



Horizon Environmental Health

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Private/Vacation Home Rentals – General Requirements

The following is a brief overview of general requirements for private/vacation home rentals. It is recommended that you read the entire Douglas County Private/Vacation Home Rental Ordinance as well as the Douglas County Lodging Ordinance.

General Requirements:

- Must include license number on all advertisements.
- Included total permitted overnight guest occupancy and the total number of persons permitted on the property in all ads/reservation service pages.
- Guests must honor noise level standards (detailed info found in Douglas County Private/Vacation Home Rental Zoning Ordinance)
- Guests must following parking standards (detailed info found in Douglas County Private/Vacation Home Rental Zoning Ordinance)
- Prior to occupancy, obtain from person renting the property:
 - full name, address, and vehicle plate information.
 - number of guests and dates of rentals.
 - require guests to formally acknowledge responsibility for compliance by all tenants and guests with the applicable laws, rules, and ordinances pertaining to private/vacation home rentals in Douglas County.
 - maintain a copy of the above records for one year.
- Boundaries of property must be visually marked (signs, fence, vegetation, landscaping, or other methods as approved by the Douglas County Land & Resource Management Director)
- Emergency evacuation plan must be posted.
- Cannot use detached or temporary sleeping accommodations such as RVs, tents, fish houses, campers, or others to increase overnight guest capacity.
- Local contact must be available 24 hours a day seven days a week. Must be able to respond by phone within 60 minutes and in-person within 120 minutes of notification.
- If you have a private septic system (ISTS):
 - you must have a current County/State compliance inspection (copy must be submitted with your license application).
 - you must have an operating permit from Douglas County Land & Resource Management
 - system must be pumped not less than annually with records submitted to Douglas County Land & Resource Management by the end of the calendar year.
- Garbage, refuse, and recycling must be stored completely enclosed. Must provide sufficient number of containers for guest use.