

ATTACHMENT 8

1.0 How Other Jurisdictions Regulate the Use of Short Term Rentals (STRs).

A number of California cities and counties have addressed the increased use of STRs (including homestays) in residential zones, by adopting new ordinance regulations. The table below summarizes how other jurisdictions have addressed STRs. The majority of the jurisdictions that allow STRs in some form have adopted regulations similar to those set forth in Attachment 9.

JURISDICTION	REGULATORY APPROACH TO STRs
Counties	
Calaveras County	The planning department regulates STRs. STRs are only allowed in the Lake Tulloch area with a permit including standards for occupancy, noise, parking, emergency contact, and notification requirements. Permits are valid for one-year.
Humboldt County	The planning department regulates STRs. STRs are permitted outside the Coastal Zone in a Vacation Home Rental Combining Zone. In 2017, the Humboldt County Board of Supervisors will consider updates to the ordinances to allow the use in single-family zones.
Marin County	The finance department regulates STRs. STRs are permitted across the county. STR owners must obtain a business license and a transit occupancy tax (TOT) certificate.
Mariposa County	The Mariposa County planning department has regulated STRs since 1988. STRs and bed and breakfasts are regulated in the same way. In 2016, Mariposa County updated the ordinance to establish a maximum of three bedrooms for rentals. STRs approved after 2016 are limited to 10 or fewer occupants, an annual building inspection process, parking requirements, enforcement, quiet hours, and local management presence. STRs are allowed in all zones except manufacturing zones. In agricultural zones, agricultural homestays are allowed with approval of a permit, and with regulations on parking, noise, and trash removal.
Mendocino County	The planning department regulates STRs. Mendocino County will not accept STR applications, or deem STR applications complete, until and unless 13 new residential dwelling units have been completed since approval of the last STR permit. STR permits are subject to a minor use permit, TOT, and a business license.
Monterey County	The planning department regulates STRs. In inland areas, STRs and bed and breakfasts are allowed with a discretionary permit. In the coastal zone, bed and breakfasts are allowed with a Coastal Development Permit. STRs (for less than 30 days) are not permitted in the Coastal zone. Updates to the ordinances are in process for both the coastal and inland areas.
Napa County	STRs are not allowed in residential or agricultural zones. They are allowed in Commercial zoning districts.

Sacramento County	The planning department regulates STRs. STRs are allowed in all zone districts with the approval of a land use permit and a business license, subject to regulations on parking, noise, and occupancy.
San Luis Obispo County	The San Luis Obispo County finance department regulates STRs through the issuance of business licenses. In coastal communities and rural areas, the owner may also need a planning department-issued Zoning Clearance, or a Minor Use Permit, subject to regulations regarding the maximum number of occupants, maximum number of days rented per month, noise, local contacts, and parking.
Santa Cruz County	The planning department regulates STRs. An ordinance regulates the number of STRs per block within a designated area of the county (no more than 20% of parcels on the block), but outside this area there is no limit. All STRs are subject to regulations pertaining to TOT; occupancy and noise limits; emergency contact; and a permit application process.
Sonoma County	The planning department regulates STRs. STRs are only allowed in single-family residential and agricultural and resource zones (except those subject to a Williamson Act) and subject to standards on parking, noise, and occupancy. The STR ordinance does not apply to the coastal zone. Sonoma County does not permit cultural events, special events, weddings, or large gatherings on parcels that are subject to a STR permit. Hosted Rental Permits are not allowed in: higher density residential; second dwelling units; or farm family, agricultural employee or farmworker housing units, or non-habitable structures. A zoning permit is required and only one Hosted Rental Permit is allowed per parcel.
Ventura County	Not addressed in the zoning code. The county is currently in the process of developing regulations pertaining to STRs.
Cities	
City of Buellton	City code prohibits STRs in single-family residential zones, including home sharing. STRs may be allowed in Mixed-Use or Commercial zoning districts and on a case-by-case basis.
City of Carpinteria	The planning department regulates STRs. The regulations differentiate Vacation Rentals (VR) from Homestays. The city created a Vacation Rental Overlay District for the Beach Neighborhood where a maximum number of VRs are allowed. Homestays are allowed with TOT registration and a business license in Single-Family Residential (R-1), Planned Unit Development (PUD), and Planned Residential Development (PRD) zoning districts, subject to standards on occupancy (four-person maximum) and vehicles (only one).
City of Goleta	Regulates STRs through the finance department. Property owners must obtain a regulatory license, submit a nuisance response plan, post a surety bond of \$1,500, and provide notice to owners of property located within proximity to the STR.

City of Ojai	City code prohibits STRs in all zones.
City of San Luis Obispo	The planning department regulates STRs. The City of San Luis Obispo allows homestays subject to a permit and business license, as well as regulations regarding payment of TOT, owner occupancy, maximum number of guests, parking, designating a responsible party, and limitations on the use of accessory structures. STRs (non-owner occupied homes) are not a permitted use.
City of Santa Barbara	The planning department regulates STRs. The City of Santa Barbara only allows STRs in commercial, light manufacturing, and hotel/motel/multiple residential unit zones, where hotels are allowed. The City of Santa Barbara approved funding for enforcement; issued legislative subpoenas to website hosts and managers of vacation rentals; and sent settlement agreements to STR operators to cease the activity and pay owed TOT monies from previous years.
City of Santa Maria	The City of Santa Maria’s code does not address STRs. While there is no city-wide policy regarding how to treat STRS, many of the cases reviewed thus far were determined to be uses that were not allowed (i.e., known STR uses were determined to be commercial activities that were not permitted under the given zoning codes).
City of Solvang	The planning department regulates STRs. The City of Solvang only allows STRs in tourist-related commercial zones, subject to regulations and a cap on the number of STRs.
City of Ventura	The City of Ventura finance department regulates STRs. The City of Ventura permits STRs if the owner obtains a permit, obtains a business license, provides a copy of a rental agreement forbidding parties and loud social events between 10pm-7am or a surety bond, and creates a nuisance response plan. In September of 2016, the City Council directed staff to review possible changes to the ordinance. Staff held a public meeting on the use of STRs in January of 2017. The next steps are to create a stakeholders group to review possible changes.