



PLANNING, COMMUNITY, & ECONOMIC DEVELOPMENT DEPARTMENT

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Short-Term Rental of Residential Dwelling Units in Anacortes

Updated May 24, 2023

Ordinances 4046 and 4052 paused the establishment of new short-term rentals in residential dwelling units in most Mixed-Use zones

On March 27, 2023, the Anacortes City Council adopted [Ordinance 4046](#) declaring an emergency and adopting a moratorium on land use, building permit, and business license applications for any use constituting rental of lodging for a period of less than 30 days of residential dwelling units in the most of the City's mixed-use zones. Establishing such a use without a permit is also prohibited. The zones affected are:

- Commercial
- Central Business District
- Marine Mixed Use
- Commercial Marine.

[Ordinance 4052](#), adopted by City Council on May 22, 2023, extended the moratorium to year (expiring March 27, 2024) and adopted a work plan. The work plan lays out a timeline for the public process to review permitted uses in the mixed-use zones in light of the City's housing goals and community concerns and development of new regulations.

You can stay informed about this process by signing up to receive text or email alerts: <https://www.anacorteswa.gov/list.aspx>

New short-term rentals are prohibited in Residential zones

In Residential zones, most new short-term rentals* are already prohibited, and have been since August 5, 2019. Residential zones include the R1, R2, R2A, R3, R3A, R4, R4A and Old Town zones.

*Bed & breakfast establishments (B & B's) are the only type of overnight lodging or short-term rental accommodations that are allowed in Residential zones. A conditional use permit is required to establish a B&B in most residential zones. B & B's must meet the requirements outlined in [AMC 19.44.050\(B\)](#), including the owner residing on the premises.

Existing short-term rentals with an approved City business license

Prior to the recent moratorium and other code changes, some short-term rental units received approval of a city business license. Units that have a current, approved City business license may continue to operate as approved.

For the complete rules and requirements governing overnight lodging, please see the applicable provisions of the Anacortes Municipal Code or contact the Planning Department.