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August 13, 2020

Subject: Proposed Amendment to Include Business Licensing Code Provisions for Short-Term Rentals

To Whom It May Concern:

This letter is to inform you that the City of North Las Vegas is considering amendments to the North Las Vegas Municipal Code, specifically to Chapter 5.02 Business Licenses Generally to create a license classification and an annual fee for short-term rentals and to Chapter 5.22 License Tax for Hotel Motels to make short-term rentals subject to the City's monthly transient lodging tax. The amendments reflected in proposed Ordinance No. 3041 read as follows:

5.02.070 S-License Fees

Short term rental. For each short term rental, nine hundred dollars (\$900.00) annually. Applications and business license renewals for a short term rental shall include the following:

1. Self-inspection checklist.
2. Notarized affidavit demonstrating installation of required outdoor noise monitoring equipment.
3. Notarized affidavit demonstrating compliance with notification of property owners within 200-feet of the short-term rental.
4. Certificate of Insurance with general liability coverage of not less than \$500,000.
5. Short-Term Rental Hold Harmless Acknowledgement Agreement.

Short term rental has the meaning as ascribed to it in NLVMC 17.32.¹

5.22.010 - License Tax for Hotels and Motels.

F. Effective March 1, 2017, increase the tax on transient lodging ~~shall be by one-half (0.5) percent from twelve and one-half (12.5) percent to thirteen (13) percent~~ for all room rentals by all hotels other than resort hotels, and by all motels, by all residential dwelling units operating as a short-term rental, and by apartment motels advertising and accepting less than weekly rentals. Said tax on apartment hotels to be limited to the rentals received on the less-than-weekly basis. In order to establish permanency of occupancy for all hotels, other than resort hotels, short-term rentals, and all motels, one calendar month or thirty (30) days of continuous occupancy or rental shall constitute such permanency. Occupants of such room rentals would be

¹ The definition of short-term rental in proposed Ordinance No. 3040 is "any residential dwelling unit or part thereof that is rented out for a period of less than 30 days at a time." Proposed Ordinance No. 3040 amends the City's Zoning Ordinance (Title 17) and details the requirements for a short-term rental to be licensed with the City.

considered a resident guest and not subject to the payment of the room tax from and after thirty (30) days continuous residence.

For your reference you may obtain a copy of proposed Ordinance Nos. 3040 and 3041 on the following website:

http://www.cityofnorthlasvegas.com/departments/lcds/business_license_forms_and_documents.php

Please consider this letter as notification that you may be affected by these changes. Per NRS 237.080, you may submit any data or arguments as to whether these new rules will impose a direct and significant economic burden upon your business; or directly restrict the formation, operation or expansion of your business.

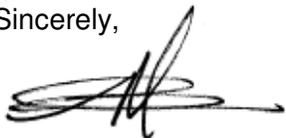
Please submit your response via email or mail to:

Mary Aldava, Business License Manager
aldavam@cityofnorthlasvegas.com

City of North Las Vegas
Business License Division
2250 Las Vegas Blvd. N., Ste. 110
North Las Vegas, NV 89030

All comments concerning the proposed amendments must be received by the City of North Las Vegas, Business License Division no later than **September 14, 2020**.

Sincerely,

A handwritten signature in black ink, appearing to be 'Mary Aldava', written over a horizontal line.

Mary Aldava, Business License Manager
Land Development & Community Services