

Short-Term Rental Overview

Environmental Health Division

September 25, 2025

What is a Short-Term Rental (STR)?

Short-Term Rentals:

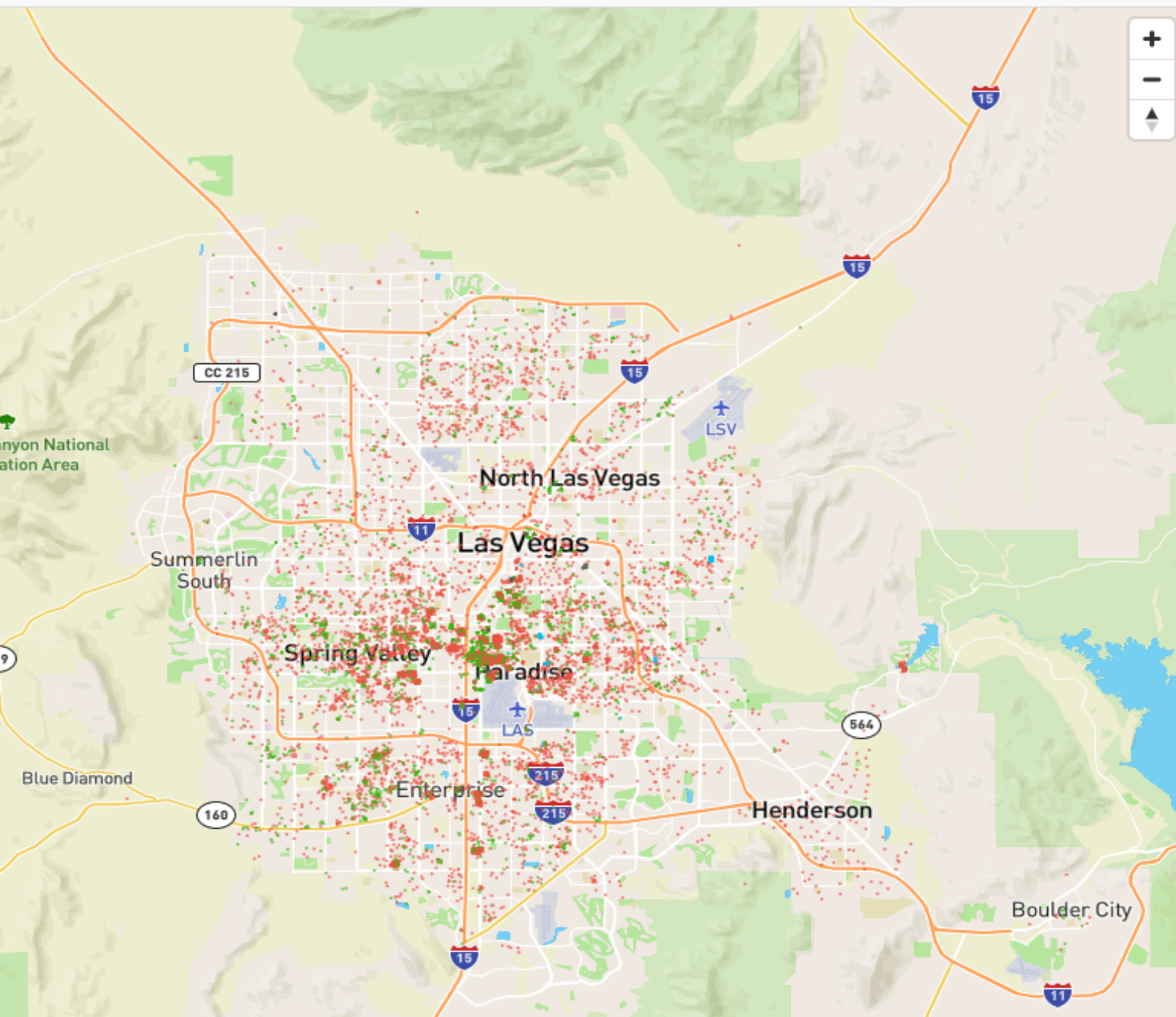
A permanent residential unit (house) or room within a residence that is commercially available to rent for 30 days or less.

NRS 268:

Authority for cities and towns to regulate and tax short-term rentals.

General Information:

Average length of stay = 4-5 days



Clark County, NV

Filter by:

Clark County, NV ▾

14,061

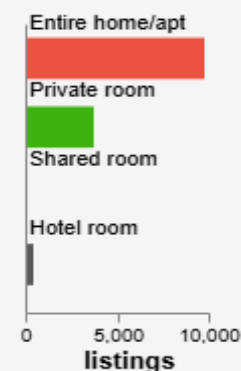
out of 17,891 listings (78.6%)

Room Type

☐ Only entire homes/apartments

Airbnb hosts can list entire homes/apartments, private, shared rooms, and more recently hotel rooms.

Depending on the room type and activity, a residential airbnb listing could be more like a hotel, disruptive for neighbours, taking away housing, and illegal.



69.9%
entire homes/apartments

9,827 (69.9%)

entire homes/apartments

3,776 (26.9%)

private rooms

73 (0.5%)

shared rooms

385 (2.7%)

hotel rooms

Activity

☐ Only recent and frequently booked

The minimum stay, price and number of reviews have been used to estimate the number of **nights booked** and the **income** for each listing, for the last 12 months.

Is the home, apartment or room rented frequently and displacing units of housing and residents? Does the income from Airbnb incentivise short-term rentals vs long-term housing?

68
average nights booked

\$529

price/night

\$10,884

average income

4,000

Short-Term Rentals by Jurisdiction*: 1,233

	Clark County	Las Vegas	North Las Vegas	Henderson	Mesquite
Licensed STRs	225	264	217	274	243
Annual Fees	\$750 / \$1,500 \$150 inspection	\$500	\$900	\$848	\$50 / unit
Inspection Frequency	Initial	Initial	Reactive Only	Annual	None
Complaint Investigations (Illegal, etc.)	Yes	Yes	Yes	Yes	Yes

*Boulder City currently does not permit STRs

Common Requirements:

Smoke Alarms

Carbon Monoxide Detectors

Fire Extinguishers

Trash

Noise (no parties)

Plumbing & Electrical

Pool Safety (gates and alarms)

Access and Egress

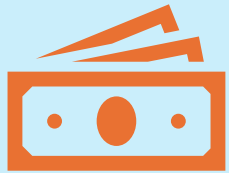
Parking

Evacuation Map

Additional Considerations

- Illegal STR response is significant with Unincorporated estimating over 7,000 unlicensed STRs and issuing citations with fines from \$1,000 – \$10,000 per day.
- STR permits are capped based on current jurisdictional spacing requirements – Illegal STRs will likely continue to increase.
- Several large hotel / condo properties with individually owned rooms offered to the public through a rental platform.
 - Not regulated under the PA permitting & may be exempt from STR by NRS 268.09791 section 2.

Hurdles for SNHD Involvement



Unfunded Office

No existing fee schedule

Fees dependent upon SNHD involvement



Funding to develop program

Registration with Complaint Response Only

- Operational Standards
- Fee Schedule
- Application

Regulatory Process with Annual Inspections

- Develop Regulations (Aquatic and Food)
- No current existing regulatory standards
- Construction standards – Plan Review
- Permit to Operate
- Facility Access – Room closures



Estimated staffing requirements

Supervisor, Sr Admin, SR EHS, 7 EHS

Scope of SNHD involvement
(illegal STRs)

Landlord Tenant Disputes

SNHD

- Does not have jurisdictional enforcement over rental housing
- Maintains a LLT Web Page describing Tenants rights under NRS 118A – Civil Law Proceeding
- Letter templates for Essential and Non-Essential services issues (English and Spanish)

UNLV

- Maintains a LLT hotline (702) 895-1971 to discuss tenant complaints and rights

Nevada Legal Services - Tenant's Rights Center

- Free civil legal services and education on a variety of landlord tenant matters to tenants

Staff Recommendations

Jurisdictions maintain Licensing, Safety and Nuisance oversight of STRs under their existing ordinances.

SNHD maintains the current resources for Landlord/Tenant disputes.