



Short Term Rentals



CALIFORNIA JURISDICTION COMPARISONS

The City of San Diego

- STR License Required
 - One license per Host allowed
 - Host must be a natural person
- STR Caps established - Tiered Approach
 - Tier 1
 - Rented for 20 days or less
 - Permanent resident does not need to reside onsite
 - Tier 2
 - Rented for more than 20 days
 - Permanent resident must reside onsite, though may be absent up to 90 days per year
 - Tier 3
 - Unhosted STR, rented for more than 20 days
 - STR must be rented a minimum of 90 days
 - Two-night minimum stay required
 - 1% of San Diego's total housing units outside the Mission Beach Community Planning Area – 5,419 total units
 - Tier 4
 - Unhosted STR, rented for more than 20 days
 - STR must be rented a minimum of 90 days
 - Two-night minimum stay required
 - 30% of the Mission Beach Community Planning Area – 1,082 total units
- Exterior signage required

Placer County

- STR License required
 - One license per Host allowed
- STR Caps established
 - Owner-occupied units are not subject to the cap
 - Total number of STRs capped at 3,900 units
- Onsite parking required
- Exterior signage required
- 2 guests/bedroom plus 2 additional guests, up to a max 12 guests overnight, not including children under 12

- Restricted structures:
 - Affordable housing units
 - Deed restricted properties
 - Tiny homes
 - Mobile homes
 - Manufactured homes
- Only one STR unit per property is permitted
- No special events allowed

Sonoma County

- Excludes Coastal Zone
- License required
- Only one STR per parcel allowed
- Restricted structures:
 - ADUs and JADUs
 - Affordable housing units
 - Timeshares
 - Deed restricted properties
- Restricted Zones:
 - The Low-Density Residential zone (R1)
 - Higher-density residential districts (R2, R3, PC)
 - Lands within an Agricultural Preserve that is subject to a Land Conservation Act (Williamson Act) Contract
 - Land Intensive Agriculture (LIA) zoned properties
- Many small communities are capped at 5-10% of single-family dwellings in the zone to reduce vacation rental concentration.
- Guests
 - 2 guests/bedroom plus 2 additional guests, up to a maximum of 12 total, not including children under 3
 - If on septic, guest limit is based on number of bedrooms septic is designed to serve
 - If no record of septic permit, max occupancy is 4, not including children under 3
- Parking requirements based on number of bedrooms, up to 3 spaces required

The City of San Francisco

- Business registration required
- Only one STR per parcel allowed
- Restricted structures:
 - Affordable housing units
 - Student housing, dormitories, and SROs
 - Buildings subject to the Ellis Act after 2014
 - ADUs
 - Shipping containers, tents, tree houses
 - Vans and RVs
 - Commercial properties
 - Properties located on Treasure Island, Fort Mason or the Presidio
 - Boats and similar watercraft
 - Group Housing properties
- Permanent residency required

- Only one permanent resident may host an STR
- Must occupy the unit for no less than 275 days
- An Unhosted unit may only be rented for 90 nights/year
 - Permanent resident shall submit a quarterly report to the Department beginning on January 1, 2016, and on January 1, April 1, July 1, and October 1 of each year thereafter, regarding the number of days the STR has been rented for compliance
- No special events permitted

The City of Half Moon Bay

- STR License required
- One license per operator
- No more than one STR per property
 - If located on a multi-family property, at least one of the units must be the primary residence of the owner
- Restricted structures:
 - Mobile homes
 - Recreational vehicles
 - Multi-family developments with four or more units
 - Any mixed-use or residential development containing one or more units restricted to be affordable to lower income households, farmworker housing
 - Accessory Dwelling Units
- Restricted Zones:
 - Open Space Reserve (OS-R)
 - Urban Reserve (UR) zoning districts
 - Substantially undeveloped Planned Developments in Chapter 2 of the Land Use Plan
- Primary Residency required
- Unhosted STRs may not be rented for more than 60 nights/year; no limits on Hosted STRs
- Maximum guest occupancy limited to 2 people per bedroom
- One off street parking space per bedroom is required
- Limits water use to 350 gallons per day
- No special events permitted

The City of Trinidad

- STR License Required
- No more than 2 licenses per owner
- STR Caps established
 - 32 STRs allowed
 - 18 in the UR Zone
 - 7 in the SR Zone
 - Additional licenses may be permitted subject to Conditional Use Permit approval
- No STR may be located adjacent to a property with an existing STR license
- Hosted STRs may not be rented more than 59 nights per year
- Unhosted STRs must be rented for a minimum of 60 nights per year
- Maximum guest occupancy for Unhosted STRs is limited to 2 people per bedroom plus an additional 2 people
- One off-street parking space for every two guests required

- Limits water use to 150 gallons per day
- Exterior signage required

The City of Novato

- STR License required
- Permanent residency required, must be a natural person
 - Permanent resident must occupy unit for a minimum of 60 days
 - Permanent resident is not required to be onsite during the rental
- Off-street parking required
- Restricted structures:
 - Affordable housing, deed restricted units
 - ADUs approved for building permits in 2017 or later
 - Student housing, dormitories, or SROs
 - Properties with non-residential uses as the principal use (commercial, etc.)
 - Any building or structure that are not permitted for residential use
 - RVs, motorhomes, or trailers; motor vehicles or vans, tents, yurts, or boats
- Maximum guest occupancy is limited to 2 people per bedroom plus an additional 2 people
- Exterior signage required
- Property inspection required. Inspection can be self-certified and must document, with photographic evidence, the following:
 - Egress
 - CO2 and smoke detectors
 - Interior signage for guests
 - Designated off-street parking
- Wildland Urban Interface (WUI) inspection by the Novato Fire District for properties in the WUI

The City of San Rafael

- STR License required
- Permanent residency required, must be a natural person
 - Permanent resident must occupy unit for a minimum of 60 days
 - Permanent resident is not required to be onsite during the rental
- Restricted structures:
 - Affordable housing
 - Student housing, dormitories and SROs
 - Commercial or industrial zoned lots
 - Non-residential areas within buildings, such as storage areas, and living/sleeping quarters added in garages
 - RVs, including non-motorized Travel Trailers
 - Boats/House Boats
 - Yurts, Tents, and Treehouses
 - Sleeping Quarters in Vans or Cars
- Maximum guest occupancy is limited to 2 people per bedroom, plus an additional 2 people if the rental has additional living space (like a studio)
- Onsite parking required
- Self-certified safety and vegetation inspections required