

## PRO TIP Short-Term Rentals

### Short-Term Rentals

Short-Term Rentals (STRs), or units rented for less than 30 days, have become a popular option for visitors and property owners alike. If you're considering operating an STR in Lakewood, it's important to understand the local regulations and requirements. This brochure provides an easy-to-read overview of the current rules for STRs in our city.

### Where Are STRs Allowed?

STRs are allowed in most land use zones in Lakewood, with the exception of the following areas:

- **Commercial Zones:** Commercial 1-3
- **Industrial Zones:** Industrial Business Park, Industrial 1, and Industrial 2
- **Other Areas:** Public and Semi-Public Institutional, Open Space Recreation 1 and 2

This means you can generally operate an STR in residential and certain mixed-use areas, but it's important to check your property's zoning before listing.

### Recent Updates to STR Regulations

In 2024, the City Council adopted updates to several STR regulations. Key changes include:

- **Updated Definitions:** STR definitions and regulations are being aligned with state law.
- **STRs in Accessory Dwelling Units (ADUs):** The 2024 Planning Commission recommends allowing STRs in ADUs, provided they meet specific requirements.
- **New Land Use Type:** STRs will be classified as a distinct land use type, subject to administrative review. Appeals will be heard by the Hearing Examiner.
- **Performance Standards:** New performance standards for STRs to ensure safety, compliance, and quality for both hosts and guests.
- **Fee Adjustments:** Proposed fee increases for STRs in the 2025-2026 City Master Fee schedule.

### STRs & Rental Housing Safety Program (RHSP)

STRs are now into the **Rental Housing Safety Program (RHSP)** to help ensure safe and well-maintained properties for renters and guests.

- **Registration:** All STRs must register with the RHSP and obtain a business license
- **Inspection:** Properties must be inspected once every five years. The first inspection is **free**, but if a unit fails, a re-inspection and associated fee applies.

- **How to Schedule:** To schedule an inspection or register your property, visit [this link](#) or email [rentals@cityoflakewood.us](mailto:rentals@cityoflakewood.us).

## Key Things to Remember:

1. **A Permit is Required.** STR's are regulated as a Type II administrative decision by the City of Lakewood Which requires public noticing but an administrative decision by the Planning and Public Works Department.
2. **STR Registration** is mandatory and must be renewed annually.
3. **Inspection Requirements:** Your STR will be inspected every five years, starting with a free initial inspection.
4. **Compliance:** Ensure your STR meets all applicable zoning, safety, and performance standards as set forth by the City.
5. **Fee Structure:** Please review the City's 2025-2026 fee schedule.

For more detailed information on the **Rental Housing Safety Program (RHSP)**, visit: [RHSP Program Information](#)

## More information

- Contact our planning team at [planning@cityoflakewood.us](mailto:planning@cityoflakewood.us) or 253-512-2261.
- For inquires regarding the City's RHSP, please contact [rentals@cityoflakewood.us](mailto:rentals@cityoflakewood.us)
- Stop by during Planner of the Day, Tuesday-Thursday, 9am-12pm or by contacting [planning@cityoflakewood.us](mailto:planning@cityoflakewood.us) for development requirements.
- Review [LMC 18A.40.090](#) For detailed information on STR's.