



# SHORT-TERM RENTALS

## MUNICIPAL CODE CHAPTER 15.465.320

This handout provides basic information for establishing a Short-Term rental; it answers the most common questions about the city requirements and allowances. Please contact the Planning Division with any questions or concerns you may have.

### What is a short-term rental?

A short-term rental is a type of lodging where a dwelling unit, or portion thereof, is rented for a fee for fewer than 30 consecutive nights. Examples of short-term rentals are those rented through platforms such as Airbnb and VRBO.

### What are the required licenses/permits for a short-term rental?

**License:** A Washington State business license with City of SeaTac endorsement.

**Permit:** City of SeaTac Zoning Administrative Permit (ZAP) for short-term rental.

### How many people are allowed in a short-term rental?

No more than two (2) persons per bedroom over the age of two (2) years old per bedroom rented, or ten (10) persons per rental, whichever is less, are permitted. Studio apartments are considered a single bedroom.

### I own two short-term rentals. Do I need more than one license/permit?

Yes, a business license and ZAP permit are needed for each short-term rental.

### Do I need to renew my license/permit?

A Washington State business license needs to be renewed annually. A new ZAP permit is required if the property ownership changes.

### How many short-term rentals can I operate in SeaTac?

No short-term rental operator is permitted to own, operate, or have any interest in more than two (2) short-term rental units they are not living in.

### What documents should be posted inside my short-term rental?

The following information shall be posted in each short-term rental. We recommend a "Welcome Binder":

- Short-term rental street address.
- Emergency contact for police, fire, and emergency medical services.
- A floor plan indicating fire exits and escape routes.
- The maximum occupancy limits.
- Contact information for the operator or designated contact.
- A copy of the City of SeaTac Good Neighbor Guidelines (see page 2).
- A copy of the active business license.

This document is intended to provide guidance in applying certain Zoning code regulations and is for informational use only. It shall not be used as a substitute for the Zoning Code or for other city codes.

### Where can I get additional information?

- Municipal Code Chapter 15.465.320
- Visit us online at: [www.seatacwa.gov](http://www.seatacwa.gov)
- Call the permit center at 206.973.4750



Department of Community and Economic Development - Planning Division  
4800 South 188th Street | SeaTac, WA 98188-8605 | Phone: 206-973-4750



# City of SeaTac Short-Term Rental Good Neighbor Guidelines

Welcome to the City of SeaTac! We hope you enjoy your stay in our growing community. These Good Neighbor Guidelines are provided to ensure your stay is pleasurable and safe. Have fun in your short-term rental and please respect your neighbors.

## 24-Hour Contact Information

If, at any time during your stay, you have concerns regarding your neighbors or issues that may arise in the dwelling unit, please call the local contact provided by the operator and posted in the unit. In the event of an emergency, please call 911. The police non-emergency number is: 206.296.3311.

## General Respect for Neighbors

You are visiting a living, breathing neighborhood. Please express a general regard and respect for your neighbors. Respect neighbors' privacy and property. Be friendly, courteous, and treat your neighbors as you would like to be treated in your home neighborhood.

## Occupancy

No more than two (2) persons per bedroom over the age of two (2) years old per bedroom rented, or ten (10) persons per rental, whichever is less, are permitted. Studio apartments are considered a single bedroom.

## Noise

Be considerate of the neighborhood and your neighbor's right to quiet enjoyment of their home and property. Loud noise is prohibited in SeaTac Monday - Friday from 10pm - 7am and Saturday, Sunday, and Federal Holidays from 10pm - 9am.

## Trash

Ensure all trash is properly disposed of in covered garbage containers that can be secured or placed in a garage or other secure structure. Refuse placed at the curb should be in appropriate containers on collection day, such as garbage, recycling, or compost and returned to designated locations after pickup.

## Pets

Pets are required to be on a leash whenever they are outside or kept in an enclosed area on the property at all times. The city requires you to clean up after your pets and prevent excessive and prolonged barking. Store pet food indoors, and in a secure container, to reduce the likelihood of unwanted pest problems.

## Parking and Traffic Safety

Please do not park on lawns or block driveways, sidewalks, alleys, or mailboxes. Use off-street parking whenever possible. Drive safely and slowly through neighborhoods and watch for pedestrians and children playing.

## Tenant Guest Responsibility

Overnight guests and visitors are expected to follow the Good Neighbor Guidelines.