



CITY OF LAS VEGAS
DEPARTMENT OF COMMUNITY DEVELOPMENT

Contact us at:

Complaints 24/7 Live Operator: 702-229-3500
Planning (Zoning) Information: 702-229-6301 Code
Inspection Scheduling: 702-229-6615 Option 3
Licensing Questions: license@lasvegasnevada.gov

SHORT-TERM RESIDENTIAL RENTAL GENERAL INFORMATION

What is a Short-Term Residential Rental?

The Las Vegas Municipal Code defines a short-term rental as follows:

A Short-Term Residential Rental means the commercial use, or the making available for commercial use, of a residential dwelling unit for dwelling, lodging or sleeping purposes, wherein any individual guest rents or occupies the entire dwelling unit or one or more individual rooms within the unit for a period of less than thirty-one (31) consecutive calendar days. The term also includes the renting or occupancy of a residential unit or a room within a residential unit for purposes of transient lodging, as described in Assembly Bill 363 of the 2021 Session of the Nevada Legislature. A short-term residential rental qualifies as transient lodging and is included in the definition thereof. The term does not include a community residence, facility for transitional living for released offenders, or any other facility with dwelling units that is specifically defined in LVMC, Chapter 19.18.

The approval process for a short-term rental requires three steps.



1. PLANNING

The first step in the process starts with the approval from Planning.

To begin the process, call Planning at (702) 229-6301.

Short-term rentals are allowed in most residential neighborhoods of Las Vegas, subject to a number of restrictions. They are prohibited in the following master planned areas

- Summerlin, including Sun City Summerlin
- Town Center
- Skye Canyon
- Cliff's Edge
- Symphony Park
- Grand Canyon Village
- Las Vegas Medical District
- Providence Square

A short-term rental license does not provide authority to violate any common-interest community's covenants, conditions and restrictions (CC&Rs). If the residence is inside a gated subdivision or a controlled-access building that is governed by an owner's association, a letter from the association acknowledging the use and granting access to occupants of the rental unit will be required as part of the application.

A short-term residential rental requires a Conditional Use Verification (CUV).

A short-term rental use is unavailable and prohibited within a residential unit or a room within a residential unit that is located in an apartment building. For purposes of this Regulation, "apartment building" means and "apartment house" as defined in LVMC 19.18.020.

Effective December 5, 2018, a short-term residential rental may be allowed to operate as a conditional use, provided it meets the following standards:

1. Must be owner occupied.
2. Have no more than three bedrooms. The number of bedrooms is that shown on the Clark County Assessor's records.
3. Be at least 660 feet from any other short-term residential rental as well as 2500 feet from a Resort Hotel
4. Be in a location that allows short-term residential rentals

If the residence does not meet the standards for a conditional use, they cannot be waived.

Who qualifies as an owner?

"Owner" includes any person who is listed as an owner of record of the unit in the records of the County Assessor, or, in the case of a unit that is owned by a trust or other corporate or legal entity, a trustee or principal of that trust or entity. LVMC 6.75.020 (D)

What does it mean to be "owner occupied"?

A dwelling unit qualifies as "owner-occupied during each period the unit is rented" only if the owner continues to reside at the unit throughout the rental period, the dwelling unit is the owner's primary residence, and the owner's occupancy includes occupancy and use of a bedroom or other room intended for sleeping purposes. In determining occupancy by the owner during any rental period, the owner's absence, if any, from the unit during the rental period must be attributable only to employment or to the running of typical personal or household errands. LVMC 6.75.020 (D)

A person who purports to hold a fractional ownership interest (or any other shared, joint, common, partial, cooperative or community ownership interest) in property that he or she occupies shall be deemed to be a guest and not an owner of that property unless the person's ownership interest in the property at the time of occupancy:

- (a) Is at least twenty-five percent; and
- (b) Has been established in that persons' name by means of a document duly recorded in the property records of Clark County.

A person who purports to hold an ownership interest of any kind in property that he or she occupies shall be deemed to be a guest and not an owner of that property if it appears that the documents or other indices of ownership demonstrate an intent to circumvent or otherwise avoid the application of LVMC Chapter 6.75 or applicable Conditional Use Regulations under LVMC 19.12.070, Or any requirement limitation thereof.

What is the maximum occupancy for a short-term rental?

The maximum occupancy of a short-term residential rental unit shall not exceed either of the following limits:

1. Two persons per bedroom (but excluding children under the age of twelve); or
2. The maximum occupancy limits for residential dwellings established by the Uniform Housing Code, as adopted in LVMC Chapter 16.20.
3. Sixteen persons within that unit at any given time.

The number of children under 12 years of age can be increased if the number of adults are reduced but the number of adults cannot be increased by reducing the number of children. **No more than 2 adults per bedroom at any time during the rental period.**

2. INSPECTION

As part of the Conditional Use Verification (CUV) Permit approval process, an inspection of the property will be required. The inspector will verify the number of bedrooms in the house and will check for a number of life safety and related requirements. **The inspector will also check for building permits for all changes and additions that have been made to the original structure. After the inspection is completed and approved, the CUV will be reviewed again for compliance with all requirements of Title 19.12; if approved, a business license application may be submitted.**

For a detailed list of the items inspected, see Appendix 1. In general, the residence must meet all applicable building and fire safety codes for a residence, plus others that are required for commercial use of the property. These include:

- *Fire extinguishers properly mounted in the garage, in the kitchen and on each floor, with a current service tag from a contractor certified by the State of Nevada Fire Marshal*
- Interconnected smoke detectors in each sleeping room and at other locations in the residence
- *Carbon monoxide detectors are required in several locations in residences with fuel-fired appliances.*

3. LICENSING

All short-term residential rentals must obtain a business license prior to operating. The license application has several special requirements and restrictions:

- *No accessory structures such as casitas, tents, trailers or other mobile units may be used for dwelling, lodging or sleeping purposes.*
- The business license number must be included in all advertisements.
- *The licensee must provide proof of liability insurance coverage with a \$500,000 minimum amount.*
- *The residence must display a placard whenever rented listing the maximum occupancy and a 24-hour contact number for complaints.*
- *660-foot separation between short-term residential rentals is required.*
- The property owner must be the license holder.
- The license application must list the hosting platform on which the units will be advertised.
- *The application must include an affidavit attesting that there are no delinquent room tax liabilities or liens on the property.*
- If applicable, corporation/LLC/Trust documentation will be required
- *A floor plan identifying the bedrooms and living spaces must be provided to include the bedroom being occupied by the property owner during the rental periods.*

A complete list of the items required for the application in Appendix 2.

APPENDIX 1—INSPECTION REQUIREMENTS

1. **Inspection Requirements:** Property must be inspected to verify it complies with all life safety codes and minimum property standard requirements.
 - a. UAC- 301.1 Permits Required- All additions, patio covers, patio enclosures, garage conversions, exterior perimeter masonry walls, pools, spas, casitas, electrical conduit or devices, water heater, water softener, air condition/heat pumps or any other structures or equipment that would require a permit shall have final inspections approved.
 - b. LVMC 19.06.070-Building Placement- Minimum Front Yard Setback 20 feet, Minimum Side Yard Setback 5 feet, Minimum Corner Side Yard Setback ,15 feet. Minimum Rear Yard Setback 15 feet no structures shall located in these areas.
 - c. LVMC 19.04.050 (H).1 Site Address- The property address shall be displayed on the front of dwelling with 4” tall numbers in a contrasting color.
 - d. Egress Door-Egress doors shall be readily openable from the inside without the use of key or any special knowledge or effort.
 - e. The door between the garage and the residence shall be a solid wood door and shall be self-closing.
 - f. Smoke Detectors shall be located in each sleeping room, outside each separate sleeping area (covers 80 square feet) and at each additional story. All smoke detectors shall be interconnected in such a manner that actuation of one device will activate all smoke detectors inside of the dwelling.
 - g. Carbon Monoxide Detectors shall be installed in dwelling units that have fuel-fired appliances or combination smoke and carbon monoxide detectors will meet this requirement. Carbon monoxide detectors shall be located on every habitable level and in every HVAC zone of the dwelling.
 - h. Fire Extinguisher shall be located-one in the garage, mounted on a wall not more than 48 “off the finished floor, in the kitchen under the kitchen sink, one on each floor of a dwelling unit and shall have a current service tag from the State of Nevada Fire Marshal certified contractor.
 - i. The Limitation of Hot Water in Bathtubs and Whirlpool Bathtubs- The maximum hot water temperature discharging from the bathtub and whirlpool bathtub filler shall be limited to
120°F (49°C).
 - j. Seismic Provisions-Gas fired water heaters shall be anchored or strapped to resist horizontal displacement due to earthquake motion. Strapping shall be located in the upper one-third and lower one-third of the tank. At the lower one-third, the strap located not more than four inches away from the controls.
 - k. Reduction of Clearances for Gas Fired Water Heaters B-Vents-Water heater single wall B-Vent clearance to combustible material shall be 6” away from combustible materials and double wall shall be 1” away from combustible materials or per the UL listing.
 - l. All drain waste traps shall have a smooth and uniformed waterway (no flex piping).
 - m. Ground Fault Circuit Interrupter (GFI) - When applicable a ground fault circuit interrupter shall trip when the current to ground is 6 milliamps or higher and will not trip when the current to ground is less than 4 milliamps. The device shall be wired properly with no open ground, open neutral, open hot, hot ground reversed or hot neutral reversed.
 - n. Electrical Boxes, Conduit or Fitting (C) all electrical wiring shall be inside all boxes, conduit or fitting shall be protected from abrasion (tight fitting not exposing any of the wiring).
 - o. All electrical boxes, switches or outlets shall be closed by suitable covers securely fastened in place.
 - p. Exposed electrical wiring (B) Protection from physical damage-Nonmetallic Sheathed Cable (Romex) exposed to physical damage and shall be in electrical conduit or boxes.
 - q. Unused Openings-All unused openings in any electrical service panels shall be closed with an approved cover.

r. Pool Access barrier Requirement-Mesh, Chain Link or Wrought Iron fence 48 inches tall surrounding the pool with a self-closing gate with the gate latch at the top of the fence and shall not allow the passage of a 4 inch sphere pass through at any point of the fence or all openings from the dwelling that provide direct access to the pool or spa to include doors, windows with window sill height less than 48", windows with locking or latching devices less than 54" shall have an alarm that shall sound continuously for 30 seconds when opened. The opening alarm shall be capable of providing 85 decibels and shall be permanently secured to a surface. Rear yard access-gates shall be self-closing, gate latches shall be more than 48" off the ground, gate latches shall have 20" of protection away from the gate latch from outside access, Large or doubled gates shall be locked or pin closed to prevent access.

APPENDIX 2—LICENSE APPLICATION REQUIREMENTS AND CONDITIONS

1. Pay, in advance, an annual fee of five hundred dollars for each residential unit. (LVMC 6.75.030)
2. Only the property owner may hold a short-term residential rental license. “Owner” includes any person who is listed as an owner by a trust or other corporate or legal entity, a trustee or principal of that trust or entity. (LVMC 6.75.020)
3. Each application shall contain or include the following information and documentation (LVMC 6.75.040):
 - a. The name, signature, address, and telephone number of the owner of the residential dwelling to be associated with the license.
 - b. The name, address, and telephone number of any property manager or property management firm that will be operating the short-term residential rental. If a short-term residential unit is managed by a person other than the licensee or a principal of the licensee for that unit, that person must possess a valid license from the State of Nevada and City to manage the property. Provide a signed copy of the contract between property owner and the Nevada State licensed property manager to operate the residence as a short-term rental.
 - c. The name, address, and telephone number (including a telephone number that provides for communication twenty-four hours a day) of the local contact person who will respond to complaints regarding the condition, operation, or conduct of the occupants of the short-term residential rental unit.
 - d. The address of the residential dwelling proposed to be used as a short-term residential rental. Where there are multiple units on the same property, each unit must be licensed individually.
 - e. The number of bedrooms, per the documentation listed with the Clark County Assessor. The Clark County Assessor’s records can be updated by updating the building records with the City of Las Vegas Building and Safety Department (333 North Rancho Dr., 1st floor, 702-229-6251).
 - f. If the short-term residential rental unit is located in a common-interest community, a letter or other documentation from the governing association acknowledging the proposed use documenting that the rental of the unit is expressly authorized by the governing documents of the community and, if necessary, granting access to occupants of the proposed rental unit. The burden of demonstrating that the rental of a unit is expressly authorized by the community is on the applicant.
 - g. Provide a completed and notarized Short Term Rentals Affidavit form.
 - h. Provide proof of liability insurance coverage in a minimum amount of \$500,000.
 - i. Provide a list of all accommodations facilitators (i.e. AirBNB, VRBO) on which you will advertise your rental.
 - j. Provide a copy of the approved City Conditional Use Verification (CUV) Permit.
 - k. Applicant will need to provide a valid copy of their driver’s license or government issued identification.
 - l. If applicable, corporation/LLC/Trust documentation will be required
 - m. A floor plan identifying the bedrooms and living spaces must be provided to include the bedroom being occupied by the property owner during the rental periods.
4. The maximum occupancy is two adults per bedroom or the maximum occupancy in the Uniform Housing Code. See page 2 of this handout for further clarification.
5. The operator of a short-term residential rental shall comply with all provisions of LVMC Chapter 6.46 and 4.20 that pertain to the collection of room taxes, as well as the associated record keeping requirements. (LVMC 6.75.060)
6. An evacuation map and list of procedures shall be placed within each guest room used for sleeping. (LVMC 6.75.080)

7. It is unlawful and a public nuisance for a person to create or permit to exist upon a residential property an unruly gathering. Such conduct includes without limitation any of the following, or a combination thereof (LVMC 9.04.015):

- a. Traffic to or from the property, or the parking of vehicles in the neighborhood, to extent or of a character that represents an undue burden on the neighborhood.
- b. The obstruction of public rights-of-way by vehicles or persons.
- c. The service of alcoholic beverages to minors, or the possession or consumption thereof by minors.
- d. The illegal possession or consumption of controlled substances.
- e. Violence or other disturbances of the peace.
- f. Noise disturbances in violation of LVMC Chapter 9.16.
- g. Vandalism.
- h. Litter upon public rights-of-way.
- i. Urinating or defecating in areas visible to the public.

8. The operator shall post a copy of the license along with a copy of the following operating requirements for a short-term residential rental unit. (LVMC 6.75.090)

- a. Post a valid City license for the short-term residential rental unit.
- b. While unit is being rented, the operator must display a placard on the exterior of the building listing the allowable occupancy and 24-hour phone number for complaints. The placard shall be in plain view for the general public at all times the short-term residential rental unit is occupied. The placard shall be a minimum of 8 ½ inches by 11 inches in size, clearly depicting the 24 -hour contact information. Contact information shall include the full name and telephone number and must be in a minimum legible font 72 point or a minimum of 1 ½ inches in height
- c. All occupant vehicles shall be parked on site, and shall not be parked in the adjacent public right-of-way. No commercial vehicles shall be permitted on the short-term residential rental unit property or parked in the adjacent public right-of-way, except where otherwise permitted in commercial zoning districts.
- d. Notwithstanding the provisions of LVMC Chapter 9.16, the use of any radio receiver, stereo, musical instrument, sound amplifier or similar device, which produces, reproduces or amplifies sound shall take place only within an enclosed short-term residential rental unit. The property owner or operator of a short-term residential unit shall use reasonably prudent business practices to ensure that the occupants or guests of the rental unit do not create unreasonable noise disturbances.
- e. The owner of the property unit shall be responsible for notifying occupants of trash disposal procedures and for maintaining compliance with the requirements of LVMC Chapter 9.08.
- f. Accessory structures including but not limited to casitas, tents, trailers, or other mobile units may not be rented out.
- g. No short-term residential rental unit may be rented for the purpose of holding weddings, parties, receptions or similar events that typically are held at a banquet facility or other facility that is made available for the holding of events on a commercial basis. Any use of the short-term residential rental unit is limited to activities that are incidental to its use for dwelling, lodging or sleeping purposes.
- h. If the short-term residential rental is owner-occupied, the advertising must include a notice or representation that the rental is owner-occupied and that less than the entire dwelling unit is available for rent.

**CITY OF LAS VEGAS
BUSINESS LICENSING DIVISION
SHORT TERM RENTAL AFFIDAVIT**

I, _____, being first duly sworn, deposed and states:

Print Name

I am the licensee for _____, located at:

Business Name

Rental Address: _____

Hosting Platform(s) where property will be advertised: _____

Contact Name: _____ 24-Hour Rental Contact Number: _____

Email: _____ Number of bedrooms: _____ Conditional Use Verification Permit # _____

1. I attest that I have read [Las Vegas Municipal Code 6.75](#) and agree to abide by all requirements therein.
2. I attest this is my primary residence, and I will be staying at the property during all rental periods. The following documents have been attached to this affidavit:
 - a. A copy of my photo identification confirming my primary residence.
 - b. A floor plan identifying my bedroom and all living spaces.
3. I understand that if the proposed short term residential rental unit is located within a gated subdivision or controlled-access building that is governed by an owner's association, a letter or other documentation from the association acknowledging the proposed use and, if necessary, granting access to occupants of the proposed rental unit must be obtained prior to applying for this license. A copy of the letter or document has been attached to this affidavit.
4. I attest that there are no delinquent room tax liabilities or liens regarding the property to be used as a short-term residential rental.
5. I acknowledge that I must maintain liability insurance coverage with a \$500,000 minimum amount and have attached a copy of the proof of insurance that lists the property address.
6. I have provided the corporation/LLC/trust documentation if the ownership structure of my entity consists of other entities.
7. I understand that failure to be truthful as required may result in my Short Term Rental Business License and/or renewal being denied.

Affiant's Printed Name

Affiant's Signature

SUBSCRIBED AND SWORN TO before me

This _____ day of _____, 20_____

NOTARY PUBLIC