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June 25, 2026

BCC Agenda Date/Item: _____

Board of County Commissioners
Clackamas County

**Approval of Resolution to Adopt Fees and Fines for
Clackamas County Code Chapter 8.10, Short-Term Rentals
No County General Funds are involved.**

Previous Board Action/Review: This matter previously came before the Board at a Issues on April 21, 2026, and June 2, 2026, First Reading of Ordinance 07-2026, June 11, 2026.

Performance Clackamas: Build Public trust through good government, and ensuring safe, healthy, and secure communities.

Counsel Review: JM 6/3/2026

Procurement Review: N/A

Contact Person: Jeffrey D. Munns

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EXECUTIVE SUMMARY: The current STR fee is .85% of the amount charged for occupancy of the STR. The proposed Resolution increases that amount to 1.5% of the amount charged and includes the fee to Appendix A – Fees in the County Code. The fees are adjusted by Resolution in County Code and are increased annually by the applicable Consumer Price Index. The increase fee is estimated to result in revenue to support program costs of approximately \$558,100. The STR enforcement program will consist of two positions, a Code Enforcement Specialist and a Management Analyst 1.

Violations of 8.10 may be cited and have penalties imposed through section 8.10.090. However, the Board has not yet adopted a fine schedule for these violations. Staff recommend that the fine amounts be set high enough to be a deterrent. These violations involve land uses that disturb the livability of the community or impact residential density.

Clackamas County currently imposes fines and fees through code enforcement that prosecutes violations of the building code, solid waste case, and zoning and development ordinance primarily. Current County fines in code enforcement cases range from \$250-\$3,500, citation amounts from \$205-\$514.

Staff recommend that these violations be treated

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Page 2

comparably to priority 2 code enforcement violations with penalties imposed of \$750-\$2,500 and citations of approximately \$411 (FY25-26 to increase for FY26-27). In addition to any fine, an administrative compliance fee is assessed monthly to a respondent in a code enforcement case of \$100 until the violation is abated pursuant to section 2.07.030(E).

A Resolution is attached to allow the Board to approve citation and penalty amounts to be included in Appendix B to the Clackamas County Code. The citation and penalty amounts will be adopted as a priority 2 code enforcement violation and then assigned to the appropriate department to by the County Administrator.

RECOMMENDATION: Staff recommend the Board approve the Resolution to adopt STR administration fee and fine amounts for violations of Chapter 8.10.

Respectfully submitted,



Jeffrey D. Munns
Assistant County Counsel

Attachments:

Resolution - STR Fees and Fines for FY26-27

BEFORE THE BOARD OF COUNTY COMMISSIONERS

OF CLACKAMAS COUNTY, STATE OF OREGON

A RESOLUTION OF THE CLACKAMAS
COUNTY BOARD OF COUNTY
COMMISSIONERS ADOPTING SHORT-
TERM RENTAL FEES AND FINES FOR
FISCAL YEAR 2026-2027



Resolution No.

Page 1 of 2

This matter comes before the Board of County Commissioners of Clackamas County, Oregon, (the “Board”).

WHEREAS, the Board has considered and approved revisions to the Clackamas County Code Chapter 8.10 Short-Term Rentals;

WHEREAS, the proposed fees for the period of July 1, 2026, through June 30, 2027, inclusive for fees imposed by section 8.10.050A shall be 1.5% of the amount charged for occupancy of a short-term rental; and

WHEREAS, the proposed fines for the period of July 1, 2026, through June 30, 2027, inclusive, for fines imposed by section 8.10.090 shall be the same as those imposed for priority 2 code enforcement violations; and

WHEREAS, in accordance with the Clackamas County Code Section 1.01.090 fines are updated by Resolution for all County departments.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS THAT:

Section 1: Pursuant to Section 1.01.090 of the Clackamas County Code, the Board adopts fees pursuant to Section 8.10.050A of 1.5% of the amount charged for occupancy of a short-term rental.

Section 2: Pursuant to Section 1.01.090 of the Clackamas County Code, the Board adopts fines pursuant to Section 8.10.090 in the same amounts as those for priority 2 code enforcement violations.

Section 3: The Board hereby directs that the fees adopted pursuant to Section 8.10.050A shall be included in Appendix A of the Clackamas County Code, be assigned to the appropriate department by the County Administrator, and shall become effective on July 1, 2026.

BEFORE THE BOARD OF COUNTY COMMISSIONERS

OF CLACKAMAS COUNTY, STATE OF OREGON

A RESOLUTION OF THE CLACKAMAS
COUNTY BOARD OF COUNTY
COMMISSIONERS ADOPTING SHORT-
TERM RENTAL FEES AND FINES FOR
FISCAL YEAR 2026-2027



Resolution No.

Page 2 of 2

Section 4: The Board hereby directs that the fines adopted pursuant to Section 8.10.090 shall be included in Appendix B of the Clackamas County Code, be assigned to the appropriate department by the County Administrator, and shall become effective on July 1, 2026.

Section 5: Pursuant to ORS 310.145, the Board classifies the fees and fines adopted by this resolution as fees and fines not subject to the limits of section 11b, Article XI of the Oregon Constitution.

DATED this 25th day of June 2026.

CLACKAMAS COUNTY BOARD OF COMMISSIONERS

Chair

Recording Secretary