

SHORT-TERM RENTAL PROJECTIONS

PERMIT COSTS

	Type I	Type II	Renewal
Staff Time - Processing Application	\$107	\$214	\$107
Staff Time - Inspection	\$107	\$107	
Notice	-	\$53	
Total Staff Cost (includes 15% contingency)	\$246.10	\$430.10	\$123.05
Adjusted Permit Fees (w/consulting)	\$370	\$554	\$246.53

Cost of Staff Time/Permit		Costs + Added Consulting Fees	
Average Type I/II	Renewal	Average Type I/II-Adjusted	Renewal-Adjusted
\$ 338.10	\$123	\$ 461.58	\$247

STR & APPLICATION PROJECTION

	Year 1-2019	Year 2-2020	Year 3-2021	Year 4-2022	Year 5-2023	Total # Permits
Total STRs (13% annual growth)	308	348	393	444		502
Anticipated New Applicants (60% compliant)	185	24	27	31		35
Renewal	0	0	209	0		267
Total New and Renewal	185	24	236	31		301

5 year consulting cost	\$ 95,914.85
Total # permits	777
5 year consulting cost/total permits	\$ 123.48

INCOME AND EXPENSES

	Year 1	Year 2	Year 3	Year 4	Year 5	Total
Income						
Anticipated Income - New	\$ 85,299.44	\$ 11,088.93	\$ 12,530.49	\$ 14,159.45	\$ 16,000.18	\$ 139,078.48
Anticipated Income - Renew	\$0	\$0	\$51,481	\$0	\$65,736	\$117,217
Expenses						
Staff Time - New	(\$62,480.88)	(\$8,122.51)	(\$9,178.44)	(\$10,371.64)	(\$11,719.95)	(\$101,873.43)
Staff Time - Renew	\$ -	\$ -	\$ (25,695.79)	\$ -	\$ (32,810.96)	\$ (58,506.75)
Annual Consulting	\$ (18,066.00)	\$ (18,607.98)	\$ (19,166.22)	\$ (19,741.21)	\$ (20,333.44)	\$ (95,914.85)
Total	\$ 4,752.56	\$ (15,641.57)	\$ 9,970.79	\$ (15,953.39)	\$ 16,871.61	\$ -

Key Assumptions:

308 unique STR units exist as of 2/9/2019

Annual growth rate of STRs at 13% is based on % increase in listings from 2/2018-2/2019

Compliance/application rate of 60% assumes 1) not all STRs will be compliant under new regulations, and 2) 13% growth should be conservatively anticipated at 60% as well

Renewals only occur on a biennial basis

Staff time, valued at \$107/hour, per Type I application: 2 hours; Type II: 3 hours; Renewal: 1 hour

15% contingency fee is built into staff time for each permit type

Initial \$18,066 consulting cost may increase; estimated at 3% annual increase for inflation

Costs will be reassessed in order to assess the extent to which fees recover actual costs incurred

Type III-A fees are not included in calculations, as they are established per Land Use Fee Schedule

Established fees will be rounded up or down for ease