

Girdwood Short-Term Rental Registration & Regulation Framework

Introduction

The Girdwood Housing and Economic Committee (GHEC) recognizes the importance of Short Term Rentals (STR) as an integral part of our resort community. However, to ensure the sustainability of our local housing market and to mitigate the impact on workforce housing, we propose a comprehensive framework and code revisions to regulate STRs in the Girdwood Valley Service Area. This framework aims to balance the economic benefits of STRs with the need to maintain community standards and support local residents.

The Girdwood Housing and Economic Committee recommends the following framework, regulations, and restrictions on short-term rentals within the GVSA. Upon approval of this framework by GHEC, we request GBOS retain necessary legal counsel to finalize development of the recommended necessary code change under Anchorage Municipal Code Title 21 Chapter 9.

The Girdwood Board of Supervisors is fully authorized and empowered to develop, recommend code changes to the Anchorage Assembly, implement, and enforce short-term rental regulations squarely within the GVSA and GBOS Housing and Economic Stability service area authority passed under Proposition 7 in 2023 and defined in AMC 27.20.110.

Objectives

1. **Regulate STR Activity:** Establish clear and enforceable regulations for STR operations to minimize negative impacts on neighbors and the community.
2. **Require Registration:** Ensure all STR operators register with the Girdwood Valley Service Area for proper monitoring, compliance, and safety.
3. **Enforce Compliance:** Implement mechanisms for effective enforcement of STR regulations, including penalties for non-compliance.
4. **Economic Balance:** Foster an environment where STRs can operate without creating hurdles for Girdwood residents while addressing the workforce housing crisis.

Proposed Amendments to Anchorage Municipal Code Title 21, Chapter 9

Within Title 21 Chapter 9, the best place for short-term rental regulations is within section 21.09.050 Use Regulations. The below framework outlines which sections of code should be updated to include short-term rental use regulations.

Add New Allowed Use in Table 21.09-2: Table of Allowed Uses

Add a new row and applicable code sections to allow for "Short-Term Rental" under "Commercial" > "Visitor Accommodations"

Add "Permitted (P)" to all zoning districts within this table

Add New Chapter 9 Definitions

21.09.050.D.12	Short Term Rental (STR): A dwelling unit that is rented to an occupant for a period of less than 30 consecutive days.
21.09.050.D.13	Short Term Rental Operator: The owner or designated agent responsible for operating the STR.
21.09.050.D.14	Short Term Rental Owner: The individual or entity holding the title to the property being used as a STR.

Add New Short-Term Rental Regulation Provisions

The below section outlines example code that may be considered for development and adoption.

21.09.050.E.1 General Provisions

- A. No person shall occupy, use, operate or manage, nor offer or negotiate to use, lease, or rent a dwelling unit within any zoning district defined in 21.09.040 for short-term rental occupancy except:
 - 1. A dwelling for which there is a short-term rental permit issued to the owner of that dwelling by the Girdwood Valley Service Area Board of Supervisors; or
 - 2. A property which is exempt from registration upon the owner attesting that the property has been used less than 14 days cumulative as a STR in the preceding 12 months.
- B. Permit Posting. The STR permit shall be posted within the dwelling unit in a clear and conspicuous place.
 - 1. Posting of public safety and operator contact information shall also be prominently displayed within the dwelling unit.
- C. Insurance Required. The owner and/or operator of the STR shall maintain liability insurance that also covers STR activities.

- D. Administration. The Girdwood Board of Supervisors shall retain staff and/or pursue retention of a third-party contract to administer short-term rental registration, education, investigation and administration.
- E. Funding shall be provided by the Girdwood Valley Service Area Housing and Economic Stability fund.

21.09.050.E.2 Registration

- A. All land use encompassing short term rental operations within the Girdwood Valley Service Area must register annually with the Girdwood Valley Service Area and obtain a license to operate.
- B. Registrants must pay an annual registration fee to the service area.
- C. A full listing of active short term rental registrations shall be made available to the Girdwood Volunteer Fire Department and Whittier Police Department on an annual basis, and updated as necessary.

21.09.050.E.3 Enforcement, Fees and Penalties

- A. The Girdwood Valley Service Area shall enforce STR regulations. All enforcement actions in the Girdwood Valley Service Area will be performed by municipal employees through the existing code enforcement mechanisms, reporting channels, adjudication and abatement.
- B. Complaints. Complaints may be submitted by GVSA to municipal code enforcement after preliminary investigation by GVSA employees or contractors, or by any member of the public through the existing municipal complaint request process.
- C. Penalties. Fines for non-compliance shall be levied upon the property owner.
- D. Collection. The Girdwood Valley Service Area shall use any legal means necessary to collect outstanding fines, including but not limited to a lien against the real property.
- E. All collected funds from levied fines shall be revenue within the Girdwood Valley Service Area for use in providing housing and economic stability goals.
- F. All GVSA fees and penalties are enumerated in the GVSA STR fee schedule;

FEE SCHEDULE TABLE

Item	Term	Fee
Registration	annual	\$150
Registration, Owner Occupied	annual	\$75
Renewal Registration; 1-3 validated complaints in prior 12 months	annual	\$300
Renewal Registration; 4+ validated complaints in prior 12 months	annual	\$600

Failure to register, 1st offense	Per occurrence	\$300
Failure to register, 2nd offense	Per occurrence	\$400
Failure to register, 3rd offense +	Per occurrence	\$500

Items Not Developed in this Code Change

Considerations within this framework that are not written include:

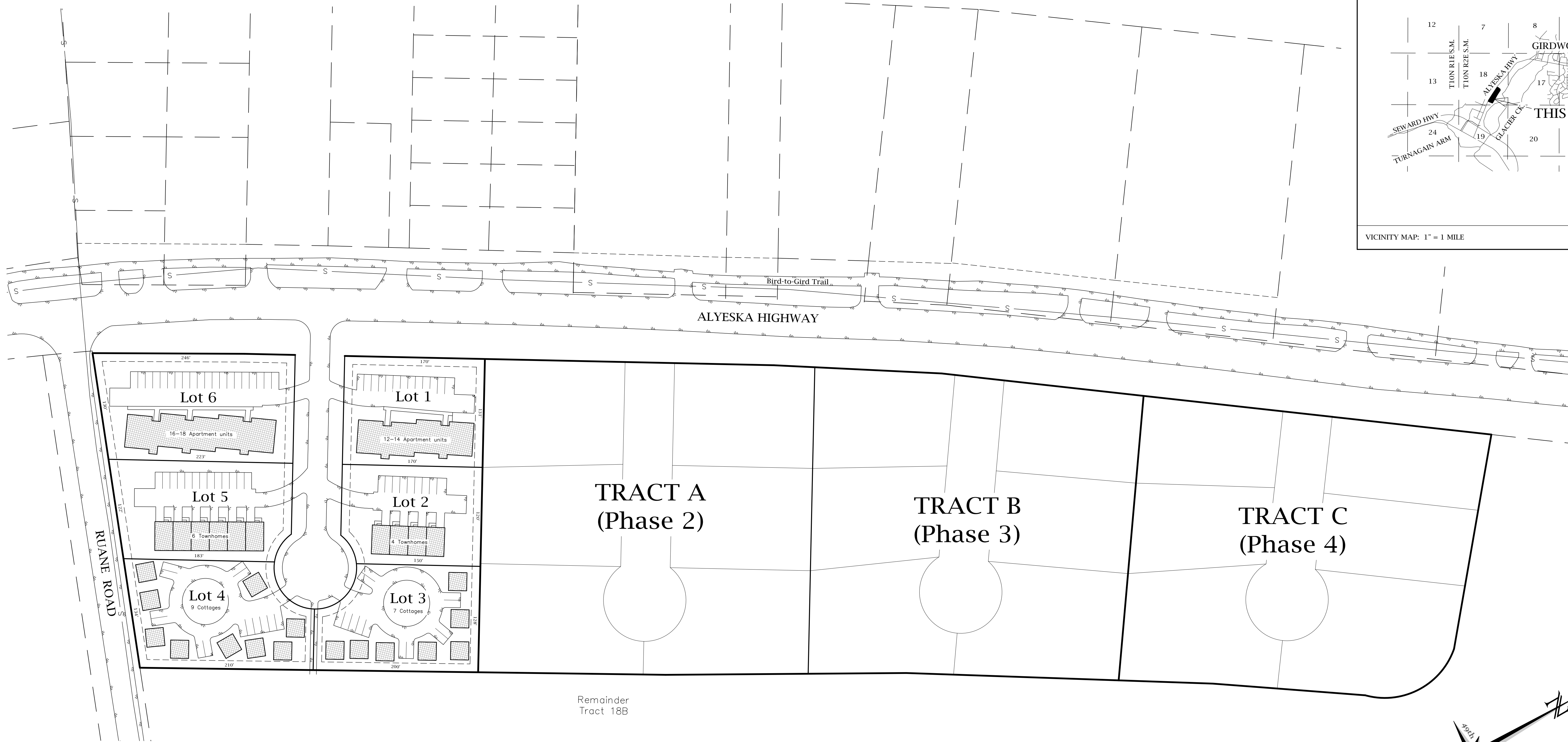
- Administrative review for grievances and appeals beyond existing code complaint framework
- Employee authorization for service area program management

Conclusion

The GHEC believes this framework offers a balanced approach to managing STRs in the Girdwood Valley Service Area. By regulating STR activity, requiring registration, and enforcing compliance, we aim to support the economic vitality of our community while preserving the quality of life for residents.

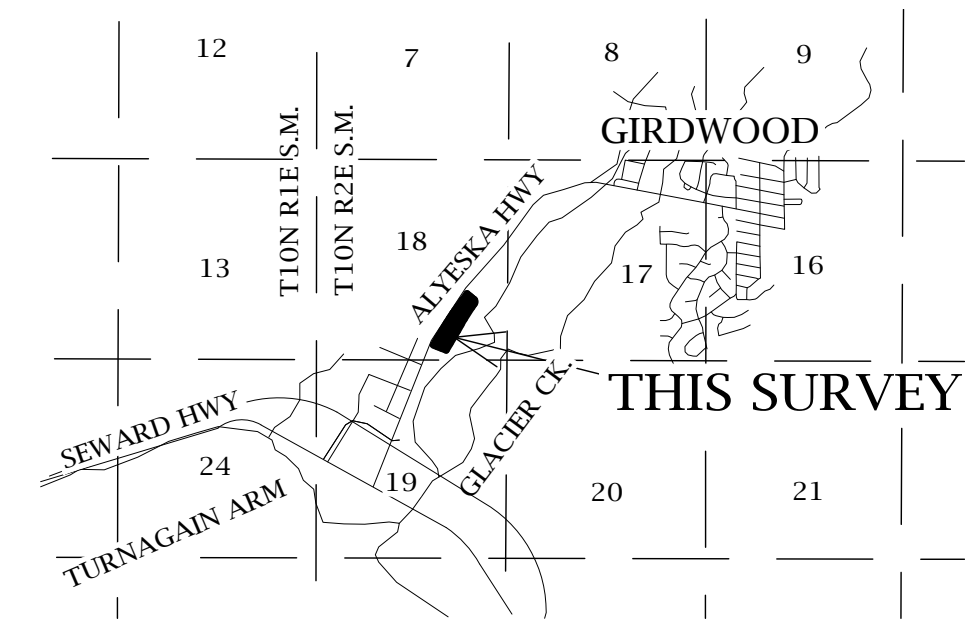
Next Action

The Girdwood Housing and Economic Committee recommends that this framework be fully developed and adopted into Title 21, Chapter 9 of the Anchorage Municipal Code. This will formalize the regulations and provide a structured path for the Girdwood Valley Service Area to manage STRs effectively.



VICINITY MAP: 1" = 1 MILE

Source: Alaska Mapper



PHASE 1 - 6 Lots and 3 Tracts

Multi-Family Apartments:
- 28-32 Units, 1 to 3 bedrooms (550-1250 s.f. each)

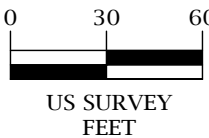
Townhomes:
- 10 Units (2,300 s.f. each)

Cottages (Bungalows):
- 16 Units (750 s.f. each)

Total Living Units: 54-58

LEGEND

- Proposed Subject Boundary
- Utility and Access Easement Line
- Adjoiner Property Line
- Existing Underground Sewer Line
- Existing/Proposed Edge of Road
- Proposed Cottage/Townhome/Apartment



Subdivision/Development
Concept - Phase 1 of 4
Portion Tract 18B

LOCATED WITHIN
THE SE 1/4 OF SECTION 18,
TOWNSHIP 10 NORTH, RANGE 2 EAST,
SEWARD MERIDIAN, ALASKA
CONTAINING 13.6± ACRES
ANCHORAGE RECORDING DISTRICT, THIRD
JUDICIAL DISTRICT, STATE OF ALASKA

Jeremy@49thStarSurveying.com

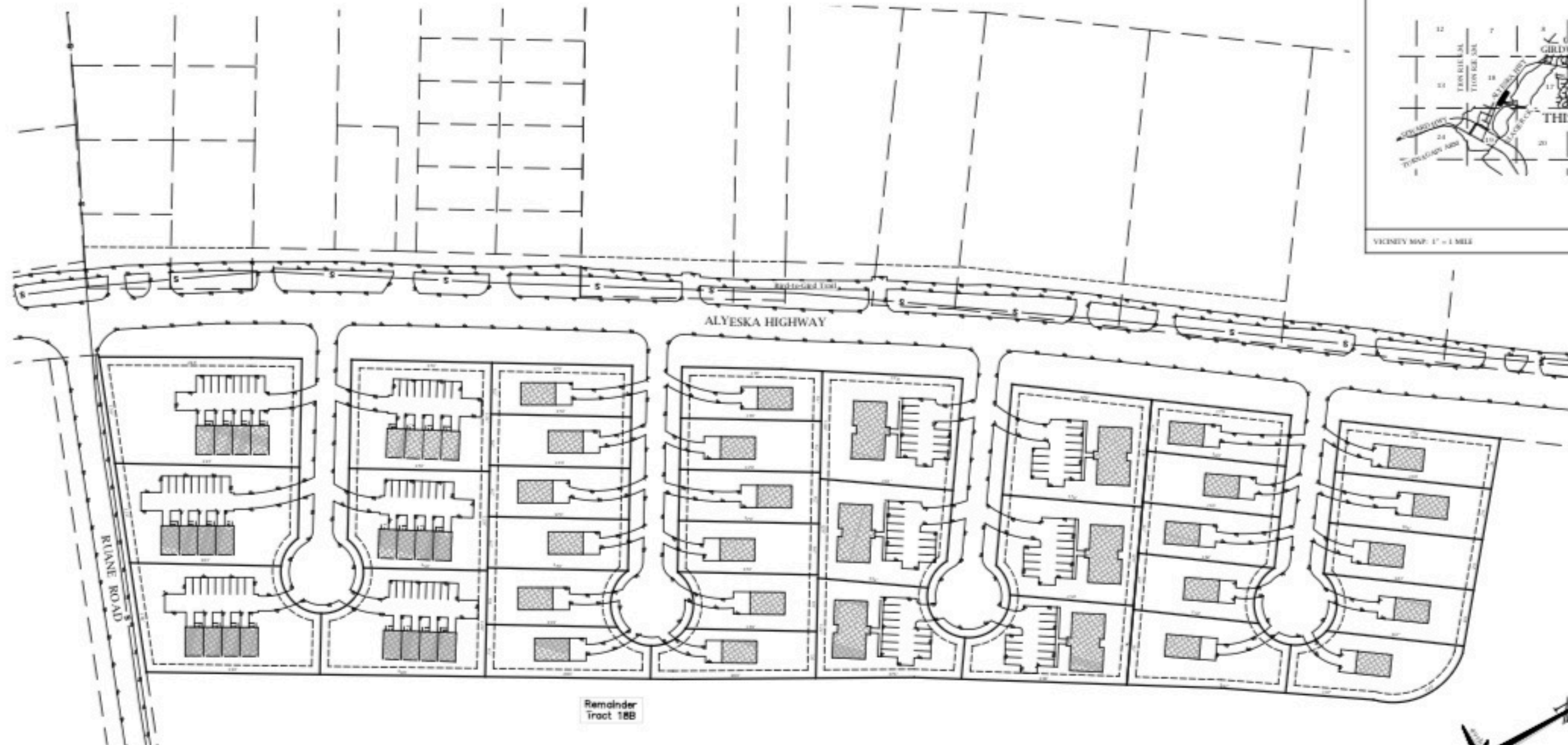


49th STAR
SURVEYING
(907) 891-6111
PO BOX 738
Girdwood, AK 99587

DRAWN BY: JAH	Field Book: 23-07	SCALE: 1" = 60'	
DATE: 5/23/25	Page(s):		
SHEET: 1 of 1	CHECKED: JAH	GRID: SE4913	

RUANE & ALYESKA HIGHWAY

Girdwood Private Public Partnership Proposal



CONCEPT SITE PLAN

PROPOSED LOTS

Multi-Family Apartment Lots:

- 6 Lots (18,000 s.f. - 23,000 s.f. each)
- 4-Plex or 8-Plex Apartment building on each lot

Multi-Family Townhomes Lots:

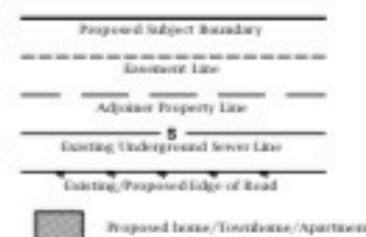
- 6 Lots (22,000 s.f. - 26,000 s.f.)
- 4 Townhomes on each lot

Single Family Home Lots:

- 22 Lots (10,500 s.f. - 15,700 s.f.)
- 1 Home on each lot

Total Living Units: 70 - 94

LEGEND



Subdivision/Development Concept Portion Tract 18B

LOCATED WITHIN
THE SE 1/4 OF SECTION 18,
TOWNSHIP 10 NORTH, RANGE 2 EAST,
SEWARD MERIDIAN, ALASKA
CONTAINING 13.6+/- ACRES
ANCHORAGE RECORDING DISTRICT, THIRD
JUDICIAL DISTRICT, STATE OF ALASKA

January 9, 2018 star surveying.com



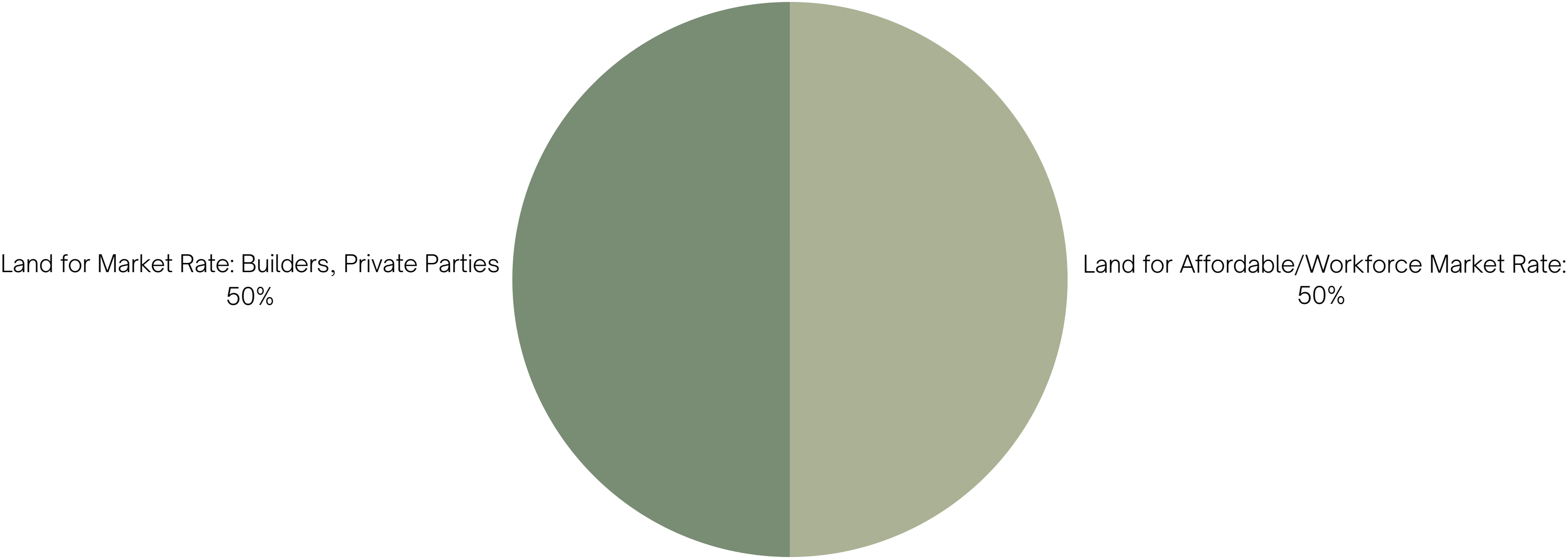
49th STAR
SURVEYING

REG. NO. 01-01-11
PO BOX 734
Girdwood, AK 99587

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PROJECT LAND DEDICATION:

Proceeds of Market Rate Land Sales contribute to develop
Affordable/Workforce Housing Options and Opportunities

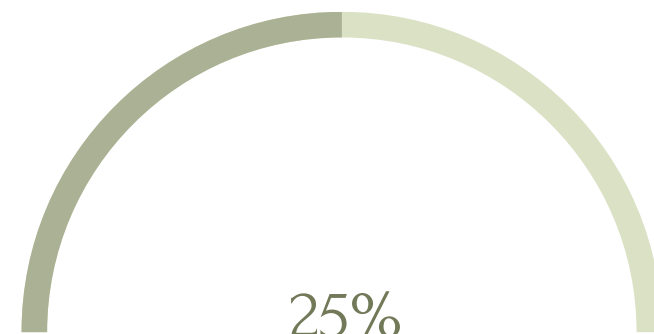


PROPOSED PROCEEDS SPLIT FOR PARTNERS

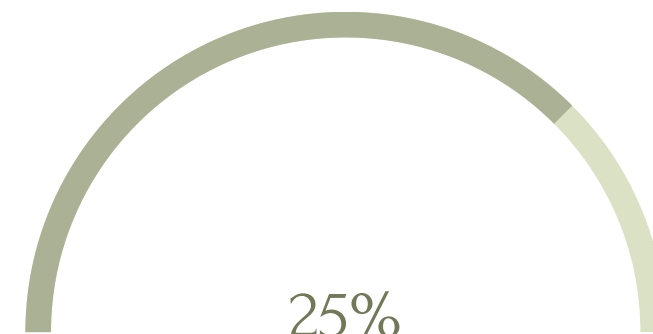
WHEN A MARKET
RATE LOT IS SOLD:



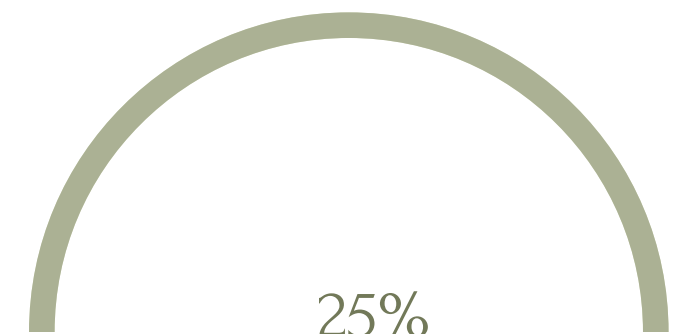
25%
GIRDWOOD
NON-PROFIT



25%
GIRDWOOD
VALLEY
SERVICE AREA



25%
ANCHORAGE
MOA GENERAL
FUND



25%
HERITAGE LAND
BANK

NEXT STEPS:

- PRESENT AT GIRDWOOD LAND USE

Move through local process to gauge support. If successful, request GBOS Resolution of Support.

- SECURE A LETTER OF INTENT

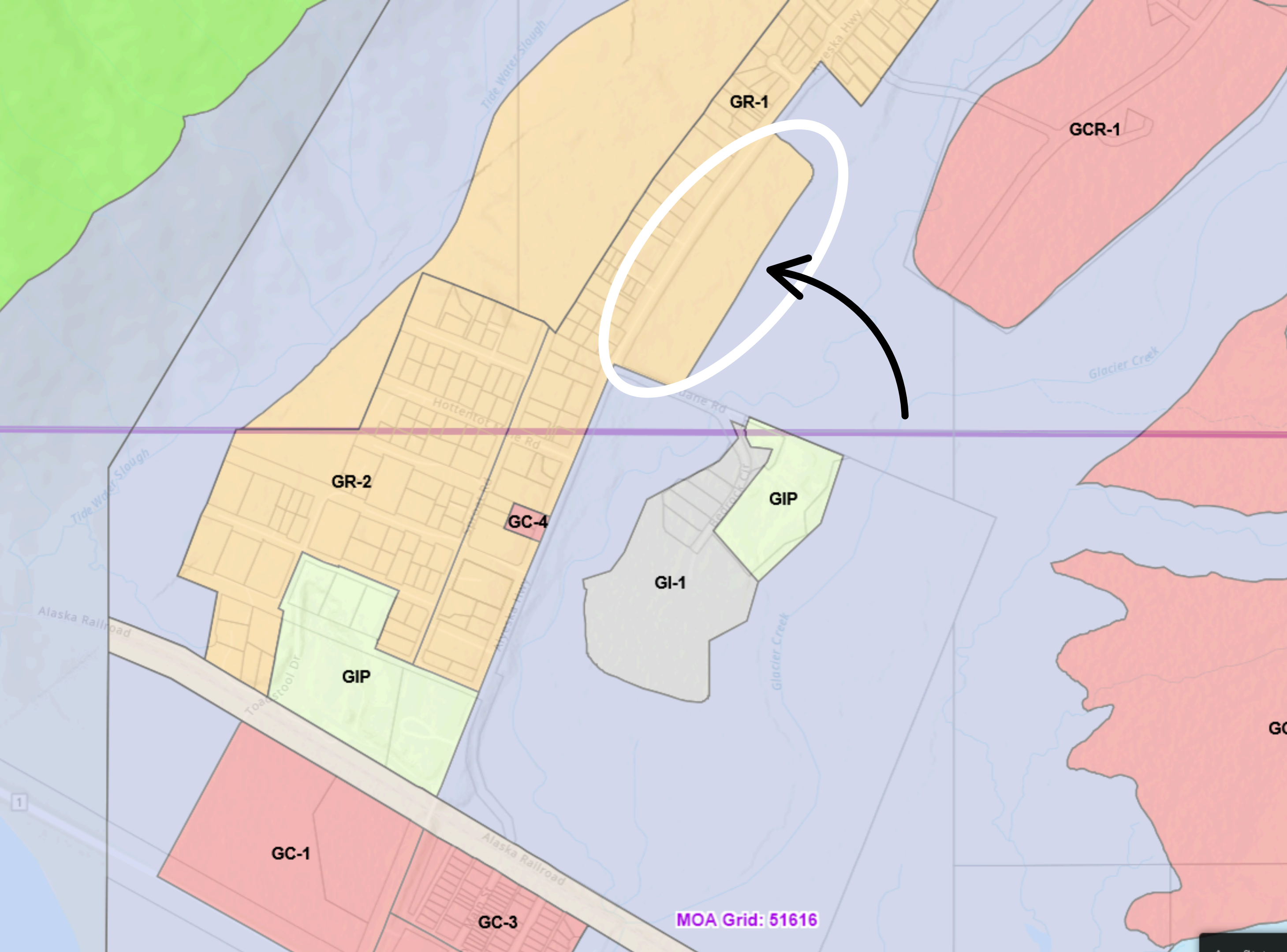
Compile PPP details into a Letter of Intent to proceed.

- REQUEST HLB:

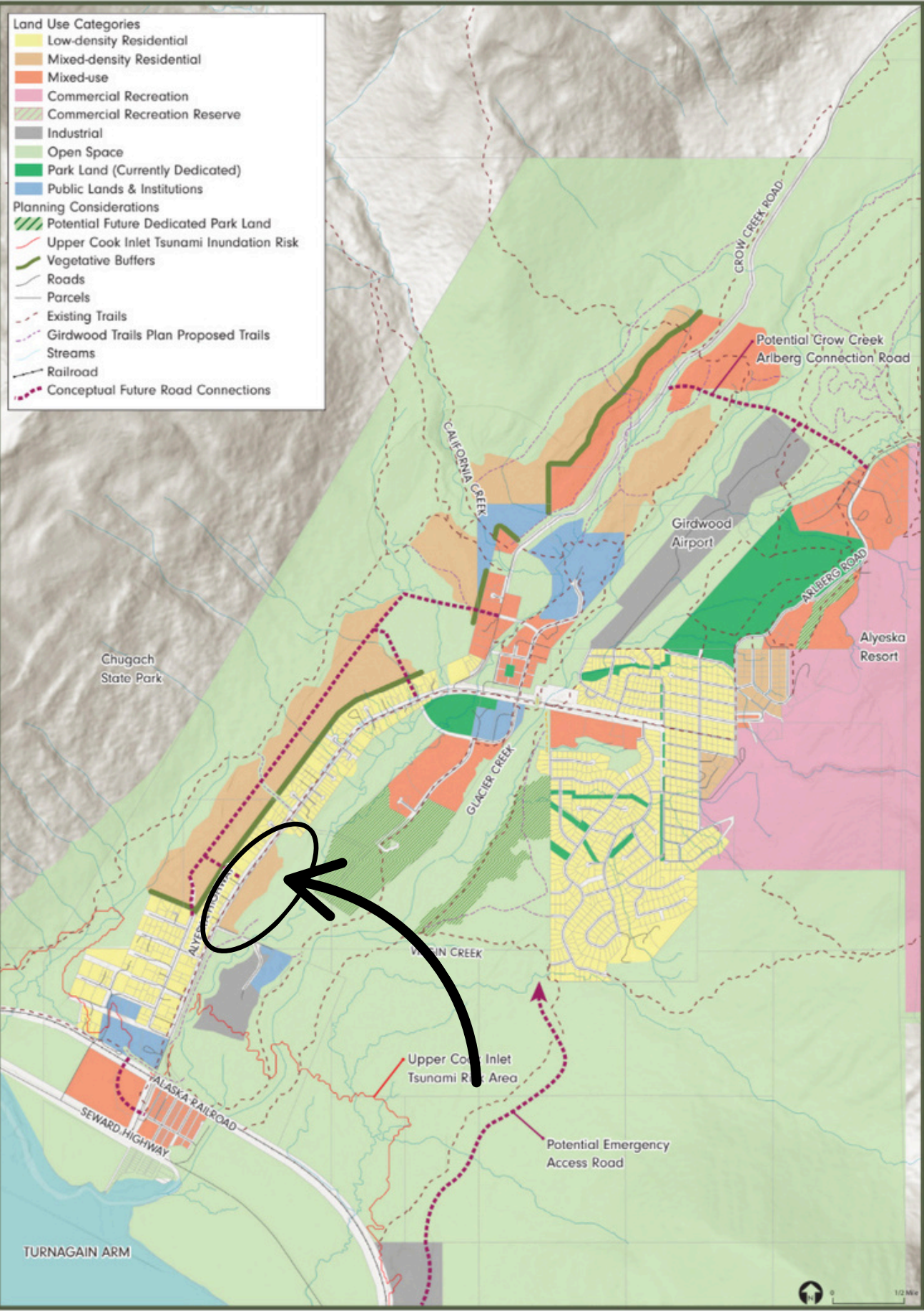
Move to subdivide 6-039. Separate out the 13 acre section from the larger parcel. Update zoning.

- REQUEST HLB:

Add PPP as an addition to the HLB work plan.



CURRENT ZONING



2025
ADOPTED
GIRDWOOD
AREA
PLAN

MIXED DENSITY

Map 3-2. Girdwood Land Use Plan map- Lower Valley Enlargement - DRAFT