

To request translation or disability-related accommodations, please contact us at **bcc@clackamas.us | 503-655-8581**.

Si quiere solicitar servicios de traducción o adaptaciones para la discapacidad, contáctenos en/al **bcc@clackamas.us | 503-655-8581**.

Чтобы запросить перевод или приспособления, связанные с инвалидностью, пожалуйста, свяжитесь с нами по: **bcc@clackamas.us | 503-655-8581**.

Щоб попросити переклад або спеціальні послуги для осіб з особливими потребами, зверніться до нас, скориставшись такими контактними даними: **bcc@clackamas.us | 503-655-8581**.

如需翻译服务或残障相关的协助，请与我们联系：**bcc@clackamas.us | 503-655-8581**

。

Để yêu cầu dịch vụ dịch thuật hoặc điều chỉnh liên quan đến tình trạng khuyết tật, vui lòng liên hệ với chúng tôi qua **bcc@clackamas.us | 503-655-8581**.



Clackamas County
www.clackamas.us

CLACKAMAS COUNTY BOARD OF COUNTY COMMISSIONERS

Policy Session Worksheet

Presentation Date: 4/21/26 **Approx. Start Time:** 3:00 pm **Approx. Length:** 60 minutes

Presentation Title: Short-Term Rental Registration Pilot Program Review

Department: County Administration

Presenters: Caroline Hill, Celia Nicholson

WHAT ACTION ARE YOU REQUESTING FROM THE BOARD?

Review of the Short-Term Rental pilot program, consideration of community feedback and direction on next steps.

EXECUTIVE SUMMARY:

As the Short-Term Rental (STR) business model has evolved over the years, the Board of Commissioners (BCC) has considered different models for regulating them to protect the public good. Beginning in early 2019, staff offered options to establish an effective STR Program, which has subsequently gone through several rounds of research, presentation, codification, repeal, revised adoption, implementation, analysis, and review. The current Pilot Program took effect in December 2023 and will sunset in June 2026. At the 2-year mark, staff were directed to begin analysis of the Pilot Program that included robust public engagement and data finding. The county conducted a survey (Attachment 3) of the community and hosted two town halls that were well attended. Additionally, staff collected feedback from Tourism and Development Council, as well as met with a representative from AirBnB to gather additional data.

FINDINGS:

Administrative Challenges: The Finance Department was tasked with leading the implementation of the STR pilot program. There are several factors and outcomes from the process to consider:

- **Staffing:** The program, as established, did not budget for dedicated staff to be trained on and administer the program. Finance allotted .225 FTE to track complaints and field comments. No mechanism was enacted in any department to resolve complaints or issue citations.
 - *Further consideration* – In efforts to properly administer the program, the BCC could consider fully staffing it. Staff anticipate that this will require 2 FTE: one for administration, one for enforcement.
- **STR Registration:** The STR program required the operator to fill out a registration form to affirm that they will abide by the regulations of Chapter 8.10. This information was used to track STR location, emergency contact and their STR fee payment. No mechanism was established to confirm their assertions. As the program relied on the honor system, there was no process for confirming that all active STR operators registered their properties.
 - *Further consideration* – The registration form, as is, is not a proper affidavit as originally discussed. The BCC could consider requiring a notarized signature to ensure the veracity of the statement. Alternatively, allot an FTE to visit the STR site to inspect that all requirements are met.

- **Software:** The software platform selected for the program did not deliver as intended. Services in the contract included:
 - Staff user experience: The software offers a bulk of information but very little customization of views and reports, resulting in non-essential data that must be manually filtered out by staff. Training was needed for effective use, but was not provided. Further, software support presented inefficiencies, delaying resolutions.
 - Internet data scraping: The software does not match or eliminate redundancies, nor does it remove inactive listings, thus the information received is unmanageable. Additionally, because of the structure of the data provided by our registration platform operator, it is not clear to staff what potential revenue exists from unregistered STR operators. This would require additional staff time to be trained on the platform and analyze the data to resolve.
 - 24-Hour Hotline: The software does not collect or report complaints consistently and is not compatible with the county's own programs. This resulted in poor tracking of complaints and delays in response from staff. Staff also discovered several complaints that showed characteristics of unintentional duplication, calling the accuracy of the software's data management into question.
 - *Further consideration* – Based on our experience with the software, the BCC could consider directing staff to pursue:
 1. Dissolving the contract and bringing the management of the information in-house. Staff could explore programs already being used by other departments. Data scraping capabilities would be lost and confirming noncompliance would become all but impossible.
 2. Requesting alterations to the software from the software company to customize it to County needs.
 3. Pursue contracts with other companies that more clearly provide what the county's STR program needs.

Community Sentiment: The county received a wide range of comments regarding their experiences with STR regulations. Survey responses offered a relatively balanced view from both STR operators (156 respondents) and those affected directly by STRs in their neighborhoods (207 respondents). In contrast, both townhalls (virtual and at Mt Hood Resort) attracted mostly comments from those directly affected by STRs in their neighborhoods. It is important to note that the vast majority of STRs in Clackamas County are located on the mountain resulting in heightened interest and concern in the program.

- **STR Fee:** The fee established to administer the STR program is set at .85% of the total rental amount. While over 50% of STR owners who responded to the survey feel the fee is too high, over 60% of those affected by STRs felt the fee is too low, though staff note that some respondents may be referring to the County and State Transient Lodging Tax rates as too high. At the in-person town hall, it was clear that the community would be strongly in support of increasing the fee if it resulted in more staffing and code enforcement.
 - *Further consideration* – The STR fee at its current level will not cover the cost of the FTE needed to run the program at the level the community is expecting it to. The BCC could consider at what level they wish the STR program to be managed and increase the fee to accommodate that.

STR REVENUES AND EXPENSES
as of 3/12/2026

	FY24-25 YTD	FY25-26 YTD	FY25-26 Projected
(30140) Assigned Beginning Fund Balance	198,099	262,345	262,345
(31500) Short Term Rental Tax	2,477		
(34190) Charges for Services - Non County	179,045	108,594	180,000
Revenues	379,621	370,939	442,345
(41100) Full Time Wages & Salaries	53,120	13,500	30,000
(43100) Professional Services	64,156	38,801	60,000
(49910) YE Proj Bal - Restricted	\$-	\$-	352,345
Expenses	117,276	52,079	442,345
Revenues less Expenses	262,345	318,860	-
Program to date (FY24-25 Actuals + FY 25-26 YTD)			
(34190) Charges for Services - Non County	\$287,639.00		
(41100) Full Time Wages & Salaries	(\$66,620.00)		
(43100) Professional Services	(\$102,957.00)		
Revenues less Expenses	\$118,062.00		

- **Enforcement:** The most frequent theme revolved around enforcement. While the community generally agreed with the regulations that were established, the sentiment is that the program has no teeth and complaints have gone unaddressed. The public would like to see a mechanism to hold those not following the rules accountable.
 - *Further consideration* – The program currently relies on neighbor to neighbor interactions in efforts to resolve issues. The BCC could consider establishing fines to be applied at the time the complaint is confirmed.

- **Cap/limits:** There is overwhelming interest in the community for the County to explore caps or limits to STRs in any given area. While this is something that has been studied through the various iterations of the program, concerns about fair implementation were raised and ultimately did not become part of the pilot.
 - *Further consideration* – Establishing limits to the number of STRs in a particular area is extremely challenging. The BCC could consider establishing rules for sunseting registrations, like not transferring when the property is sold, setting renewal schedules, etc.

- **Call for action:** The public expressed impatience at the extended length of the pilot program. The community indicated that the data they have shared has remained the same over the years. They strongly encourage the Board to take decisive action.
 - *Further consideration* – The BCC could consider continuing engagement with the community by hosting additional town halls and asking for further feedback. This would require an additional extension to the pilot program which may result in continued public dissatisfaction.

SUMMARY:

Today as the BCC considers the future of the STR program, there are a number of factors to weigh when making the decision on the direction to give staff:

- Administrative challenges:
 - Staffing
 - STR Registration
 - Software

- Community sentiment:
 - STR Fee
 - Enforcement
 - Cap/limits
 - Call for action

FINANCIAL IMPLICATIONS (current year and ongoing):

Is this item in your current budget? YES NO

What is the cost? \$30,000 annual staff time, \$60,000 annual software fees

What is the funding source? STR Administration Fees

STRATEGIC PLAN ALIGNMENT:

- How does this item align with your Department’s Strategic Business Plan goals?
- How does this item align with the County’s Performance Clackamas goals?

LEGAL/POLICY REQUIREMENTS:

PUBLIC/GOVERNMENTAL PARTICIPATION:

Staff in partnership with PGA offered a survey to gather data and comments from the public. The survey was open from January 20, 2026 to February 11, 2026 and garnered 530 responses. The Board hosted two town halls, one virtual on February 18, 2026 and one in person on April 1, 2026 in the Welches community. Both were very well attended. The Tourism Development Council also provided feedback in April 2026.

OPTIONS:

- Option 1: Direct staff to keep STR program as is and remove the sunset
- Option 2: Direct staff to determine the cost to update and administer the program as discussed during this Policy Session
- Option 3: Direct staff to allow program to sunset as scheduled

RECOMMENDATION:

Staff respectfully recommend Option 2: Direct staff to determine the cost to update and administer the program as discussed during this Policy Session.

ATTACHMENTS:

- Attachment 1: Chapter 8.10
- Attachment 2: 3.9.26 STR Pilot Program Data
- Attachment 3: Survey Analysis – Full survey results available upon request

SUBMITTED BY:

Division Director/Head Approval _____
 Department Director/Head Approval _____
 County Administrator Approval _____

For information on this issue or copies of attachments, please contact _____ @ 503-_____
--

8.10 SHORT-TERM RENTALS

8.10.010 Purpose

The purpose of this chapter is to regulate short-term rentals in order to enhance public safety and livability within the unincorporated areas of Clackamas County. Specifically, this chapter addresses public safety concerns typically associated with short-term rentals, and clarifies the process for both property owners and staff related to registering short-term rentals and enforcing violations of these standards.

[Added by Ord. 09-2020, 11/25/20]

8.10.020 Definitions

Except where the context otherwise requires, the definitions given in this section govern the construction of this chapter.

- A. ADMINISTRATOR means the County Administrator of Clackamas County or his/her designee.
- B. DWELLING UNIT is a single unit providing complete independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation. For the purposes of this chapter only, a guest house is considered to be part of the dwelling unit to which it is accessory, even though it is a separate structure. Guest house shall have the meaning given to that term in Section 202 of the Clackamas County Zoning and Development Ordinance.
- C. OCCUPANTS means persons who are authorized to stay within a short-term rental.
- D. OWNER is the owner or owners of a dwelling unit used as a short-term rental.
- E. OVERNIGHT means anytime between the hours of 10 p.m. and 7 a.m. on the following day.
- F. PREMISES means the short-term rental and the lot on which it is located.
- G. REGISTRANT means the owner, or agent of the owner, designated on the registration to act for the owner, who is responsible for ensuring the short-term rental adheres to all applicable requirements to maintain a short-term rental registration.
- H. REGISTRATION means a short-term rental registration with the County as required by this Chapter.
- I. SHORT-TERM RENTAL means a dwelling unit, or portion of a dwelling unit, that is rented to any person or entity for lodging or residential purposes, for a period of up to 30 consecutive nights.
- J. SLEEPING AREA means a room or other space within a dwelling unit designed and intended primarily for sleeping.

8.10.030 Applicability

This chapter shall apply within the unincorporated areas of Clackamas County including within urban growth boundaries, but shall not apply within the boundaries of any incorporated city.

This chapter does not apply to hotels, motels, bed and breakfast facilities, hostels, lodging and resort accommodations in commercial zones, campgrounds, recreational vehicle (RV) camping facilities, or organizational camps.

[Added by Ord. 09-2020, 11/25/20, Amended by Ord. 04-2023, 8/29/23]

8.10.040 Short-Term Rental Registration Requirements

- A. All short-term rentals shall be registered, except that any short-term rental that qualifies for an exemption to the Transient Room Tax under Section 8.02.060(C), as “incidental” use of the property, shall be exempt from the registration requirements set forth herein.
- B. Application forms for a registration for a short-term rental will be available online at Clackamas.us/str and at County offices. Applications for registrations for a short-term rental must be submitted to the County by a signed affidavit of compliance. The application documents must include at least the following:
 - 1. The location of the premises.
 - 2. The true names, telephone numbers, addresses, and email addresses of the property owners.
 - 3. That the use complies with all building and fire standards and all other applicable requirements in Section 8.10.050.
 - 4. That the applicant has submitted a Transient Room Tax registration form to the County.
 - 5. The name, telephone number, address, and email address of a contact person who shall be responsible and authorized to respond to complaints concerning the use of the short-term rental.
 - 6. Proof of liability insurance coverage on the short-term rental.
 - 7. Owner must prohibit STR renters from subleasing the property or otherwise using it to generate income, must terminate rental agreement immediately upon learning of such activities, and must not rent to anyone who the owner has reason to believe intends to use the STR for such activities.
 - 8. That the applicant has met and will continue to comply with the standards and requirements of this chapter.
- C. No short-term rental may be publicly advertised for rent unless it has been registered with the County.
- D. A short-term rental registration terminates automatically if the property is transferred, or if state statutes, regulations or guidelines are modified or changed to prohibit operation of the short-term rental under this chapter.

[Added by Ord. 09-2020, 11/25/20, Amended by Ord. 04-2023, 8/29/23]

8.10.050 Standards and Conditions

Any short-term rental must comply with the following standards at all times, in addition to any other state and local requirements:

- A. Remittance of all applicable fees and taxes, namely a state lodging tax currently at 1.5%, Clackamas County Transient Lodging Tax, currently at 6%, and a Clackamas County STR administration fee, currently at .85% of the amount charged for occupancy of the STR.
- B. Dwelling Unit. The short-term rental must be operated within a legally-established, permanent dwelling unit.
 - 1. The dwelling unit associated with a short-term rental shall not have been established through a land use approval or other approval process that specifically limited the use of the dwelling unit, the occupancy of the dwelling unit, or the duration of the existence of the dwelling unit. Examples of non-qualifying dwellings include those approved as an accessory farmworker dwelling, a caretaker dwelling, or a temporary dwelling for care.
 - 2. Guest houses may only be used as a short-term rental if the guest house has been legally established.
 - 3. Temporary sleeping accommodations such as tents and recreational vehicles are not considered to be dwelling units under the county's zoning and development ordinance and may not be used as a short-term rental.
- C. Maximum Occupancy. The number of occupants in the short-term rental shall not exceed the number of occupants authorized in the registration. The maximum occupancy shall be clearly posted in the short-term rental, disclosed in any advertising of the availability of the short-term rental, and included in any rental agreement with tenants. The maximum occupancy authorized in the registration for the short-term rental shall be calculated as follows:
 - 1. Two occupants per sleeping area, plus four additional occupants.
 - 2. Roll-out beds, fold-out couches, or other similar temporary beds shall not be considered a "sleeping areas" for the purposes of calculating maximum allowed occupancy, but could accommodate the four additional occupants.
 - 3. In no case shall more than 15 occupants be authorized by a short-term rental registration. If only a portion of a dwelling unit is used as a short-term rental, all occupants, including those occupying the portion of the dwelling unit not used as a short-term rental, shall be counted toward the 15-occupant maximum.
- D. Noise. Notice shall be clearly posted in the short-term rental that identifies and informs occupants of their obligation to abide by the County's current noise control ordinance standards (Clackamas County Code Chapter 6.05).
- E. Parking. One off-street motor vehicle parking space per sleeping areas is required. Garage space may be used to meet required parking standards if evidence is provided that there is sufficient cleared garage space to fit a

- vehicle(s). All required parking spaces must be available for occupants to use.
1. In no event shall vehicles block access for emergency vehicles, block access to the premise, block a parked motor vehicle, or otherwise park in a manner that violates the County’s current parking and towing ordinance standards (Clackamas County Code Chapter 7.01). Violation of this section may subject the offending vehicle to immediate tow pursuant to ORS 98.853.
- F. Short-term rentals in dwellings approved under the “resort accommodations” category in the Rural Tourist Commercial district are not required to provide more off-street parking than was required and approved under Zoning and Development Ordinance provisions.
- G. Garbage. All garbage from a short-term rental shall be legally removed from the premises by the owner, occupant or franchised service provider at least once per week during any week, or portion thereof, in which the short-term rental is occupied. All outdoor garbage receptacles shall be covered and secured to prevent spillage. Recycling container(s) shall be available for use by renters.
- H. Registration Identification. The registration identification number assigned to the short- term rental by the Administrator shall be included on any advertisement or rental platform where the short-term rental is offered to the public for occupancy.
- I. Contact information for the responsible party as well as the County’s registration identification number shall be posted, while paying guests are on the property, in an area and size to be readily visible from the nearest public roadway.
- J. Building and Fire Safety. A short-term rental shall comply with all ordinances that apply to a dwelling, and all structural components shall be kept in sound condition and good repair. In addition:
1. Working smoke detectors and carbon monoxide detectors shall be installed and maintained in locations as required by the Oregon Residential Specialty Code.
 2. Working fire extinguishers shall be placed in the kitchen and next to each wood burning appliance in an easily accessible location. A minimum of two (2) extinguishers are required in each Dwelling Unit.
 3. Code-compliant pool and hot tub barriers shall be present.
 4. Every sleeping area shall have not less than one operable emergency escape and rescue opening, including basement sleeping areas.
 5. The dwelling shall have no open building or zoning code violations.

[Added by Ord. 09-2020, 11/25/20, Amended by Ord. 04-2023, 8/29/23]

8.10.060 Examination of Books, Records and Premises

To determine compliance with the requirements of this chapter, the Clackamas

County Zoning and Development Ordinance, and any local tax measures, the Administrator may examine or cause to be examined by an agent or representative designated by the Administrator, at any reasonable time, the premises, and any and all financial, operational and facility information, including books, papers, and state and federal income tax returns. Every owner is directed and required to furnish to the Administrator the means, facilities and opportunity for making such examinations and investigations.

[Added by Ord. 09-2020, 11/25/20, Amended by Ord. 04-2023, 8/29/23]

8.10.070 Emergency Revocation

- A. In the sole determination of the County, when a violation of the building code or applicable county ordinance exists at a short-term rental that presents an immediate serious fire or life safety risk, the Clackamas County Building Official may immediately revoke the short-term rental registration as a fire or life safety risk. The Clackamas County Building Official shall provide written documentation of the violation, and notification of the owner's right to appeal, as provided in 8.10.100.
- B. Upon an emergency revocation, the short-term rental shall not be rented or used as a short-term rental unless the revocation is withdrawn or a new short-term rental registration has been obtained.
- C. At any time following the emergency revocation of a short-term rental registration pursuant to this subsection, the Clackamas County Building Official may reinstate the registration upon an inspection by the Clackamas County Building Official verifying that the subject building code or county ordinance violation has been corrected.

[Added by Ord. 09-2000, 11/25/20]

8.10.080 Administration and Enforcement

The County encourages owners, registrants, occupants, and affected residents and owners of nearby properties, to cooperate directly to resolve conflicts arising from the occupancy of any short-term rental. Along those lines, the first attempt to remedy a violation of any of the standards in this chapter should be to contact the representative associated with the registration, as identified in the approval notice and the required short-term rental posting. In the event that the listed representative does not respond within 24 hours or does not adequately remedy the issue, the Clackamas County Department of Finance should be notified.

- A. For acts of noncompliance, the Department of Finance shall administer, supervise, and perform all acts necessary to enforce this chapter or any other chapters of the Clackamas County Code applicable to short-term rentals, except as otherwise provided for in state law or in the Clackamas County Code such as, but not limited to, those regulations for which the Clackamas County Sheriff's Office has been vested with enforcement authority.
- B. When noncompliance is suspected, program staff shall issue a warning in writing, advising an owner and/or registrant of an alleged violation(s) of this

- chapter or the County's noise control ordinance standards (Clackamas County Code Chapter 6.05) or the County's parking and towing ordinance standards (Clackamas County Code Chapter 7.01) related to the same short-term rental. Two is the maximum number of warnings a short-term rental is entitled to receive before formal enforcement actions are initiated.
- C. Except as otherwise provided in this chapter, Chapter 2.07 of the Clackamas County Code shall govern the process for enforcement of this chapter, including but not limited to the notice and procedures associated with any compliance hearing.
 - D. An owner that operates a short-term rental without an approved registration or while suspended from the program for a violation(s) of this Chapter shall be subject to immediate citation.
 - E. A person who receives a citation for violation of this chapter shall respond within thirty (30) days of the issuance of the citation by demonstrating resolution of the violation and payment of any penalties established under this chapter, or by requesting a hearing as provided in this section.
 - F. The provisions in this section do not apply if the Administrator or Hearings Officer have reason to believe that the violation(s) pose an immediate threat to the health, life, and safety of occupants and may impose Emergency Revocation measures as identified in Section .070 of this Chapter.
- [Added by Ord. 09-2020, 11/25/20, Amended by Ord. 04-2023, 8/29/23]

8.10.090 Penalties

Violation of this chapter shall be punishable by suspension or revocation of a short-term rental registration, and/or by a penalty or fine in an amount set by resolution of the Board of County Commissioners.

[Added by Ord. 09-2000, 11/25/20]

8.10.100 Transition Provisions and Applicability Dates

It is the intent of the Board of County Commissioners that this Chapter be revisited in 2 years after the effective date of the adoption of the ordinance establishing this Chapter. At that time, the Board of County Commissioners shall evaluate the cost and efficacy of the program and make a determination whether to continue, amend, or discontinue the regulation of short-term rentals.



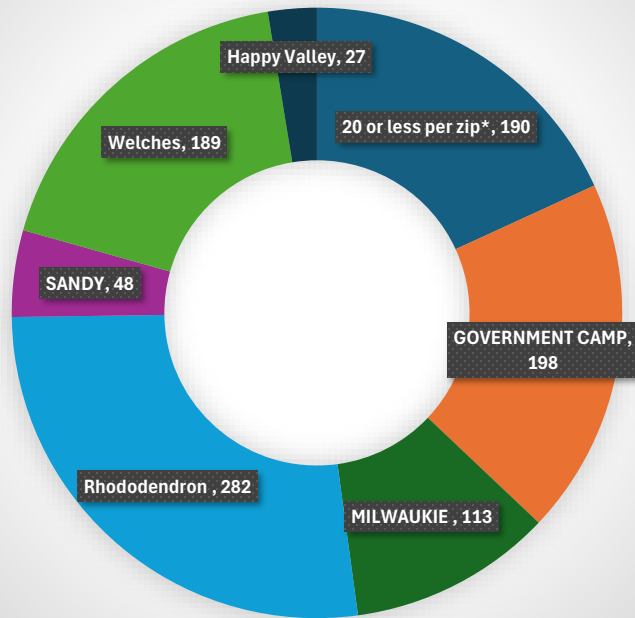
TO: Clackamas County Board of Commissioners
FROM: Caroline Hill, County Administration
TITLE: Short Term Rental Pilot Program Data
DATE: March 30, 2026

BACKGROUND: On February 18, 2026, the Board of Commissioners hosted a virtual town hall to hear from the community about their experiences since the inception of the pilot program in December of 2023. At the town hall, a total of 91 unique members of the public were in attendance, including KOIN News. A total of 38 individuals provided comments, either speaking live or writing live via zoom. PGA tracked the comments and provided the attached Sentiment Analysis.

As a follow up, the Board requested additional data that will aid them in the process of reviewing the pilot program:

- **Total number of current STR registrations and where they are located (area of the county).** – A total of 1,047 registrations have been received. The geographic areas with the most STRs, starting with the highest, are as follows: Rhododendron, Government Camp, Welches, Milwaukie, Sandy and Happy Valley. See attached visual.
- **Total number of complaints filed and the status/resolution of those complaints.** – Staff has tracked 105 individual complaints, highlighting issues with illegal rentals, lighting, noise, parking, and trash. Of those, 52 complaints were against verified STR properties. There have been 38 unique complainants referencing 37 unique properties, with several complainants and locations appearing multiple times. Clackamas County responds to complaints against verified STRS by sending a letter to the STR operator informing them of the complaint. The letter includes a warning of potential citation by the county with a request to take corrective action. At this time, no citations have been issued. See attached spreadsheet with a sampling of the complaints.
- **Total income collected from STR to date.** – Since its inception in December 2023 through March 2026, the Department of Finance has collected a total of \$287,639 in STR fees. Costs to run the program in that same timeframe have been \$169,577. See attached spreadsheet.

2026 STR by Zip Code



*Aurora, 1; Boring, 6; Canby, 1; Eagle Creek, 2; Estacada, 10; Gladstone, 5; Hubbard, 1; Mollala, 6; Newberg, 1; Portland, 10; Sherwood, 1; Tualatin, 1; Wilsonville, 5; Clackamas, 16; Damascus, 15

Business ID	Date Of Complaint	Complaint Type / Reason	Type
0	Feb 1, 2026 11:25:20 MST	Other	online
0	Feb 5, 2026 11:35:56 MST	Other	online
0	Jan 14, 2026 05:33:51 MST	Other	online
0	Jan 16, 2026 01:40:55 MST	Other	online
0	Jan 30, 2026 09:07:53 MST	Lighting	online
0	Jan 31, 2026 11:33:30 MST	Other	online
107154	Jan 15, 2026 03:00:27 MST	Lighting	online
82194	Jan 4, 2026 04:26:30 MST	Parking	online
0	Jan 27, 2026 13:13:46 MST	Noise	online
79750	Jan 27, 2026 13:37:44 MST	Other	hotline
0	Jan 30, 2026 02:26:07 MST	Noise	online

24566	Jun 9, 2025 08:27:08 MDT	Illegal Rental	online
111974	Sep 2, 2025 10:19:08 MDT	Noise	hotline
109130	Jun 7, 2025 03:56:46 MDT	Trash	online
0	May 25, 2025 13:09:36 MDT	Illegal Rental	online
79598	Feb 24, 2025 09:07:13 MST	Parking	online
79598	Feb 24, 2025 09:14:42 MST	Illegal Rental	online
109154	Nov 29, 2025 11:01:33 MST	Illegal Rental	online
149848	Apr 15, 2025 16:17:34 MDT	Occupancy / Number of Guests	online
0	Jun 23, 2025 06:46:14 MDT	Noise	online
0	Feb 14, 2025 11:50:03 MST	Lighting	online
0	Feb 11, 2025 09:59:04 MST	Parking	online
0	Dec 12, 2025 11:34:16 MST	Other	online
0	Dec 23, 2025 13:38:36 MST	Lighting	online
0	Dec 4, 2025 12:41:44 MST	Lighting	online
0	Jun 15, 2025 04:38:07 MDT	Parking	online
0	Nov 20, 2025 10:58:30 MST	Lighting	online
0	Nov 28, 2025 10:43:43 MST	Lighting	online
0	Nov 7, 2025 04:42:35 MST	Lighting	online
0	Jun 15, 2025 04:42:10 MDT	Lighting	online
0	Jan 13, 2025 04:48:49 MST	Trash	online
0	Mar 13, 2025 13:11:20 MDT	Other	online
0	Mar 13, 2025 13:13:30 MDT	Other	online
110324	Jul 14, 2025 06:34:41 MDT	Other	online
0	Aug 27, 2025 15:23:06 MDT	Other	online
0	Apr 8, 2025 05:23:39 MDT	Illegal Rental	online
108982	Apr 8, 2025 05:24:15 MDT	Illegal Rental	online
108312	May 3, 2025 06:20:58 MDT	Illegal Rental	online
0	May 3, 2025 06:21:59 MDT	Illegal Rental	online
0	Mar 18, 2025 06:39:24 MDT	Other	hotline

0	Feb 2, 2025 06:35:26 MST	Other	online
0	Feb 4, 2025 06:53:34 MST	Other	hotline
0	Nov 29, 2025 14:07:14 MST	Noise	online
107232	Jan 1, 2025 02:55:49 MST	Parking	online
107232	Jul 13, 2025 02:02:54 MDT	Noise	online
82194	Jan 6, 2025 10:35:54 MST	Parking	online
79202	Sep 19, 2025 13:57:15 MDT	Noise	online
79202	Sep 19, 2025 13:58:05 MDT	Noise	online
79202	Sep 19, 2025 14:03:35 MDT	Noise	online
0	Mar 7, 2025 07:32:11 MST	Other	hotline
79776	Jul 20, 2024 05:18:16 MDT	Parking	online
0	Jul 27, 2024 06:14:22 MDT	Parking	online
79598	Dec 7, 2024 08:19:58 MST	Other	online
79598	Dec 7, 2024 08:43:43 MST	Other	online
138308	Jul 17, 2024 02:32:50 MDT	Other	online
0	Jul 9, 2024 06:18:40 MDT	Parking	online
0	Oct 11, 2024 08:56:02 MDT	Illegal Rental	online
80596	Jul 23, 2024 05:42:49 MDT	Illegal Rental	hotline
0	Jul 23, 2024 05:43:20 MDT	Illegal Rental	hotline
80610	Jul 23, 2024 05:43:38 MDT	Illegal Rental	hotline
80622	Jul 23, 2024 05:43:49 MDT	Illegal Rental	hotline
107790	Jul 9, 2024 02:59:29 MDT	Noise	online
0	Aug 6, 2024 12:28:19 MDT	Other	online
0	Jul 9, 2024 02:13:17 MDT	Illegal Rental	online
0	Jul 9, 2024 02:13:18 MDT	Illegal Rental	online
79338	Aug 8, 2024 02:55:39 MDT	Trash	online
0	Jun 17, 2024 06:42:06 MDT	Noise	online
109788	Dec 18, 2024 04:22:24 MST	Other	online
109684	Dec 18, 2024 04:25:38 MST	Other	online
0	Dec 18, 2024 04:32:22 MST	Other	online
109546	Dec 18, 2024 04:35:06 MST	Other	online
109302	Dec 18, 2024 04:37:41 MST	Other	online
0	Dec 18, 2024 04:41:20 MST	Other	online
0	Dec 18, 2024 04:43:15 MST	Other	online
107794	Dec 18, 2024 04:45:03 MST	Other	online
0	Dec 18, 2024 04:47:39 MST	Other	online
108140	Aug 29, 2024 07:30:17 MDT	Illegal Rental	online
0	Dec 4, 2024 09:49:09 MST	Illegal Rental	hotline
0	Dec 11, 2024 06:12:18 MST	Other	online
107154	Nov 10, 2024 07:46:29 MST	Parking	online
107232	Nov 4, 2024 04:18:04 MST	Trash	online

106978	Nov 8, 2024 02:03:05 MST	Trash	online
0	Oct 25, 2024 01:28:59 MDT	Other	online
107154	Aug 8, 2024 01:59:43 MDT	Trash	online
81594	Jul 1, 2024 12:05:51 MDT	Illegal Rental	online
81594	Jul 1, 2024 12:05:53 MDT	Illegal Rental	online
0	Jul 14, 2024 13:32:01 MDT	Noise	online
108262	Aug 24, 2024 07:16:00 MDT	Illegal Rental	online
0	Jul 13, 2024 09:10:46 MDT	Trash	online
108276	Jul 13, 2024 09:24:35 MDT	Other	online
108262	Jul 15, 2024 09:08:11 MDT	Parking	online
108262	Jul 7, 2024 06:15:15 MDT	Occupancy / Number of Guests	online
108262	Oct 15, 2024 05:01:02 MDT	Trash	online
0	Oct 27, 2024 11:51:38 MDT	Illegal Rental	online
0	Sep 20, 2024 07:16:23 MDT	Noise	hotline
151762	Jun 28, 2024 09:09:30 MDT	Other	online
108980	Jun 28, 2024 09:16:03 MDT	Other	online
151764	Jun 28, 2024 09:19:03 MDT	Other	online
151760	Jun 28, 2024 09:23:22 MDT	Other	online
108982	Jun 28, 2024 09:44:35 MDT	Other	online
79624	Oct 27, 2024 09:57:35 MDT	Other	hotline
77684	Sep 17, 2024 11:34:31 MDT	Other	hotline

County of Clackamas

All Periods - Budget vs Actual (measurement) - Types

Download generated on 03/12/2026

Short Term Rental

	FY24-25 YTD	FY25-26 YTD	FY25-26 Projected
(30140) Assigned Beginning Fund Balance	198,099	262,345	262,345
(31500) Short Term Rental Tax	2,477		
(34190) Charges for Services - Non County	179,045	108,594	180,000
Revenues	379,621	370,939	442,345
(41100) Full Time Wages & Salaries	53,120	13,500	30,000
(43100) Professional Services	64,156	38,801	60,000
(49910) YE Proj Bal - Restricted	\$-	\$-	352,345
Expenses	117,276	52,079	442,345
Revenues less Expenses	262,345	318,860	-

\$195,000 Tourism Start up + surplus +to be used for DTD address verification project

Program to date (FY24-25 Actuals + FY 25-26 YTD)

(34190) Charges for Services - Non County	\$287,639.00
(41100) Full Time Wages & Salaries	(\$66,620.00)
(43100) Professional Services	(\$102,957.00)
Revenues less Expenses	\$118,062.00

From: [Hill, Caroline](#)
To: [Nicholson, Celia](#)
Subject: FW: STR Survey: Analysis and Full Reports
Date: Monday, April 13, 2026 1:53:40 PM
Attachments: [STR Pilot Program survey analysis.docx](#)
[All respondents FINAL.pdf](#)
[Affected FINAL.pdf](#)
[STR Owners FINAL.pdf](#)
[Interested Public FINAL.pdf](#)
Importance: High

From: Hill, Caroline
Sent: Tuesday, February 17, 2026 3:55 PM
To: Savas, Paul <PSavas@clackamas.us>; Roberts, Craig <CRoberts@clackamas.us>; Helm, Diana <DHelm@clackamas.us>; West, Ben <BenWest@clackamas.us>; Schrader, Martha <MarthaSchrader@clackamas.us>; Schmidt, Gary <GSchmidt@clackamas.us>; Munns, Jeffrey <JMunns@clackamas.us>; Williams, Billy <BWilliams@clackamas.us>; Bush, Nancy <NBush@clackamas.us>; DeSantis, Kimberlee <KimberleeDeS@clackamas.us>; Klepper, Emily <EmilyKle@clackamas.us>; Mayernik, Anthony <AMayernik@clackamas.us>
Cc: Blaylock, Dylan <DBlaylock@clackamas.us>
Subject: STR Survey: Analysis and Full Reports
Importance: High

Commissioners –

The results of the STRs survey are in. In preparation for the STRs town hall scheduled for tomorrow, I reviewed the reports and looked for themes that stood out and have a breakdown for you to consider (see below). For the full survey results, I have included the reports in this email

These comments were made by neighbors of STRs, operators and interested parties.

- Enforcement/County accountability – 96 comments
- Housing shortage/limit STRs – 45 comments
- Camp fires/fireworks – 18 comments
- Traffic/speeding – 15 comments

These comments were made specifically by STR operators:

- Double tax/bureaucracy – 30 comments
- Posting of information – 12 comments
- Outsourcing/difficult software – 5 comments

I am happy to answer any questions that you may have.

Caroline Hill
Policy Advisor
Clackamas County Board of Commissioners
2051 Kaen Rd, Ste 450 | Oregon City, OR 97045
503-655-8261 | carolinehill@clackamas.us