



Rent Control Ordinance FAQs: Short-Term Rentals

Does the rent control ordinance apply to short-term rentals?

Yes. The rent control ordinance does apply to short-term rentals. The only exceptions are:

- Short-term rentals are not required to give 90 days' notice of the termination of a tenancy;
- Registration fees remain the same for short-term rentals in 2021.

Are there any short-term rental units that are not subject to this new ordinance?

The same exemptions that apply for long-term rental units also apply to short-term rental units. The following types of units are exempt from the limits placed on rent increases:

- Units in a landlord-occupied building containing less than five (5) dwelling units;
- Units where rent is publicly controlled or subsidized (such as Section 8, GA, etc.);
- Accessory dwelling units.
- Units owned, operated, or managed by municipal housing authorities (such as Portland Housing Authority);
- Accommodations in a hospital, convent, church, religious facility, or extended care facility;
- Dormitories owned and operated by an institution of higher education or by Portland Public Schools.

How does this ordinance affect my short-term rental?

Short-term rentals must follow all of the requirements of the rent control ordinance (see: the [rent control FAQs](#) and [ordinance](#)), including *but not limited to* the following:

- If you had a rental amount established for your short term rental unit as of June 1, 2020, you may not charge more than the rate that you charged on June 1, 2020 as your “base rent.”
- You may only increase your rent annually by the amounts allowed by the ordinance.
- You cannot discriminate against tenants.
- You must give all tenants notice of the tenant rights document and obtain their signatures.
- You must provide all of the additional information requested by the Housing Safety Office in connection with your application for a short-term rental registration.

I charge different rates depending on the season, day of the week, etc. How do I know if I'm in compliance with the ordinance?

Your base rent is the rent that you charged on June 1, 2020, and your maximum allowed rent is your base rent plus any allowed increases. You may charge less than that maximum amount (e.g. for a winter rental), but you may not charge more.

I was not renting my short-term rental at all on June 1, 2020 because of COVID (or for other reasons). How do I establish my base rent?

If your short-term rental was not available for rent on June 1, 2020, then your base rent is the highest amount of rent that you will charge for the unit in 2021.

For a unit to not have been available for rent on June 1, 2020, it cannot have been occupied or listed for rent. If your unit was unoccupied but advertised as available, you must set your base rent as the amount at which it was advertised on June 1, 2020.

May I register a daily rate as my base rent, instead of an annual rate?

Yes. Your registered base rent may be set at any rate (daily, weekly, monthly, annually, etc.).