**TETON COUNTY, IDAHO AND TETON COUNTY, WYOMING**

**SHORT TERM RENTAL STUDY**

Capstone Spring 2020, Shelby Jablon
Prepared for: Valley Advocates for Responsible Development, Jackson Hole Conservation Alliance

### SHORT-TERM RENTAL CONDITIONS

**Number of Properties Active February 2020**

<table>
<thead>
<tr>
<th></th>
<th>Properties</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Wyoming</td>
<td>1254</td>
<td>67%</td>
</tr>
<tr>
<td>Idaho</td>
<td>632</td>
<td>33%</td>
</tr>
<tr>
<td>Total</td>
<td>1877</td>
<td>100%</td>
</tr>
</tbody>
</table>

**Number of Rentals Per Type**

<table>
<thead>
<tr>
<th></th>
<th>Private Room</th>
<th>Entire Home</th>
<th>Shared Space</th>
</tr>
</thead>
<tbody>
<tr>
<td>Wyoming</td>
<td>1217</td>
<td>35</td>
<td>2</td>
</tr>
<tr>
<td>Idaho</td>
<td>539</td>
<td>74</td>
<td>10</td>
</tr>
<tr>
<td>Total</td>
<td>1756</td>
<td>109</td>
<td>12</td>
</tr>
</tbody>
</table>

**Comparison of Monthly STR Income to Area Median Rent and Mortgage Payment**

- Wyoming: Median Rent = $1,339, Median Mortgage Payment = $2,203, Average STR Income = $5,790
- Idaho: Median Rent = $826, Median Mortgage Payment = $1,547, Average STR Income = $2,920

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**RECOMMENDATIONS**

**Teton County, Idaho**
- Include Short-Term Rentals as use in Land Development Code Update
- Require Short-Term Rental Permitting
- Utilize a Third Party Monitoring Company
- Evaluate Need for Code Enforcement Officer

**City of Driggs, Idaho and City of Victor, Idaho**
- Include Short-Term Rentals as use in Land Development Codes
- Establish a Principal Dwelling Requirement
- Provide Exception for Accessory Dwelling Units
- Require Conditional Use Permits
- Utilize a Third Party Monitoring Company

**City of Tetonia, Idaho**
- Monitor Properties for Business Licenses

**Teton County, Wyoming**
- Require Permitting of Short-Term Rental Properties
- Utilize a Third Party Monitoring Company

**Town of Jackson, Wyoming**
- Additional short-term rental recommendations for the Town of Jackson have not been deemed necessary at this time.