

Section 5.10.220 Residential rental business license.

A. License required. Every rental unit owner shall obtain an annual residential rental business license, to be issued pursuant to this chapter, prior to operating, leasing, or causing to be leased, a rental unit. Rental unit owners must file a written application annually with the Director covering each rental unit to be leased. Each rental unit and each unit unavailable for rent must be separately identified in the application. Multiple rental units owned and operated by the same business entity on more than one premises may be included in a single license. No license shall be issued for a residential rental business unless the Director has received a complete application including the appropriate application fee. It is unlawful to lease any rental unit that is not listed in a current rental business license or in subsection B, below.

B. Exceptions. The provisions of this section shall apply to all rental units, with the exception of:

1. Owner-occupied rental units;
2. Units unavailable for rent;
3. Housing accommodations in hotels, motels, inns or tourist homes;
4. Housing accommodations in retirement or nursing homes;
5. Housing accommodations in any hospital, state-licensed community care facility, convent, monastery or other facility occupied exclusively by members of a religious order or an extended medical care facility;
6. Housing accommodations that a government unit, agency or authority owns, operates or manages, or which are specifically exempted from municipal regulation by state or federal law or administrative regulation. This exception shall not apply once the governmental ownership, operation or management regulation is discontinued.

C. Definitions. In addition to the definitions that apply generally to the terms and phrases found in this section:

1. "Accessory dwelling unit" or "ADU" means a unit that meets the requirements of AMC 17.04.070(3).
2. "Lease" means any agreement that gives rise to relationship of landlord and tenant.
3. "Owner" means the owner of record as shown on the last Grays Harbor County tax assessment roll or such owner's authorized agent.
4. "Rental unit" means a unit occupied or leased by a tenant.
5. "Single-family residence" means a building, modular home, or new manufactured home designed to contain no more than one dwelling unit, plus one accessory dwelling unit.
6. "Tenant" means an adult person granted temporary use of a rental unit pursuant to a lease or rental agreement with the owner of the rental unit.
7. "Unit" means any structure or part of a structure, which is used as a home, residence or sleeping place by one or more persons, including but not limited to, single-family residences, duplexes, tri-plexes, four-plexes, multi-family dwellings, apartment buildings, condominiums, mobile homes and similar living accommodations.
8. "Unit unavailable for rent" means a unit whose owner has filed with the Director a statement signed under penalty of perjury that such unit is not offered or available as for rent a rental unit and that prior to offering or making the unit available as a rental unit, the owner will apply or re-apply for a Residential Rental Business License and comply with any applicable administrative regulations adopted pursuant to this chapter.

D. License fee. Residential rental businesses shall obtain an annual license under AMC 5.10.040 and pay an annual license fee of twenty-five dollars (\$25.00), plus an additional one dollar (\$1.00) for each rental unit identified in the license application.