

Exhibit A

Chapter 24.31 Transient Lodging

24.31.010 Definitions.

A. Transient means occupancy of a dwelling unit or sleeping unit for fewer than 30 consecutive days. Transient dwelling and sleeping units are sometimes referred to as short-term rentals or vacation rentals.

B. Transient lodging means:

1. Hotel, motel, and inn dwelling units that are used for temporary (fewer than 30 consecutive days) overnight human occupancy; and
2. Houses, cabins, condominiums, apartment units, and other dwelling units, or portions of any of these dwelling units, that are used for temporary (fewer than 30 consecutive days) human occupancy.

C. Transient lodging facility means a building used in part or in whole for transient lodging.

24.31.020 Permits Required.

A. A building permit is required to establish transient lodging use in a structure.

B. Transient lodging facilities that are three stories or fewer above grade and include two or fewer dwelling units must comply with the requirements set forth in this Chapter and the administrative rules adopted by the City Administrator, unless the transient lodging facility is:

1. An accessory short-term rental (ASTR), as defined in and regulated under Portland City Code Chapter 33.207, located in the same structure where the permanent resident resides; or
2. A detached owner-occupied lodging house as defined in and allowed to be regulated under the Oregon Residential Specialty Code.

C. All other transient lodging facilities must meet all applicable requirements in the Oregon Structural Specialty Code.

D. Alterations, additions, and changes of use within transient lodging facilities must meet the applicable requirements in (1) the City's administrative rules, if the structure meets the criteria in Subsection B of this Section; or (2) the Oregon

Structural Specialty Code, if the structure meets the criteria in Subsection C of this Section.

E. The City Administrator may grant modifications to the application of the Building Code or Portland City Code for transient lodging facilities where the modification complies with the intent and purpose of the Building Code and Portland City Code and such modification does not lessen health, accessibility, life and fire safety, or structural requirements of the structure.

24.31.030 Compliance with other laws and regulations.

All transient lodging facilities must comply with the applicable provisions of Portland City Code Title 33 and other laws and regulations of the City.