

Short-Term Vacation Rental Frequently Asked Questions

1. What is an Accommodations Facilitator?

“Accommodations Facilitator” means a person, other than the owner, lessee or other lawful occupant of a residential unit, or a manager of a residential unit, who, for a fee or other charge, brokers, coordinates, makes available or otherwise arranges for the rental of the residential unit or a room within a residential unit for the purpose of transient lodging. The term includes, without limitation, a **hosting platform**.

2. Am I required to pay transient-lodging tax?

As a registered STVR, you are required to file monthly transient lodging tax for the property, as required in [Title 4.48](#) of the Henderson Municipal Code. If you use an accommodations facilitator (or hosting platform), effective July 1, 2022, state law requires that they collect and remit tax separately.

Please note: The registrant is responsible for filing their monthly remittance, even if no taxes were collected for the month.

3. How do I remit Transient Lodging Tax after July 1, 2022?

STVR registrants are still required to report June 2022 and pay their June 2022 Transient Lodging Taxes through the Host Compliance platform and Stripe payment processor.

Pursuant to Assembly Bill 363, effective July 1, 2022, Accommodations Facilitators are required to collect and remit all Transient Lodging Tax for Short-Term Vacation Rentals in the State of Nevada. After July 1st, owners should discontinue collecting and remitting Transient Lodging Tax unless they are renting their property **without** the use of an Accommodations Facilitator. Owners holding a Short-Term Vacation Rental Registration in the City of Henderson must continue to submit their monthly transient lodging tax form after this date to the City.

4. Am I required to have a State of Nevada Business License to operate a Short-Term Vacation Rental?

All new Short-Term Vacation Rental registrations and all registrations renewed after July 1, 2022 are required to be licensed with the State of Nevada and are required to upload a copy of the current business license.

5. How many Short-Term Vacation Rentals are permitted per State of Nevada Business License?

Pursuant to Assembly Bill 363, Short-Term Vacation Rental Owners may not exceed five registered properties per state business license.

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6. What is a short-term vacation rental?

A permanent residential dwelling unit or any portion of such dwelling unit, rented for occupancy for a period of less than thirty (30) consecutive calendar days, or, in February, less than 28 consecutive calendar days, counting portions of day as full days, regardless of whether a permanent resident is also present during the period of occupancy.

7. Do I need to register my property if I intend to rent for a minimum of 30 days or longer?

No, if you have rent for 30 days or more, you do not need to register the property. In the event the property is found to be rented less than 30 days, the property owner is subject to enforcement through Title 19.

8. What do I need to rent my property as a short-term vacation rental?

Please review Section 19.9.4.F of the Henderson Development Code, which outlines the standards and regulations to operate a short-term vacation rental. In addition, an annual registration fee will be required.

9. How do I register my property for a short-term vacation rental?

To register a property, please ensure you have reviewed Section 19.9.4.F of the Henderson Development Code for the standards and regulations. There are documents you will be required to upload; ensure you have those completed prior to starting your registration. You cannot stop and re-start your registration, if you stop, everything will be lost, and you need to start the process over.

If your property is located within an individually mapped multi-unit development (i.e. condominiums), the number of units permitted to register are 1 unit of 10 percent of the number of units within the building, whichever is greater. Short-term vacation rentals are prohibited in apartment units.

10. How much does it cost to register my property as a short-term vacation rental?

The registration fee is \$820.00, which is due annually from date of registration issuance.

11. I was notified that someone in my neighborhood recently registered for a Short-Term Vacation Rental. How can I stop this?

If a property owner registers for a Short-Term Vacation Rental and meets all the requirements listed in Section 19.9.4.F of the Henderson Development Code, the City can approve the STVR registration by right. Short-Term Vacation rentals do not require a public hearing or public notice prior to City approval. Once a Short-Term Vacation Rental is approved, the registered owner is required to send out the local contact information to properties within a 200-foot radius.

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In the event the Short-Term Vacation Rental is not operating per Section 19.9.4.F of the Henderson Development Code, such as noise, loud parties, trash, etc., please call the Complaint Hotline at 725-215-1616. This line is available 24/7 as is to be used to report an illegal short-term vacation rental or report noise, trash, parking, occupancy, or other nuisance complaints pertaining to a specific short-term vacation rental.

Properties with continuous violations can be terminated per the enforcement procedures highlighted Section 19.35 of the Henderson Development Code.

12. Can the property be owned and registered by an LLC?

Yes. You will need to provide a list of LLC owners. The person registering the property must be listed as one of the LLC owners. Please see Section 19.5.3.G.3(b) for more information. The member registering for the property needs to be responsible for taking the class.

13. I rent a home, can I as the renter of the home, register for a Short-Term Vacation Rental?

No, only the owner of the home, as listed with the Clark County Assessor's Office, can register the home for a Short-Term Vacation Rental.

14. If the property is held in a trust, can I register the property?

Yes, if the property owner of record is a trust, a copy of the certification of trust authorizing the registration by a trustee designated by the trust. Please see Section 19.5.3.G.3(c) for more information. The trustee registering for the property needs to be responsible for taking the class.

15. Once I submit my registration, how long will it take to get a decision?

A new registration takes longer as it requires inspection of the property for compliance with the ordinance requirements. If staff may request additional information for the registration prior to making a decision, it depends on how quickly the information is received from the property owner. All new registrations will require an inspection by the City of Henderson Code Enforcement prior to final decision of the registration. All existing registrations will be inspected every other year.

16. Which department conducts the Short-Term Vacation Rental inspections?

The Code Enforcement Division does the required inspections.

17. How do I schedule the required inspection of the property?

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Once a registration is submitted, staff will ensure the submittal is complete. Once deemed complete, staff will notify Code Enforcement to proceed with scheduling the inspection. Code Enforcement will contact the property owner to set up the inspection appointment. The property owner or the registered local contact must be present during the inspection. If the property fails the inspection, there is a re-inspection fee which must be paid, prior to the re-inspection. The inspection must occur within 14 days of the initial contact by Code Enforcement.

Please note that your property must be in rental ready condition prior to your inspection. All furniture must be in place and all items on the self-checklist must be complete prior to the inspection. No shows during a scheduled inspection time will also result in a \$150 fee.

18. How many occupants are permitted on my property?

Occupancy is limited to four occupants for the first bedroom and two occupants per each additional bedroom as listed with the Clark County Assessor's Office as of the date of registration, up to a maximum of 16 persons.

Number of Bedrooms	Occupants
1	4
2	6
3	8
4	10
5	12
6	14
7	16

19. What if a common-interest community governing documents prohibit short-term vacation rentals?

As of February 18, 2022, short-term rental property owners must certify that operation of the short-term vacation rental, if located within a common-interest community, is expressly authorized by the current governing documents of the community, with such governing documents expressly authorizing operation of a short-term vacation rental provided as a required attachment to the notarized statement, and express authorization language clearly identified by the applicant.

It is important to note that the City's STVR ordinance does not alter the ability of common interest communities to prohibit short-term vacation rentals through their CC&Rs or other governing documents and to enforce those prohibitions within their community.

In the event that a dispute arises between a homeowner and his/her HOA regarding whether a short-term vacation rental is permitted, if the HOA obtains a judicial order as proof of the prohibition, the city will not allow a homeowner in that community to register. If a property that has been registered and determined to be in violation of the judicial

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order regarding short-term vacation rental prohibition, the registration will be revoked by the City of Henderson. The City does not enforce CC&Rs or HOA regulations.

20. Is short-term vacation rental registration transferrable?

No, the registration is only valid for the property owner at time of issuance. If the property is sold, the registration is terminated. Please review Section 19.5.3.G.2.k for more information.

21. My property is currently recorded in an LLC or Trust, can I change the name of the property into a LLC?

No, change in ownership for any reason shall terminate the registration. Please see 19.5.3.G.2(k) of the Short-Term Rental Standards.

22. Does short-term vacation rental registration apply to multiple properties?

No, the short-term vacation rental registration is valid only for one residential property.

23. Is there a minimum rental period for a booking?

Yes. A two-night minimum booking is required for non-owner occupied and one night for owner occupied property.

24. Is the City creating a waiting list for a unit within an individually mapped multi-unit structure prior to registration?

No, the city does not have a waiting list. Those properties located within an individually mapped multi-unit structure (townhouse, condominium, single-family attached, etc.) will register on a first come, first served basis. Once the maximum number within the building is reached, no further registrations will be issued. Short-term vacation rentals are prohibited in apartment units.

25. If I rent for longer than 30 days, do I need to pay monthly Transient Lodging Tax?

If the property is a registered short-term vacation rental, the property owner is required to pay Transient Lodging Tax on the first 30 days. Properties not registered as a short-term vacation rental that rent longer than 30 days do not need to pay Transient Lodging Tax.

26. Who can I contact about Transient Lodging Tax?

You can contact Business License - Finance Division regarding transient lodging tax.

27. How do I obtain a State of Nevada Business License?

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You can visit the State of Nevada [Secretary of State page](#). Per AB363, you are permitted up to five (5) properties under state business license. You will be required to upload a copy of the license with your Short-Term Vacation Rental registration.

28. How do I obtain my short-term vacation rental certification?

Certification must be obtained through a City of Henderson approved Short-Term Vacation Rental Certification class.

Please view the link [STR Course Dates | STR Certification](#). (The link provided is not maintained by the City of Henderson. The site is maintained by the instructor of the Short-Term Vacation Rental Certification course.)

Certification is required for the property owner of record and the registered local contact person. If your registered local contact is a property manager licensed under NRS 645, certification is not required, a copy of the state license will be required at time of registration.

The city continues to work to create additional short-term vacation rental certification programs.

29. Can I take the short-term vacation rental certification online?

Yes, please view the link [STR Course Dates | STR Certification](#). The link provided is not maintained by the City of Henderson. The site is maintained by the instructor of the Short-Term Vacation Rental Certification course.

30. Where do I get addresses to send out my local contact information to properties within a 200-foot radius once approved?

City staff will provide you the mailing list upon approval of the Short-Term vacation rental registration.

31. Am I responsible for printing the "Good Neighbor Brochure" or will the City print them for me?

The property owner is responsible for printing and providing the brochure. The brochure can be downloaded from the City's Short-Term Vacation Rental webpage.

32. My STVR is within a larger condominium complex with public areas shared by all condo owners. Do I still need to provide exterior noise monitoring devices since these public areas are shared by other owners?

No, the monitoring is required within the rental unit, and any private common areas large enough for customers may congregate as a group.

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33. I was notified my property received a complaint to the City's Short-Term Vacation Rental Hotline, what do I need to do?

You are required to contact the STVR occupants within 30 minutes and the complaint is required to be resolved within 30 minutes, after the contact has been made (a total of one (1) hour from contact to resolution). Once you have resolved the complaint, you need to provide the city a STVR Complaint Response Report and send the completed report and any evidence to stvrenforcement@cityofhenderson.com. As required by the ordinance, the report is required to be submitted within 48 hours from the STVR complaint notification.

34. If my application is denied, will I receive a refund?

All refunds are determined by staff. Typically, it depends on the reason the registration was denied by the city. If refunded, the city does not refund the credit card processing fee.

35. How can I look and see if a house is a registered short-term vacation rental?

All registered short-term vacation rentals have been mapped. The link to the map can be found on the City's Short-Term Vacation Rental webpage.

36. How can I verify whether a home is within 1,000 feet of an approved STVR and 2,500 feet of a resort hotel as defined by NRS 463.01865?

For your convenience, the City has provided a map that shows the location of existing registered short-term vacation rentals and properties meeting the definition of a "resort hotel". The link to the map can be found on the City's Short-Term Vacation Rental webpage. Please note that this map does not verify exact locations, and the City does not guarantee that the information on the map is current and up-to-date. The map is intended for general informational purposes only. The only way to verify the exact distance of a particular residence from an existing registered short-term vacation rental or from a resort hotel is to obtain a land survey, or to submit a complete application for a short-term vacation rental registration, at which time the City will evaluate the precise location and determine whether the location meets all required separation distances as of the date of the application.

37. How early can I renew my registration?

You will be sent one courtesy email 30 days prior to the expiration date. It is up to the property owner to track the expiration date. The expiration date is on the STR Certificate issued by the city. Once you receive the email, you are able to renew the registration. It is advised that you put a reminder on your calendar, 30 days prior to your STVR registration expiration date.

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38. How do I renew my registration?

You will visit the City's Short-Term Vacation Rental webpage and click on the "Renew Registration Short-Term Vacation Rental" link. You will follow the instructions. You will be required to upload current information. Please use the most up to date forms found on the STVR webpage.

39. What happens if I fail to renew my registration?

If you do not renew by your expiration date, the registration is automatically terminated. There is no grace period if you do not renew by the expiration date. The expiration date is also printed on the STR certificate issued by the City. A new registration is subject to compliance with the regulations in place at the time of the new registration submittal.

40. I have an existing STVR, am I subject to all the new standards approved by the City Council on 2/15/2022?

Yes, you are subject to all the adopted standards except for those regulations that are specifically grandfathered in the ordinance.

41. Am I am able to “save a spot” by registering the property prior to owning it?

No, you must be the owner of record at the time of registration. The deed must be recorded with the Clark County Recorder's Office prior to registration submittal.

42. Am I am able to remodel my short-term rental after I receive approval of a registration?

Any renovations to the home must be finalized prior to inspection, meaning all remodeling must be completed at time of inspection and all necessary permits must be issued by the City for remodeling.

43. I have a registered short-term vacation rental with a long- term renter (more than 30 days). Am I required to comply with the short-term vacation rental regulations?

If the property is registered as a short-term vacation rental, then you are required to comply with the short-term vacation rental regulations or risk losing the registration, and the renters are all required to comply with the regulations.

44. I have a registered short-term vacation rental with a long- term renter (more than 30 days). Am I required to pay transient lodging tax?

Yes, you are required to pay transient lodging tax for the first 30 days of any rental, unless an exemption applies as set forth in Henderson Municipal Code Section 4.48.040. For occupancies lasting more than 30 days, we will require you to provide a copy of the lease arrangement verifying the long-term rental.

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45. I own the short-term vacation rental and want to use it for my personal use. Do I need to comply with the short-term rental regulations?

If the property is registered as a short-term vacation rental, then you are required to comply with the short-term vacation rental regulations or risk losing the registration. The property owner is required to comply with the regulations.

46. My short-term vacation rental registration requires an inspection and I have a long-term tenant. Do I still need to get the inspection?

Yes, the inspection needs to be scheduled/completed within 14 days of the registration submitted. All tenants will need to temporarily vacate the premises during the scheduled inspections.