

Short-term Residential Rentals: Other City Examples

San Jose:

- Permitted Use and collect TOT
 - Zoning code amended making short-term rentals an incidental residential use
 - Use is permitted by right
 - Subject to 10% TOT
 - Limited to 180 days a year when no host, 365 when host present
 - Homestay rentals allow up to 3 transient users in single-family home and 2 in a multi-family home
 - Vacation rentals allow 2 people in a studio unit, 3 in a one bedroom, and 2 people per bedroom for each in excess of one bedroom not to exceed 10 people
 - The use is considered incidental if the host occupies the unit at least 60 consecutive days
 - Host shall maintain records documenting compliance with the standards and be available to City for review

Palo Alto, Mountain View, Cupertino:

- Not technically allowed, but only enforced in specific cases

San Francisco:

- Permitted use and TOT
 - Home sharing any time if owner/tenant is present, 90 days if not
 - Must pay TOT and business license taxes
 - Short-term Residential Rental Registry
 - No type of rental allowed without being registered
 - Must be permanent resident – must live there a min 275 days a year
 - Must have lived in home at least 60 days before renting it out
 - Must have proof of liability insurance
 - BMR units not allowed
 - Proof of residency- Homeowners tax exemption, voter registration, PG&E bill, proof of car insurance. If a tenant need lease or rental agreement
 - Tenants may not make more than monthly rent

Santa Monica and Malibu:

- TOT only
 - Covered under existing TOT regulations
 - Santa Monica defines hotel for TOT use as...*"other lodging place"*
 - Malibu prosecutes short-term rentals not registered and paying TOT
 - Santa Monica currently reviewing guidelines to make vacation rentals illegal

Auburn:

- Over-the-counter zoning permit with notice
 - Goes to hearing at PC if neighbor requests
 - Current TOT in Auburn exempts lodgings with fewer than 3 units

County of Santa Cruz:

- Vacation Rental Ordinance
 - Allowed in all zones that allow residential uses
 - Pay TOT and business license
 - Permit runs with land
 - Require site and floor plans showing all rooms
 - Limit # of guests- 2 per bedroom plus 2 (over 12)
 - Celebrations/events- Max # of people twice the maximum number
 - Limit noise to 8 am-10 pm
 - Local contact person within 30-minute radius to respond
 - Name, address and phone number of local contact person submitted to planning, DPS, and owners of all properties within 300'
 - Must have rental signs listing 24-hour local contact

St. Helena:

- Permit required
 - Short Term Rental Permit required
 - 25 permits available throughout the city
 - Must be zoned residential
 - SFD only, not multi-family or second units
 - Local contact person within 30-minute radius to respond
 - Fire inspection required
 - Must submit 300' radius labels
 - Notice at front of home
 - Neighbors have 30 days to file written protest. If more than 30% of the neighbors within 300' object, or if property owned by corporation or LLC, goes to PC
 - Once all 25 permits are issued, others go on waiting list
 - Need business license
 - Permit good for 2 years
 - Occupancy limited to 2x the # of bedrooms + 2 people to a max 5-bedrooms and 12 people.
 - Post house policies, including quiet hours from 10 pm-7 am, amplified music not audible beyond property, cars parked on site, not on street
 - Groups and parties can have twice the number of guests, up to 20 people
 - No auctions or commercial functions allowed
 - Pay 12% TOT

Portland:

- Permit and TOT
 - No whole-house rentals allowed
 - Two or fewer bedrooms, the local resident must occupy for at least 270 days a year. More than two requires UP
 - Must notify neighbors
 - Each bedroom must have smoke alarm and CO detector
 - No multi-family structures allowed

Nashville:

- Short Term Rental Property
 - Not more than 4 sleeping rooms
 - Permit can be revoked if 3 or more complaints filed
 - If permit revoked, wait a year to get new one
 - No RV's can be visible from street or in conjunction with STRP
 - No more than twice the number of rooms + 4. Max 12