-term Rental Policy

## Frequently Asked Questions (FAQ)

Astoria only allows “vacation rentals” in commercial zones, such as hotels/motels. This helps prioritize housing stock in residential areas for long-term residences, and limits the number of second homes in town that can often remain vacant. The City has policies that allow specific short-term rentals, such as “AirBnB” options.

### Common terms to understand homestay lodging (*Development Code Section 1.400*)

- Homestay Lodging: *a tourist accommodation with no more than two bedrooms available for transient rental, and which is owner occupied. Such facilities may or may not provide a morning meal.*
- Hotel/Motel: *a building in which lodging is provided for guests for compensation.*
- Accessory Dwelling Units (ADU) *An accessory dwelling unit is one additional subordinate or auxiliary living unit in an existing large, older house. A dwelling with an accessory dwelling unit is distinguished from a duplex by the retention of the appearance as a single-family dwelling. (Added by Ordinance 04-10, 11/1/04).*
- Bed & Breakfast: *any transient lodging facility which contains between three and seven guest bedrooms, which is owner or manager occupied, and which provides a morning meal.*

### What about AirBnB and VRBO?

These are advertising platforms used for listing short-term rentals or vacation homes. Many people list their rentals on these sites, but they must meet the City codes and requirements. Not all listings are legal rentals.

### What does Astoria allow for short term rentals?

Astoria allows homestay lodging and bed & breakfast establishments under certain conditions and in particular zones. The following must be addressed for each establishment:

1. The home must be owner-occupied, and owners must be on-site when they have guests/renters
2. Owners must submit transient lodging taxes with the City’s Finance Department
3. Owners must submit a business license prior to advertising or having guests/renters
4. The site must meet off-street parking requirements

### Where is homestay lodging allowed?

Short Term Rentals	Permitted Zones	Bedrooms	Notes
Homestay Lodging	R-1 ( Conditional Use), R-2, R-3	1-2 bedrooms	Owner occupied
Bed & Breakfast	R-2/R-3 Conditional Use	3-7 bedrooms	Owner or manager w/ breakfast served
Motels, Hotels, & Bed & Breakfast	Commercial Zones only	No limit	No owner occupied requirement

**How much parking is required? What is off-street parking?**

One space per bedroom in addition to two spaces required for the single family dwelling. These spaces must be “off-street”-located within the property boundary (in a driveway, or garage). Parking spaces must be 9.5’ x 20’ or 8.5’ x 16’ for compact cars. “On-street” spaces cannot count towards meeting the parking requirement



**Are variances granted to meet the parking requirement?** Variances to parking standards may be allowed but must meet requirements outlined in codes 7.062 and/or 12.404.

**Can I have an accessory dwelling unit and homestay lodging on the same property?** As of January 2017, both are permitted in certain residential zones. There is a proposal that will prohibit homestay lodging in ADUs. The City Council is expected to review the proposal in 2017.

**What else do I need to do to operate a homestay lodging facility?**

Meet with City Staff to verify adequate off-street parking and zoning. Then pay the business license fee, and set up transient tax submission with the Finance department.

**Do I need a business name for my homestay lodging?**

No. This is optional. Some homeowners choose to set up the homestay as a separate business entity from the household.

**Will AirBnb collect and distribute motel taxes on behalf of a client?**

The City is working with AirBnb to do just that. However, until such time an agreement is reached, homeowners are responsible for collecting and remitting motel taxes to the City’s Finance Department.

**Do I have to notify my neighbors to operate homestay lodging?**

If the proposal is a conditional use, public notice is sent to neighbors and a public hearing is scheduled. Otherwise, it’s voluntary, but strongly encouraged to notify immediate neighbors to prevent potential conflicts.

**Does the City require or offer a safety inspection program?** The City does not require a safety inspection program. However, the Astoria Fire Department (503-325-2345) can do voluntary inspections to verify smoke/carbon monoxide detectors, fire extinguishers, proper egress, tsunami maps, and first aid.

**Who do I contact if I have questions?**

Community Development Department  
1095 Duane Street Astoria, OR 97103  
(503) 338-5183 [planning@astoria.or.us](mailto:planning@astoria.or.us)