

Municipal Clerk's Office

Approved

Date: **December 16, 2025**

Corrected

Date: **December 30, 2025**

(S-2) Submitted by: Mayor LaFrance
Assembly Member Baldwin Day
Assembly Member Johnson
Assembly Member Volland

(S-2) Prepared by: Assembly Counsel's Office
Chief Administrative Officer

(S-2) Reviewed by: Municipal Attorney's Office
Planning Department

(S-2) For reading: December 16, 2025

ANCHORAGE, ALASKA
AO No. 2025-115(S-2)*, Corrected

*(NOTE: This S-2 version indicates changes from the (S) version, it does not include or display any S-1 version changes. Changes from the (S) to the (S-2) are indicated: adding new language, [DELETING CURRENT CODE LANGUAGE] and [Deleting words proposed by the unamended AO or AO(S)])

AN ORDINANCE AMENDING ANCHORAGE MUNICIPAL CODE TITLE 10 TO ADD A NEW CHAPTER REQUIRING OWNERS TO REGISTER SHORT-TERM RENTALS, AMENDING TITLE 12 REQUIREMENTS RELATED TO TAX REPORTING FOR HOSTING PLATFORMS, AMENDING TITLE 21 TO EXPLICITLY ALLOW SHORT-TERM RENTALS IN ALL RESIDENTIAL ZONING DISTRICTS AND SOME COMMERCIAL DISTRICTS, REMOVING BED AND BREAKFASTS AS A SEPARATE USE TYPE, AND WAIVING PLANNING AND ZONING COMMISSION REVIEW.

WHEREAS, short-term rental is not currently a defined use type in the Anchorage Municipal Code's Title 21 – Land Use Planning, which produces confusion about whether and where short-term renting of dwelling units is permitted; and,

WHEREAS, residential properties ranging from single-family homes to townhouses to condominiums throughout the Municipality, from Girdwood to Downtown to Chugiak, are currently rented for short-term occupancy to travelers, temporary workers, and new arrivals; and,

WHEREAS, the Municipality collects its bed tax from hosting platforms through which guests book short-term rental accommodations, which signals to the public that short-term rentals are allowed in the Municipality; and,

WHEREAS, these code changes codify the status quo for short-term rentals by allowing them in all zoning districts where housing is permitted while also providing the elements of code necessary for the Assembly to regulate short-term rentals in the future, such as by restricting short-term rentals to certain zoning districts, structure types, or owner-occupied residences; and,

WHEREAS, information about the number and locations of short-term rentals in Anchorage will help assess their impact on Anchorage's economy and housing availability, and will inform potential future regulations of short-term rentals;

WHEREAS, the definition of the new short-term rental use type encompasses bed and breakfasts, eliminating the need for the separate bed and breakfast accessory use type in Title 21; and,

WHEREAS, this ordinance will not have significant economic effects; now,
therefore,

THE ANCHORAGE ASSEMBLY ORDAINS:

Section 1. Anchorage Municipal Code title 10 is hereby amended by adding a
new chapter 10.90, Registration of Short-Term Rentals, to read as follows:

CHAPTER 10.90 REGISTRATION OF SHORT-TERM RENTALS

10.90.010 Definitions.

For the purposes of this chapter, the following words and phrases shall mean:

Hosting platform. Has the meaning set forth in AMC section 12.20.010.

Owner. Any person who, alone or with others, has an ownership interest in a short-term rental or the lot on which the short-term rental is located. A person whose interest in a proposed short-term rental is solely that of a tenant, subtenant, lessee, or sublessee shall not be considered an owner.

Short-term rental. A separate and distinct living unit, which may be a house, town home, condominium, studio unit, bedroom, accessory structure or any such other similar unit, offered for overnight occupancy in exchange for a fee and that is available for rent for fewer than 30 consecutive days.

10.90.020 Short-term Rental Registration Requirements.

No person or business may own a short-term rental in the Municipality of Anchorage without registering the short-term rental with the Municipal **clerk**.

- A. When registering a short-term rental, the owner must provide all the following information about each short-term rental owned within the Municipality of Anchorage:
1. The street address of the short-term rental;
 2. The type of living unit in which the short-term rental is located (such as a bedroom, single-family house, townhouse, duplex, or condominium);
 3. The name(s) of the owner(s);
 4. The name and phone number of a local contact person responsible for the short-term rental;
 5. Whether the owner resides on the property ~~[in the building]~~ where the short-term rental is located;
 6. Whether the living unit is rented out on a short-term basis throughout the year or only seasonally (such as only during summer or only during winter); and
 7. Whether the living unit was rented out on a long-term basis (meaning 30 or more consecutive nights to the same person or

group of people) in the past year.

8. An affirmation that the information and statements provided in the registration are true, correct and complete.

B. The initial registration shall be accepted by the municipal clerk only if all information required by subsection A. is provided. The registration required by this section must be annually renewed. At the time of annual renewal, the owner must either update the registration information or affirm that all registration information is accurate and up to date.

1. The owner is responsible for reporting changes to items listed in subsections A.1-A.5 above, to the Municipality within 30 days.

C. If ~~the [approved as a]~~ short-term rental registration is accepted by the Municipal~~ity~~ clerk, the short-term rental shall be assigned an individual registration [permit] number that shall be listed with the short-term rental on any hosting platform. or on any advertising medium where it is offered to rent. The owner is responsible for providing the municipal registration number on the hosting platform listing or any other advertisement.

D. ~~[Only registered short-term rentals shall be listed on hosting platforms.]~~ Hosting platforms are prohibited from collecting a fee or anything of value in exchange for conducting, facilitating, or completing any booking transaction for a short-term rental in the municipality that is not registered in compliance with this section, or that does not display the municipal registration number on the short-term rental's listing on the hosting platform.

E. Chapter 10.10 shall not apply to short-term rental registrations under this chapter, except Subsections 10.10.025B. and C., Subsection 10.10.030B., Sections 10.10.035, 10.10.040, and 10.10.045.

F. No owner shall be subject to fines for failure to register until 90 days after May 1, 2026. Thereafter, an owner served a notice of violation for failure to register shall be provided 14 days to comply before fines may be imposed.

Section 2. Anchorage Municipal Code section 12.20.031 is hereby amended to read as follows *(the remainder of the section is not affected and therefore not set out)*:

12.20.031 Registered hosting platforms.

*** *** ***

G. A registered hosting platform shall submit tax returns and remit tax payments in accordance with sections 12.20.050 and 12.20.053, except that the tax return shall set forth or include the aggregate amounts of all rents earned by and taxes due from the operators who

use the hosting platform to rent or offer to rent rooms through the
hosting platform. To the extent a hosting platform collects taxes on
behalf of an operator, the operator's liability for those taxes shall be
deemed satisfied.

[1. IN ADDITION TO THE FOREGOING TAX RETURN
INFORMATION, A REGISTERED HOSTING PLATFORM
SHALL SUBMIT CONTEMPORANEOUSLY WITH THE TAX
RETURN A LIST OF ALL ROOMS RENTED FROM
OPERATORS WHO USED THE HOSTING PLATFORM TO
RENT OR OFFERED TO RENT THOSE ROOMS AND FOR
WHICH THE HOSTING PLATFORM COLLECTED TAXES.
NOTWITHSTANDING SECTION 12.20.060, THE
STATISTICAL INFORMATION DERIVED FROM THESE
SUPPLEMENTAL ROOM INFORMATION REPORTS IS
PUBLIC. THE SUPPLEMENTAL ROOM INFORMATION
SUBMITTAL SHALL INCLUDE:

A. THE NUMBER OF OPERATORS THE TAXES ARE
SUBMITTED ON BEHALF OF.

B. FOR EACH ROOM RENTED DURING THE
REPORTING PERIOD: THE LOCATION
INFORMATION THAT IS DISPLAYED ON THE PUBLIC
LISTING ON THE HOSTING PLATFORM, WHETHER
IT IS A ROOM OR AN ENTIRE DWELLING UNIT, AND
IF AN ENTIRE DWELLING UNIT WHETHER IT IS A
SINGLE-FAMILY HOME, DUPLEX, TRIPLEX,
ACCESSORY DWELLING UNIT, OR MULTIFAMILY
CONSTRUCTION.

I. THE LOCATION INFORMATION MAY BE
REPORTED IN AN AGGREGATED METHOD
BY A GEOGRAPHIC AREA DELINEATION AS
DETERMINED BY THE CHIEF FISCAL
OFFICER.

C. PRESENTATION OF THE DATE REQUIRED BY A.
AND B. SEPARATELY FOR EACH MONTH IN THE
TAX REPORTING PERIOD.]

*** *** ***

**K. A hosting platform shall comply with requirements applicable to
them in Chapter 10.90.**

(AO No. 2016-66, § 2, 6-21-16; AO No. 2019-99(S), § 1, 8-20-19; AO No.
2024-81(S), § 1, 1-1-25)

Section 3. Anchorage Municipal Code section 21.03.030, Administrative Permits,
is hereby amended to read as follows (*the remainder of the section is not affected
and therefore not set out and note that the formatting below is based on the code
as hosted by Planning*):

21.03.030 Administrative Permits.

A. Applicability

It shall be a violation of law for any person to engage in a land use for which an administrative permit is required by this title without first obtaining such a permit. An administrative permit is required for the following uses:

1. Premises containing uses where children are not allowed (subsection 21.05.020B.);
2. Roominghouse (subsection 21.05.030B.4.);
3. Telecommunication tower and antenna (subsection 21.05.040K.);
4. Unlicensed nightclub (subsection 21.05.050D.8.c.); and
5. Hostel in a residential zoning district (subsection 21.05.050J.3.); ; AND
6. BED AND BREAKFAST (SUBSECTION 21.05.070D.3.).]

*** *** ***

(AO 2012-124(S), 2-26-13; AO No. 2021-89(S), § 21, 2-15-22)

Section 4. Anchorage Municipal Code section 21.05.010, Table of Allowed Uses, including Table 21.05-1, is hereby amended to read as follows (*the remainder of the section is not affected and therefore not set out*) **(Note: Table 21.05-1 was inadvertently missing a column and some cell content, in the (S) it is replaced with an accurate current code content without markup and then changes by the (S) marked):**

21.05.010 Table of Allowed Uses.

*** *** ***

- E. Table of Allowed Uses – Residential, Commercial, Industrial, and Other Districts.

[Insert Exhibit A, attached]

[NOTE: Table below is replaced with Exhibit in the S-2 version, deletion is from the AO(S-2) and not from code.]

TABLE 21.05-1: TABLE OF ALLOWED USES – RESIDENTIAL, COMMERCIAL, INDUSTRIAL, AND OTHER DISTRICTS																							
P = Permitted Use S = Administrative Site Plan Review C = Conditional Use M = Major Site Plan Review T = Special Land Use Permit for Marijuana																							
For uses allowed in the A, TA, and TR districts, see section 21.04.060.																							
All other uses not shown are prohibited.																							
		RESIDENTIAL												COMMERCIAL					**				
Use Category	Use Type	R-1	R-1A	R-2A	R-2D	R-2M	R-3	R-3A	R-4	R-4A	R-5	R-6	R-7	R-8	R-9	R-10	B-1A	B-1B	B-3	RO	MC	**	Definitions and Use-Specific Standards
		*** **																					
Visitor Accommodations	Camper park						C		C										C				21.05.050J.1.
	Extended-stay lodgings							C	C	S									P	S			21.05.050J.2.
	Hostel					C	S	S	S	S									P	S			21.05.050J.3.
	Hotel/motel							C	C	S									P	M	C		21.05.050J.4. 21.05.020A.
	Inn							S		S								P	P	S	C		21.05.050J.5. 21.05.020A.
	Recreational and vacation camp											C		C	C	C			P				21.05.050J.6.
	Short-Term Rental	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			
		*** **																					

(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO No. 2013-139, § 1, 1-28-14; AO No. 2014-58, § 2(Att. A), 5-20-14; AO No. 2015-133(S), § 3(Exh. A), 2-23-16; AO No. 2015-142(S-1), § 3(Exh. B), 6-21-16; AO No. 2016-3(S), §§ 6, 7, 2-23-16; AO No. 2016-131, § 1, 11-15-16; AO No. 2016-136am, § 2, 11-15-16; AO No. 2016-156, § 1, 12-20-16; AO No. 2017-10, § 1, 1-24-17; AO No. 2017-57, § 1, 4-11-17; AO No. 2017-74, § 1, 5-23-17; AO No. 2017-176, § 4, 1-9-18; AO No. 2017-175(S), § 3(Exh. A), 2-13-18; AO No. 2020-38, § 6, 5-28-20; AO No. 2020-56, § 2, 6-23-20; AO No. 2021-54, § 1, 6-22-21; AO No. 2023-77, §§ 5, 18, 7-25-23; AO No. 2023-42, § 2, 8-22-23; AO No. 2023-87(S-1), § 2(Exh. B), 6-25-24; AO No. 2025-36, § 1, 4-16-25)

Section 5. Anchorage Municipal Code section 21.05.030, subsection B.4 is hereby amended to read as follows (*the remainder of the section is not affected and therefore not set out*):

21.05.030 Residential uses: Definitions and use-specific standards.

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B. Group Living

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4. **Roominghouse.**

- a. **Definition.** Any dwelling or establishment in which four or more guestrooms are available for compensation that is paid on a daily, weekly, or monthly basis. A roominghouse may offer dining services only to its tenants and their guests. This definition does not include [BED-AND-BREAKFAST ESTABLISHMENTS, WHICH ARE CLASSIFIED IN THIS TITLE AS AN ACCESSORY USE UNDER SECTION 21.05.070, OR] a hostel or short-term rental, which are [IS] classified as a “visitor accommodation” under subsection 21.05.050J.

*** *** ***

(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO No. 2014-58, § 1, 5-20-14; AO No. 2015-133(S), § 4, 2-23-16; AO No. 2017-160, § 1, 12-19-17; AO No. 2018-118, § 2, 1-1-19; AO No. 2020-23, § 2, 3-10-20; AO No. 2020-24, § 1, 3-10-20; AO No. 2023-103(S), § 2, 1-1-24; AO No. 2023-87(S-1), § 5, 6-25-24)

Section 6. Anchorage Municipal Code section 21.05.050, subsection J is hereby amended to read as follows (*the remainder of the section is not affected and therefore not set out*):

21.05.050 Commercial Uses: Definitions and Use-Specific Standards.

*** *** ***

J. Visitor Accommodations

This category includes visitor-serving facilities that provide temporary lodging in guest rooms or guest units, for compensation, and with an average length of stay of less than 30 days. Accessory uses may include pools and other recreational facilities for the exclusive use of guests, limited storage, restaurants, bars, meeting facilities, and offices. Specific use types include:

1. Camper Park

a. Definition

A lot or parcel of land, or portion thereof, temporarily occupied or intended for temporary occupancy by recreational vehicles or tents for travel, recreational, or vacation usage for short periods of stay, and containing a potable water source and washroom facilities. These establishments may provide laundry rooms, recreation halls, and playgrounds. These uses are not intended for vehicle storage.

b. Use-Specific Standards

i. Location and Access

No entrance to, or exit from, a camper park shall be through a residential district or shall provide

access to any street other than a collector or
street of greater capacity.

ii. Occupancy and Length of Stay

Spaces in camper parks may be used by
campers, recreational vehicles, equivalent
facilities constructed on automobiles, tents, or
short-term housing or shelter arrangements or
devices. The occupants of such space shall
remain in that space a period not to exceed 30
days.

2. Extended-Stay Lodgings

a. Definition

A visitor lodging establishment with six or more guest
rooms offering suites with kitchens, business traveler
communications conveniences, and intended primarily
for periods of stay of one week or more. This definition
does not include short-term rental [BED-AND-
BREAKFASTS] which is [ARE] classified as a[N] "visitor
accommodation" under subsection 21.05.050J.7
[ACCESSORY USE UNDER SECTION 21.05.070].

b. Use-Specific Standards

- i. A kitchen area shall be provided in all guest
rooms.
- ii. The facility shall provide a lobby area with a
minimum of 750 square feet.
- iii. In the R-4 district, extended-stay lodgings shall
have a minimum lot size of 14,000 square feet
and shall have principal access from a street of
collector class or greater.

3. Hostel

a. Definition

An overnight lodging facility in which beds (pillows),
rather than rooms, are rented. Sleeping
accommodations are primarily dormitory-style and
shared kitchen facilities may be available to the guests.

b. Use-Specific Standards

- i. Hostels in the R-2M shall contain no more than
20 pillows. Hostels in the R-3, R-4, and R-4A
shall contain no more than 40 pillows.
- ii. Hostels in residential zones require an
administrative permit pursuant to subsection
21.03.030

4. Hotel/Motel

a. Definition

Any building containing 20 or more guestrooms, rented
for compensation by the day or week, and offered for
use by the general public in conjunction with subordinate

services and facilities, such as restaurants and meeting rooms. Meeting facilities designed to accommodate 1,500 or more persons shall constitute a separate principal use and be classified as “civic/convention center” under this title. This definition does not include short-term rental, which is classified as a “visitor accommodation” under subsection 21.05.050J.7.

b. Use-Specific Standards

- i. Any use that involves the retail sale of alcohol is subject to the special land use permit for alcohol process; see section 21.05.020A.
- ii. Establishments in the R-4 and R-4A districts shall have all their guestrooms accessible by means of interior corridors.
- iii. Establishments whose rooms are individually accessible from the outdoors shall have frontage on a major arterial or street of greater classification. This restriction shall not apply in the GRST-1 and GRST-2 districts.
- iv. In the R-4 district, hotels shall have a minimum lot size of 14,000 square feet and shall have principal access from a street of collector class or greater.

5. Inn

a. Definition

A building or group of buildings containing between six and 19 guest rooms, or up to 60 pillows, for overnight lodging for compensation, where at least one meal per day may be provided to the guests, there is a central meeting room or lounge available to all of the guests, and there are no shared kitchen facilities. This definition does not include short-term rental, which is classified as a “visitor accommodation” under subsection 21.05.050J.7.

b. Use-Specific Standards

- i. Any use that involves the retail sale of alcohol is subject to the special land use permit for alcohol process; see section 21.05.020A.
- ii. Inns in the R-4A district shall be subject to the multifamily building design standards in section 21.07.110C. In the R-4A district, inns shall adhere to the maximum floor area ratio permitted for multi-family dwellings.

6. Recreational and Vacation Camp

a. Definition

An overnight recreational camp, such as a children’s camp, family vacation camp, or outdoor retreat. These

establishments provide accommodation facilities, such as cabins and fixed camp sites, and incidental recreational and educational facilities.

7. Short-Term Rental

a. Definition

A furnished dwelling unit, or portion thereof, that is rented out for compensation on a temporary basis, to a single person or group, for a period of fewer than 30 consecutive days.

b. Use-Specific Standards

i. Every short-term rental in a dwelling unit supported by on-site well and wastewater disposal systems shall conform to the requirements of AMC chapter 15.65, pertaining to wastewater disposal regulations, and shall obtain a one-time only health authority certificate.

c. A land use permit for a change of use under section 21.03.100B.1.b. is not required for a short-term rental where the immediate prior principal use of the building was a residential use or another visitor accommodation use type.

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(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO 2014-133, 11-5-14; AO 2015-82, 7-28-15; AO 2023-77, 7-25-2023; AO 2024-24, 4-23-24; AO 2025-3, 2-11-25)

Section 7. Anchorage Municipal Code section 21.05.070, Accessory Uses and Structures, including Table 21.05-3, is hereby amended as follows (*the remainder of the section is not affected and therefore not set out*):

21.05.070 Accessory Uses and Structures

*** *** ***

C. Table of Allowed Accessory Uses

*** *** ***

g. Table of Permitted Accessory Uses and Structures

[Insert Exhibit B, attached]

[NOTE: Table below is replaced with Exhibit in the S-2 version, deletion is from the AO(S-2) and not from code.]

TABLE 21.05-3: TABLE OF ACCESSORY USES – RESIDENTIAL, COMMERCIAL, INDUSTRIAL, AND OTHER DISTRICTS																								
P = Permitted S = Administrative Site Plan Review C = Conditional Use Review																								
	RESIDENTIAL															COMMERCIAL					*	*	*	
Accessory Uses	R-1	R-1A	R-2A	R-2D	R-2M	R-3	R-3A	R-4	R-4A	R-5	R-6	R-7	R-8	R-9	R-10	B-1A	B-1B	B-3	RO	MC	*	*	*	Definitions and Use-Specific Standards
Accessory dwelling unit (ADU)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P				21.05.070.D .1.
Aircraft Hangar, private residential	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P				P					
<u>Short-term rentals</u>																								
[BED AND BREAKFAST (UP TO 3 GUESTROOMS)]	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P					21.05.070.D .3.
[BED AND BREAKFAST (4 OR 5 GUESTROOMS)]	[S]	[S]	[S]	[S]	[S]	[S]				[S]	[S]	[S]	[S]	[S]	[S]	[P]	[P]	[P]	[P]					[21.05.070.D .3.]
*** **																								

D. Definitions and Use-Specific Standards for Allowed Accessory Uses and Structures

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3. Short-Term Rental

- a. A short-term rental as an accessory use shall meet the requirements of subsection 21.05.050J.7.b.

[BED AND BREAKFAST

- A. DEFINITION. A BED AND BREAKFAST IS A PRIVATE RESIDENCE THAT OFFERS OVERNIGHT ACCOMMODATIONS AND LIMITED FOOD SERVICE TO OVERNIGHT GUESTS, FOR WHICH COMPENSATION IS PAID ON A DAILY OR WEEKLY BASIS.

B. USE-SPECIFIC STANDARDS

I. GENERAL STANDARDS

- (A) BED AND BREAKFAST ESTABLISHMENTS ARE ALLOWED ONLY IN ATTACHED OR DETACHED SINGLE-FAMILY AND TWO-FAMILY

- DWELLINGS, NOT INCLUDING MOBILE HOMES.
- (B) THE HOST-OPERATOR OF THE BED AND BREAKFAST ENTERPRISE SHALL ESTABLISH AND MAINTAIN THE SINGLE-FAMILY OR THE BED AND BREAKFAST UNIT OF A TWO-FAMILY STRUCTURE AS HIS OR HER PRIMARY DOMICILE AT ALL TIMES WHILE IT IS OPERATED AS A BED AND BREAKFAST.
- (C) A BED AND BREAKFAST MAY HAVE UP TO FIVE GUESTROOMS, AS ALLOWED BY TABLE 21.05-3, TABLE 21.09.050-2, AND TABLE 21.10-5. IF AN ADU ALSO EXISTS ON THE PREMISES, THE ADU SHALL COUNT AS ONE OF THE ALLOWED GUESTROOMS. NO MORE THAN THE PERMITTED NUMBER OF GUESTROOMS SHALL BE OFFERED FOR USE AT ANY ONE TIME.
- (D) ONLY ONE DAILY MEAL SHALL BE OFFERED TO GUESTS AT ANY BED AND BREAKFAST ESTABLISHMENT.
- (E) INDIVIDUAL GUESTS ARE PROHIBITED FROM STAYING AT A PARTICULAR BED AND BREAKFAST ESTABLISHMENT FOR MORE THAN 30 CONSECUTIVE DAYS.
- (F) A BED AND BREAKFAST SHALL NOT BE PERMITTED CONCURRENTLY ON ANY LOT WITH A CHILD OR ADULT CARE FACILITY, OR ASSISTED LIVING FACILITY.
- (G) THE ACCESSORY USE SHALL PROTECT AND MAINTAIN THE INTEGRITY OF THE RESIDENTIAL NEIGHBORHOOD. A BED AND BREAKFAST SHALL NOT DETRACT FROM THE PRINCIPAL USE IN THE DISTRICT AND SHALL NOT PLACE A BURDEN ON ANY PRIVATE OR PUBLIC INFRASTRUCTURE (I.E., STREETS OR UTILITIES) GREATER THAN ANTICIPATED FROM PERMITTED DEVELOPMENT.
- (H) EVERY BED AND BREAKFAST SUPPORTED BY ON-SITE WELL AND WASTEWATER DISPOSAL SYSTEMS

SHALL CONFORM TO THE
REQUIREMENTS OF AMC CHAPTER
15.65, PERTAINING TO WASTEWATER
DISPOSAL REGULATIONS, AND SHALL
OBTAIN A ONE-TIME ONLY HEALTH
AUTHORITY CERTIFICATE.

II. ADMINISTRATIVE PERMIT

A BED AND BREAKFAST SHALL REQUIRE AN
ADMINISTRATIVE PERMIT PURSUANT TO
SECTION 21.03.030. AN APPLICATION FOR A
BED AND BREAKFAST PERMIT SHALL NOT
BE COMPLETE UNLESS IT IS ACCOMPANIED
BY PROOF OF A CURRENT BUSINESS
LICENSE, A CERTIFICATE OF ON-SITE
SYSTEMS APPROVAL (FOR ON-SITE
SYSTEMS ONLY), AND A SITE PLAN AND
BUILDING FLOOR PLANS MEETING THE
REQUIREMENTS OF THIS TITLE.]

*** *** ***

(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO No. 2015-131, § 4,
1-12-15; AO No. 2015-142(S-1), § 5(Exh. C), 6-21-16; AO No. 2016-3(S), §
10, 2-23-16; AO No. 2016-136, § 3, 11-15-16; AO No. 2017-10, § 1, 1-24-
17; AO No. 2017-160, § 2, 12-19-17; AO No. 2017-176, § 5, 1-9-18; AO
No. 2018-43(S), §§ 1(Exh. B), 2, 6-12-18; AO No. 2020-38, § 6, 5-28-
20; AO No. 2021-26, § 1, 3-9-21; AO No. 2021-89(S), §§ 3—8, 21, 2-15-22;
AO No. 2022-107, § 1, 2-7-23; AO No. 2023-77, § 8, 7-25-23; AO No. 2024-
24, § 3, 4-23-24)

Section 8. Anchorage Municipal Code Table 21.09-2: Table of Allowed Uses
(Girdwood), is hereby amended to read as follows (*the remainder of the section is
not affected and therefore not set out*):

21.09.050 Use regulations.

*** *** ***

A. Table of allowed uses.

*** *** ***

5. Table of Allowed Uses.

*** *** ***

[Insert Exhibit C, attached]

[NOTE: Table below is replaced with Exhibit in the S-2 version, deletion is from the
AO(S-2) and not from code.]

TABLE 21.09-2: TABLE OF ALLOWED USES															
P = Permitted; C = Conditional; S = Administrative Site Plan Review; M = Major Site Plan Review; O (with # inside) = see end of table For GiP, GCR-1, GCR-2, GCR-3, GDR, and GRR districts, see Section 21.09.040, Zoning Districts															
Use Category	Use Type	Residential							Commercial						Definitions and Use Specific Standards
		gR 1	gR 2	gR 2A	gR 3	gR 4	gR 5	***	gC 3	gC 4	gC 5	gC 6	***	gC 10	
*** **															
Visitor Accommodations	Hostel (small)	M			M	M									21.09.050B.4.c.
	Hostel (large)	C				C									21.09.050B.4.c.
	Hotel/motel														21.09.050B.1.a
	Inn	M			M										21.09.050B.4.d. 21.09.050B.1.a
	Lodging Reservations/ Auto Rental Check-In														21.09.050B.4.e.
	Short-Term Rentals	P	P	P	P	P	P		P	P		P		P	21.05.050J.7.
*** **															

(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO No. 2015-142(S-1), §§ 6, 7, 6-21-16; AO No. 2016-3(S), §§ 12—14, 2-23-16; AO No. 2017-68, § 1, 4-25-17; AO No. 2020-53, § 1, 6-2-20; AO No. 2021-89(S), § 16, 2-15-22; AO No. 2021-112, § 1, 3-1-22; AO No. 2022-67, § 1, 7-26-22; AO No. 2023-24, § 1, 3-21-23; AO No. 2024-24, § 7, 4-23-24)

Section 9. Anchorage Municipal Code Table 21.09-3: Table of Accessory Uses (Girdwood), is hereby amended to read as follows (*the remainder of the section is not affected and therefore not set out*):

21.09.050 Use Regulations

*** **

C. Accessory Uses

1. Table of Allowed Accessory Uses

*** **

b. Table of Allowed Accessory Uses

[Insert Exhibit D, attached]

[NOTE: Table below is replaced with Exhibit in the S-2 version, deletion is from the AO(S-2) and not from code.]

TABLE 21.09-3: TABLE OF ACCESSORY USES															
P = Permitted; S = Administrative Site Plan Review; M = Major Site Plan Review; C = Conditional Use For GIP, GCR-1, GCR-2, GCR-3, GDR, and GRR districts, see Section 21.09.040, Zoning Districts															
Accessory Uses	Residential						Commercial								Definitions and Use Specific Standards
	gR 1	gR2	gR 2A	gR3	gR4	gR5	***	gC3	gC 4	gC 5	gC 6	***	gC 10	***	
Accessory dwelling unit (ADU)	P	P	P	P	P			P	P		P				21.05.070D.1 21.09.050C.2.a
Short-term rentals															
[BED AND BREAKFAST (UP TO 3 GUESTROOMS)]	P	P	P	P	P	P		P[S]	P[S]		P[S]		P[S]		21.05.070D.3.
[BED AND BREAKFAST (4 OR 5 GUESTROOMS)]	[M]	[M]	[M]	[M]	[M]			[S]	[S]		[S]				[21.05.070D.3.]
Beekeeping	P	P	P	P	P										21.05.070D.4.
*** **															

AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO 2014-133, 11-5-14; AO 2015-142(S-1), 6-21-16; AO 2016-3(S), 2-23-16; AO 2016-30, 3-22-16; AO 2017-68, 4-24-17; AO 2020-53, 6-2-20; AO 2021-89(S), 215-22; AO 2021-112, 3-1-2022; AO 2022-67, 7-26-22; AO 2023-24, 3-21-23; AO 2024-24, 4-23-24; AO 2024-121, 1-7-25)

Section 10. Anchorage Municipal Code Table 21.10-4: Table of Allowed Uses (Chugiak-Eagle River), is hereby amended to read as follows (*the remainder of the section is not affected and therefore not set out*):

21.10.050 Use regulations.

*** **

A. Table of allowed uses

*** **

5. Table of Allowed Uses

*** **

[Insert Exhibit E, attached]

[NOTE: Table below is replaced with Exhibit in the S-2 version, deletion is from the AO(S-2) and not from code.]

TABLE 21.10-4: TABLE OF ALLOWED USES – CHUGIAK-EAGLE RIVER RESIDENTIAL, COMMERCIAL, INDUSTRIAL, AND OTHER DISTRICTS

P = Permitted Use S = Administrative Site Plan Review C = Conditional Use M = Major Site Plan Review

For uses allowed in the CE-TR and CE-AD districts, see section 21.10.040.

All other uses not shown are prohibited.

		RESIDENTIAL										***	OTHER		OV						
Use Category	Use Type	CE-R-1	CE-R-1A	CE-R-2A	CE-R-2D	CE-R-2M	CE-R-3	CE-R-5	CE-R-5A	CE-R-6	CE-R-7	CE-R-8	CE-R-9	CE-R-10	***	CE-DR	***	CE-DO ³	CE-EVO	Definitions and Use-Specific Standards	
*** **																					
Visitor Accommodations	Camper park						C									C			C	21.05.050J. 1.	
	Extended-stay lodgings															P		S	P	21.05.050J. 2.	
	Hostel					C	C									P		S	P	21.05.050J. 3.	
	Hotel/motel															P		M	P	21.10.050E. 9. 21.05.050J. 4. 21.05.020A.	
	Inn															P		S	P	21.05.050J. 5. 21.05.020A.	
	Recreational and vacation camp									C		C	C	C							21.05.050J. 6.
	Short-Term Rentals	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P		P	P	21.05.050J. 7.
*** **																					

(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO 2013-139, § 2, 1-28-14; AO No. 2014-40(S), §§ 2(Att. A), 3, 4, 5-20-14; AO No. 2014-58, § 4(Att. C), 5-20-14; AO No. 2015-133(S), § 5, 2-23-16; AO No. 2015-142(S-1), §§ 8, 9, 6-21-16; AO No. 2016-3(S), §§ 15—17, 2-23-16; AO No. 2016-54, § 1, 6-7-16; AO No. 2016-136, § 4, 11-15-16; AO No. 2017-10, § 2, 1-24-17; AO No. 2017-57, § 2, 4-1-17 AO No. 2017-160, § 6, 12-19-17; AO No. 2019-11, § 5, 2-12-19; AO No. 2021-89(S), § 17, 2-15-22; AO No. 2022-107, § 2, 2-7-23; AO No. 2023-77, § 16, 7-25-23; AO No. 2024-24, § 8, 4-23-24)

Section 11. Anchorage Municipal Code Table 21.10-5: Table of Accessory Uses (Chugiak-Eagle River), is hereby amended to read as follows (*the remainder of the section is not affected and therefore not set out*):

21.10.050 Use Regulations

*** **

G. Accessory uses and structures

*** **

2. Table of Allowed Accessory Uses and Structures

[Insert Exhibit F, attached]

[NOTE: Table below is replaced with Exhibit in the S-2 version, deletion is from the

AO(S-2) and not from code.]

TABLE 21.10-5: TABLE OF ACCESSORY USES – CHUGIAK-EAGLE RIVER RESIDENTIAL, COMMERCIAL, INDUSTRIAL, AND OTHER DISTRICTS																				
P = Permitted					S = Administrative Site Plan Review					C = Conditional Use Review										
Accessory Uses	RESIDENTIAL										***	OTHER			OV		Definitions and Use-Specific Standards			
	CE-R-1	CE-R-1A	CE-R-2A	CE-R-2D	CE-R-2M	CE-R-3	CE-R-5	CE-R-5A	CE-R-6	CE-R-7	CE-R-8	CE-R-9	CE-R-10	***	CE-DR	CE-PR		*	CE-DO ³	CE-EVO
Accessory dwelling unit (ADU)	P ⁴	P ⁴	P	P	P		P	P	P	P	P	P	P			P				21.10.050H .1. 21.05.070D.1.
<u>Short-term rentals</u>																				
[BED AND BREAKFAST (UP TO 3 GUESTROOMS)]	P	P	P	P	P	P	P	P	P	P	P	P	P		P	P		P[-R]	P	21.05.070D .3.
[BED AND BREAKFAST (4 OR 5 GUESTROOMS)]	[S]	[S]	[S]	[S]	[S]		[S]	[S]	[S]	[S]	[S]	[S]	[S]		[S]	[S]		[S-R]	[S]	[21.05.070D.3.]
Beekeeping	P	P	P	P	P		P	P	P	P	P	P	P			P				21.05.070D .4.
*** ** *																				

(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO 2013-139, 01-28-14; AO 2014-40(S), 5-20-14; AO 2014-58, 5-20-14; AO 2015-133(S), 2-23-16; AO 2015-142(S-1), 6-21-16; AO 2016-3(S), 2-23-16; AO 2016-54, 6-7-16; AO 2016-136, 11-15-16; AO 2017-10, 1-24-17; AO 2017-57, 4-11-17; AO 2017-160, 12-19-17; AO 2019-11, 2-12-19; AO 2021-89(S), 2-15-22; AO 2022-107, 2-7-23; AO 2023-77, 7-25-23; AO 2024-24, 4-23-24; AO 2025-41(S), 4-22-25)

Section 12. Anchorage Municipal Code Table 21.11-2: Table of Allowed Uses (Downtown) is hereby amended to read as follows (*the remainder of the section is not affected and therefore not set out*):

21.11.050 – Table of Allowed Uses – Table 21.11-2

*** ** *

A. Table of Allowed Uses.

*** ** *

TABLE 21.11-2: TABLE OF ALLOWED USES – DOWNTOWN DISTRICTS					
P = Permitted Use L = Permitted with Limitations S = Administrative Site Plan Review C = Conditional Use M = Major Site Plan Review T = Special Land Use Permit for Marijuana A blank cell means the use is prohibited.					
Use Category	Use Type	B-2A	B-2B	B-2C	Definitions and Use-Specific Standards
COMMERCIAL USES					
*** **					
Visitor Accommodations	Camper park			C	21.05.050J.1.
	Extended-stay lodgings	P	P	P	21.05.050J.2.
	Hostel	P	P	P	21.05.050J.3.
	Hotel/motel	P	P	P	21.05.050J.4., 21.05.020A.
	Inn	P	P	P	21.05.050J.5., 21.05.020A.
	Recreational and vacation camp				
	<u>Short-Term Rental</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>21.05.050J.7.</u>
*** **					

(AO No. 2020-38, § 11, 5-28-20; AO No. 2020-93, § 4, 10-1-20; AO No. 2023-43, § 5, 4-25-23; AO No. 2023-77, § 17, 7-25-23; AO No. 2023-120, § 6, 12-5-23)

Section 13. Anchorage Municipal Code Table 21.11-3: Table of Accessory Uses (Downtown) is hereby amended to read as follows (*the remainder of the section is not affected and therefore not set out*):

21.11.050 Use Regulations.

*** **

H. Table of Accessory Uses.

*** **

TABLE 21.11-3: TABLE OF ACCESSORY USES – DOWNTOWN DISTRICTS				
P = Permitted Use S = Administrative Site Plan Review C = Conditional Use A blank cell means the use is prohibited.				
Accessory Uses	B-2A	B-2B	B-2C	Definitions and Use-Specific Standards
COMMERCIAL USES				
*** **				
Parking of business vehicles, outdoors, accessory to a residential use				21.05.070D.20.
Private outdoor storage of noncommercial equipment accessory to a residential use				21.05.070D.21.
Skywalk	C	C	C	21.11.050I.5.

TABLE 21.11-3: TABLE OF ACCESSORY USES – DOWNTOWN DISTRICTS P = Permitted Use S = Administrative Site Plan Review C = Conditional Use A blank cell means the use is prohibited.				
Accessory Uses	B-2A	B-2B	B-2C	Definitions and Use-Specific Standards
Short-term rental	P	P	P	21.05.070D.3.
Telecommunications antenna only, large ¹	P/C	P/C	P/C	21.05.040K.
Telecommunications antenna only, small	P/C	P/C	P/C	21.05.040K.
Type 4 tower ¹	P/C	P/C	P/C	21.05.040K.
*** **				


(AO No. 2020-38, § 11, 5-28-20; AO No. 2020-93, § 4, 10-1-20; AO No. 2023-43, § 5, 4-25-23; AO No. 2023-77, § 17, 7-25-23; AO No. 2023-120, § 6, 12-5-23)

Section 14. Planning and Zoning Commission review of this Title 21 text amendment is waived under AMC 21.03.210C., As Amended by AO 2024-64; this ordinance shall comply with Charter § 10.01(b) notice requirements.

Section 15. This ordinance shall be effective May 1 ~~[February 9]~~, 2026 **[IMMEDIATELY UPON PASSAGE AND APPROVAL BY THE ASSEMBLY]**.

PASSED AND APPROVED by the Anchorage Assembly this 16th day of December, 2025.

ATTEST:


Chair


Municipal Clerk



MUNICIPALITY OF ANCHORAGE

Assembly Memorandum

AM No. 957-2025

Meeting Date: December 16, 2025

FROM: MAYOR LAFRANCE, and ASSEMBLY MEMBERS BALDWIN DAY, JOHNSON and VOLLAND

SUBJECT: AO 2025-115(S-2): AN ORDINANCE AMENDING ANCHORAGE MUNICIPAL CODE TITLE 10 TO ADD A NEW CHAPTER REQUIRING OWNERS TO REGISTER SHORT-TERM RENTALS, AMENDING TITLE 12 REQUIREMENTS RELATED TO TAX REPORTING FOR HOSTING PLATFORMS, AMENDING TITLE 21 TO EXPLICITLY ALLOW SHORT-TERM RENTALS IN ALL RESIDENTIAL ZONING DISTRICTS AND SOME COMMERCIAL DISTRICTS, REMOVING BED AND BREAKFASTS AS A SEPARATE USE TYPE, AND WAIVING PLANNING AND ZONING COMMISSION REVIEW.

The (S-2) version of the ordinance includes changes submitted by floor amendments that are accepted by the sponsors. It shows those changes from the (S) to the (S-2) and ignores the S-1 version. Each of the changes above, except the last one for use tables, were indicated in floor amendments publicly distributed at prior Assembly meetings.

Specifically, the significant changes from the (S) to the (S-2) are:

- P. 2 line 26: Adds “accessory structure” to the type of living unit that falls within the definition of STR, to acknowledge that many are detached ADUs or other accessory buildings.
- P. 2 line 46: Changes the owner information with respect to residing “in the building” to instead say “on the property,” to align this registration datapoint with the usage and practice currently for property tax exemption determinations as “owner-occupied” tied to the legal description of property, whether it’s a condominium in a multifamily structure or a single family home with accessory buildings.
- P. 3 line 4: Adds an affirmation to the truth and correctness of the information submitted with an STR registration, which is in all other license and permit applications administered by the Municipal Clerk.
- P. 3 lines 20-23: This AO is written with the assumption that all STRs would likely be advertised through hosting platforms. That is probably generally the case, but there may be STRs listed and advertised locally, or on another website that isn’t a hosting platform per se, or other means. These should also display the registration permit number, so this change will add the phrase “or offered for rent” to be clear

the registration requirement is not just for STRs listed on hosting platforms, but including those advertised by other means.

- P. 3 line 25: The first sentence of subsection 10.90.020D. is deleted because it impliedly regulates the content of a hosting platform's STR listings and has been a contentious burden the subject of litigation with claims under the Electronic Communications Decency Act and a Ninth Circuit Court of Appeals decision. Removing this sentence will reduce litigation risk and is in alignment with other local jurisdiction's STR registration ordinances.
- P. 3 line 38: Adds a new subsection F. to provide a 90 day "grace period" after the effective date of the ordinance and new STR registration requirement to provide adequate time for the STR owners to be informed and come into compliance and register. After this initial grace period, if an STR is discovered to be noncompliant and not registered, the second part of this new subsection requires the Municipality to not impose fines until 14 days after service of a notice of violation (probably by certified mail, with return receipt), to provide the owner the opportunity to register and avoid any fines.
- Use tables in AO sections 4, 7, 8, 9, 10, and 11 are deleted and replaced with use tables in the attached Exhibits A to F. The express intent of this legislation since introduction of the original AO is to allow STRs in all zoning districts where housing is a permitted use. It was discovered several cells in the tables should have been included with a "P" but were inadvertently overlooked, this cures that oversight and carries out the purpose and intent of the ordinance to legalize the status quo for existing STRs and allow them anywhere the Code allows dwelling units. This required adding additional columns to the tables to depict the changes and made them too large for the page, so are instead presented in the attached Exhibits. In addition, some use tables had errors in the cells that do not reflect current code text for other existing uses and have been remedied without markup.
- P. 19 line 11: the effective date of the ordinance is changed to May 1, 2026.

We recommend approval of the (S-2) version of the ordinance.

Prepared by: Assembly Counsel's Office,
Municipal Attorney's Office, and
Chief Administrative Officer
Concur: Mélisa R.K. Babb, Planning Director
Concur: Eva Gardner, Municipal Attorney
Concur: William D. Falsey, Chief Administrative Officer
Respectfully submitted: Suzanne LaFrance, Mayor

Erin Baldwin Day, Assembly Member
District 3, Midtown Anchorage

Zac Johnson, Assembly Member
District 6, South Anchorage, Girdwood & Turnagain Arm

Daniel Volland, Assembly Member
District 1, North Anchorage

		RESIDENTIAL															COMMERCIAL					***	OTHER					Definitions and Use-Specific Standards
Use Category	Use Type	R-1	R-1A	R-2A	R-2D	R-2M	R-3	R-3A	R-4	R-4A	R-5	R-6	R-7	R-8	R-9	R-10	B-1A	B-1B	B-3	RO	MC		AF	DR	PR	PLI	W	
*** **																												
Visitor Accommodations	Camper park						C		C										C			*** **				C		21.05.050J.1.
	Extended-stay lodgings							C	C	S									P	S								21.05.050J.2.
	Hostel					C	S	S	S	S									P	S								21.05.050J.3.
	Hotel/motel							C	C	S									P	M	C							21.05.050J.4. 21.05.020A.
	Inn							S		S								P	P	S	C							21.05.050J.5. 21.05.020A.
	Recreational and vacation camp											C		C	C	C			P							C		21.05.050J.6.
	Short-Term Rentals	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P				P			
*** **																												

Accessory Uses	Residential						Commercial											Resort			Definitions and Use Specific Standards
	gR 1	gR2	gR 2A	gR 3	gR 4	gR 5	gC 1	gC 2	gC 3	gC 4	gC 5	gC 6	gC 7	gC 8	gC 9	gC 10		gR ST1	gR ST2		
Accessory dwelling unit (ADU)	P	P	P	P	P				P	P		P						P	P	*** *** ***	21.05.070D.1 21.09.050C.2.a
<u>Short-term rentals</u>	P	P	P	P	P	<u>P</u>	<u>P</u>		<u>P</u> [S]	<u>P</u> [S]	<u>P</u>	<u>P</u> [S]	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u> [S]	<u>P</u>	<u>P</u>	21.05.070D.3.		
[BED AND BREAKFAST (UP TO 3 GUESTROOMS)]																					
[BED AND BREAKFAST (4 OR 5 GUESTROOMS)]	[M]	[M]	[M]	[M]	[M]				[S]	[S]		[S]									[21.05.070D.3.]
Beekeeping	P	P	P	P	P																
*** **																					

Exhibit E to AO 2025-115(S-2) regarding Short-term rentals, AO section 10

TABLE 21.10-4: TABLE OF ALLOWED USES - CHUGIAK-EAGLE RIVER RESIDENTIAL, COMMERCIAL, INDUSTRIAL, AND OTHER DISTRICTS

P = Permitted Use S = Administrative Site Plan Review C = Conditional Use M = Major Site Plan Review

For uses allowed in the CE-TR and CE-AD districts, see section 21.10.040.

All other uses not shown are prohibited.

		RESIDENTIAL													COMMERCIAL				OTHER		OV			
Use Category	Use Type	CE-R-1	CE-R-1A	CE-R-2A	CE-R-2D	CE-R-2M	CE-R-3	CE-R-5	CE-R-5A	CE-R-6	CE-R-7	CE-R-8	CE-R-9	CE-R-10	CE-B-3	CE-RO	CE-RC	***	CE-DR	***	CE-DO ¹	CE-EVO	Definitions and Use-Specific Standards	
Visitor Accommodations	Camper park						C								C		C	*****		*****		C	21.05.050 J.1.	
	Extended-stay lodgings														P	S	P				P-B		21.05.050 J.2.	
	Hostel					C	C								P	S	P				P-B		21.05.050 J.3.	
	Hotel/motel														P	M	P				P		21.10.050 E.9 21.05.050J.4. 21.05.020 A.	
	Inn														P	S	P				P-B		21.05.050J.5. 21.05.020 A.	
	Recreational and vacation camp									C		C	C	C								P		21.05.050 J.6.
	Short-Term Rentals	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>				<u>P</u>		<u>P</u>	<u>P</u>
**** ** *																								

TABLE 21.10-5: TABLE OF ACCESSORY USES - CHUGIAK-EAGLE RIVER RESIDENTIAL, COMMERCIAL, INDUSTRIAL, AND OTHER DISTRICTS																							
P = Permitted			S = Administrative Site Plan Review											C = Conditional Use Review									
	RESIDENTIAL													COMMER.			***	OTHER		OV			
Accessory Uses	CE-R-1	CE-R-1A	CE-R-2A	CE-R-	CE-R-2M	CE-R-3	CE-R-5	CE-R-5A	CE-R-6	CE-R-7	CE-R-8	CE-R-9	CE-R-10	CE-B-3	CE-RO	CE-RC		CE-DR	**	CE-DO ³	C-EVO	Definitions and Use-Specific Standards	
Accessory dwelling unit (ADU)	P ⁴	P ⁴	P	P	P		P	P	P	P	P	P	P					P	*****		P	21.10.050 H.1. 21.05.070 D.1.	
<u>Short-term rentals</u>	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P		P	P[-R]	P	21.05.070 D.3.
[BED AND BREAKFAST (UP TO 3 GUESTROOMS)]																							
[BED AND BREAKFAST (4 OR 5 GUESTROOMS)]	[S]	[S]	[S]	[S]	[S]		[S]	[S]	[S]	[S]	[S]	[S]	[S]				[S]			[S-R]	[S]	[21.05.070 D.3.]	
Beekeeping	P	P	P	P	P		P	P	P	P	P	P	P				P			P	21.05.070 D.4.		
*** **																							