



CITY OF ASTORIA

Founded 1811 • Incorporated 1856

COMMUNITY DEVELOPMENT

Vacation Rental Frequently Asked Questions

A general guide to help applicants understand eligibility, approvals, and operating requirements.

Quick Answers

Question	Answer
Do I need City approval?	Yes
Can I advertise or operate before approval?	No
Do I need a business license?	Yes
Do I need to pay lodging taxes?	Yes (Local, County, and State)
Can I transfer a license?	No
Do I have to pass an inspection?	Yes
Should I contact Planning before buying property?	Yes

Before You Buy Property

Before purchasing property, signing a lease, or making substantial investments based on anticipated Vacation Rental use, contact the Community Development Department. Eligibility depends on zoning, building code compliance, parking, occupancy classification, and other site-specific factors.

Before You Apply

What is a Vacation Rental?

A Vacation Rental is a dwelling unit or sleeping unit, or portion thereof, that is rented for periods of less than 30 consecutive days and is not occupied by the owner during guest stays.

What is the difference between a Vacation Rental and a Home Stay Lodging?

A Vacation Rental is rented to guests without the owner living on-site during guest stays. A Home Stay Lodging is owner-occupied and allows overnight guests to stay in one or two bedrooms within the owner's primary residence.

How do I know if a property is eligible?

Eligibility depends on zoning, occupancy classification, parking, building code compliance, and other requirements.

Can I assume a property is eligible because another Vacation Rental operates nearby?

No. Properties may have different zoning, parking arrangements, occupancy classifications, permit histories, and approval conditions. Each property is evaluated individually.

Can I advertise my property before receiving approval?

No. A property should not be advertised or offered as a Vacation Rental until all required City approvals and licenses have been obtained.

Do I need off-street parking?

Generally, yes. Off-street parking requirements found in Article 7 of the Astoria Development Code must be met and should be reviewed early in the application process.

Do I need a permit or license to operate a Vacation Rental?

Yes. Vacation Rentals require City approval and a valid Vacation Rental License before operation.

Do building codes apply to Vacation Rentals?

Yes. Vacation Rentals must comply with applicable building, fire, life-safety, and a Vacation Rental License does not waive those requirements. Additional permits, inspections, or upgrades may be required depending on the property, existing approvals, and any proposed construction, change of use, or change of occupancy.

Operating a Vacation Rental

Do I need a business license?

Yes. Vacation Rental operators must obtain and maintain a City Occupational Tax (business license).

Do I need to pay lodging taxes?

Yes. Operators are responsible for complying with applicable transient lodging tax requirements, a booking platform may pay your taxes on your behalf, but you are still responsible for payment.

Can I transfer my Vacation Rental License?

No. A change in ownership or operator may require a new application and approval.

Can a Vacation Rental License be revoked?

Yes. Violations of applicable requirements, conditions of approval, licensing standards, or City regulations may result in suspension or revocation.

What happens if I violate license requirements?

Violations may result in enforcement action, civil penalties, suspension or revocation of licenses, and other remedies authorized by City Code. Penalties may include fines of up to \$1,000 per day per violation

How long does the approval process take?

Review times vary depending on the application, completeness of materials, inspections, and any required reviews.

Questions?

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