



PLANNING, COMMUNITY, & ECONOMIC DEVELOPMENT DEPARTMENT

Mailing Address: P.O. Box 547, Anacortes, WA 98221

Office Location: 904 6th Street, Anacortes WA 98821

Phone: (360) 299-1984

Short-Term Rentals in Residential Zones

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

What is a short-term rental?

Short-term rentals are a type of overnight lodging accommodations arranged for short-term stays (less than 30 days). Overnight lodging also includes bed and breakfast establishments, hotels, motels, and hostels.

Where are short-term rentals allowed?

Non-residential zones

Overnight lodging, including short-term rentals, are permitted outright in the Central Business District, Commercial, Marine Mixed Use, and Commercial Marine zones, and conditionally in the Light Manufacturing zone.

Residential zones

In Residential zones (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.

A B & B is a single-family residential unit which provides transient lodging, for compensation, by renting up to six sleeping room accommodations. The owner of the property must be the operator of the facility, and must reside on the premises. The owner's quarters and guest rooms must all be in the main building, and off-street parking must be provided for each guest room.

What is the process to establish a Bed & Breakfast?

In zones where a B & B requires a conditional use permit (CUP), a preapplication meeting, neighborhood meeting, Planning Commission public hearing, and decision by City Council are part of the approval process. A building permit, business license, and safety inspections are also required.

In zones where a B & B is permitted outright, a building permit, business license, and safety inspections are required.

What if my neighbor rents out their entire house as a short term vacation rental?

Up until August 5, 2019, certain types of short term rentals were allowed in residential zones through the approval of a City business license. Units that have a current, approved City business license may continue to operate as approved.