From: Stan Winters
To: CD STRComment
Subject: ADA Requirements for short-term rentals
Date: Thursday, August 13, 2020 4:11:47 PM

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Chelan County Commissioners, Community Development, Chelan County Prosecustor

The attached information on ADA requiements for Public Accomodations may be valuable as you continue to consider regulations on short-term rentals.

The documents describe ADA related obligations related to "places of public accomodations" and describes what constitutes or makes something a public accomodation.

Short-term rentals are considered to be public accomodations because:
1. They are private
2. They fall within at least one of the 12 qualifying categories, specifically category #1: **Places of lodging (e.g. , inns, hotels, motels) (except for owner-occupied establishments renting fewer than six rooms);**

It is interesting that the types of accomodations that must fulfill ADA requirements mirror the retrictions that the Commission's discussions have covered and have been recommended by many concerned residents of Chelan County. Small owner-occupied establishments are excluded.

The document goes on to describe examples including:

III-3.12000 Places of public accommodation located in private residences.

When a place of public accommodation is located in a home, the portions of the home used as a place of public accommodation are covered by title III, even if those portions are also used for residential purposes.

Coverage extends not only to those portions but also includes an accessible route from the sidewalk, through the doorway, through the hallway and other portions of the home, such as restrooms, used by clients and customers of the public accommodation.

Attachment 1: ADA Title III Technical Assistance Manual Covering Public Accommodations and Commercial Facilities (78 Pages). This addresses the requiremtents of title III the Americans with Disabilities Act, which applies to public accomodations.

Attachment 2: ADA Technical Assistance Manaual Summary (4 pages). In the summary

documment the parts that are most relevant to short-term rentals are noted.

This information is further confirmation of the differences between the small, owner occupied "house sharing" establishments and the purely commercial lodging facilities. Any short-term rentals that would be made "legal" by new Chelan County Code would need to be certified as "ADA Compiant".

Thank you,

Stan

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