

CITY	PROVISION
Anaheim, CA	<p>Effective August 11, 2016, the City Council banned new STRs and established a tiered phase out of existing STRs by February 12, 2018. It also established 3 hardship extension options for existing STRs.</p> <ol style="list-style-type: none"> 1. Affidavit extension program allows owners to continue operating until August 11, 2019 <ul style="list-style-type: none"> ○ Owner must demonstrate that costs reasonably invested would not be recouped by February 11, 2018 ○ Owner may additionally apply for a Capped or General hardship extension 2. Capped hardship extension <ul style="list-style-type: none"> ○ Extends the date by which a STR must be terminated to August 11, 2021 3. General hardship extension <ul style="list-style-type: none"> ○ Extends the date by which a STR must be terminated to "a reasonable period of time within which to recoup the costs the owner reasonably invested. . . " <ul style="list-style-type: none"> • Currently, 289 hardship affidavit applications have been approved, extending their operating period to August 11, 2019; 61 have ceased operation, and 244 (21 Capped) applications are still under review. • Exempted from the phase out are 310 STRs located in commercial zones and approved with a CUP • Strict operational standards apply • Location and status of the STR applications is on the City's webpage
Austin TX	<p>Type 1 STR: Owner occupied SFR</p> <ul style="list-style-type: none"> • Owner occupied. Principal residence. • Whole house or home share under specified conditions • STR license required. Does not include ADU. • No more than 3% of the units within a census tract may have a Type 1 or Type 2 STR license <p>Type 2 STR. Not owner occupied SFR. This type of STR is being discontinued in residential areas on April 1, 2022. Any license not renewed in the interim, will not be replaced.</p> <ul style="list-style-type: none"> • Not owner occupied. • Not a multiple family residential use • Must be whole house rental • STR license required • May not be located on a lot that is within 1,000 feet of a lot on which another Type 2 STR is located • No more than 3% of the units within a census tract may have a Type 1 or Type 2 STR license

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	<p>Type 3 STR: MFR</p> <ul style="list-style-type: none"> • Part of a multiple family residential use • Must be whole house rental • STR license required • If in a residential district, no more than 3% of the dwelling units on the site and within any building may be Type 3 STRs. • If within a commercial district, no more than 25% of the dwelling units on the site and within any building may be Type 3 STRs.
Boulder, CO	<p>Owner-occupied STR</p> <ul style="list-style-type: none"> • Must be primary residence defined as dwelling unit in which a person resides for more than 1/2 year • Full-time tenants are not eligible for STR license • Requires Short-Term Rental License Application • Owner may rent the main house or its ADU as a STR but may not rent both <ul style="list-style-type: none"> ○ No limit on number of days the main house may be rented ○ ADU limited to 120 days per year <p>Not-for profit corporation STR</p> <ul style="list-style-type: none"> • The provision of STRs serves the organization's charitable mission • City Manager has the discretion to reject any application if determined not consistent with the intent of the STR chapter of the code
Napa, CA	<p>Non-hosted accommodations and Hosted accommodations</p> <ul style="list-style-type: none"> • In 2015, the City grandfathered its existing 41 non-hosted and 60 hosted vacation rental properties and ceased taking new applications, but agreed to maintain this number of STRs • A list of the permits by address and type is maintained on the City's webpage • Permit transferability is allowed for non-hosted permits and not allowed for hosted permits • If a vacation rental fails to meet program requirements or chooses to leave the program, it may be replaced • The City maintains a waiting list of properties/applicants who wish to obtain a vacation rental permit • Applications for vacancies are only taken during advertised submittal periods • In November 2018, there were no hosted permits available and 3 hosted permits available. The City will be accepting applications for the 3 hosted permits in January 2019.

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Palm Springs, CA	<p>Note: amendments to the municipal code are currently under discussion. A meeting was held with stakeholders on December 11, 2018 to introduce. <i>(follow-up)</i></p> <p>Vacation Rental (SFR only including SF dwelling, one unit in an owner-occupied duplex, condominium unit</p> <ul style="list-style-type: none"> • Special standards for estate homes, defined as 5 or more bedrooms. • MFR STRs have been phased out. Certificates issued prior to April 15, 2016 are valid through January 1, 2019 • Owner/certificate holder not required to reside on property • Requires Vacation Rental Registration Certificate <ul style="list-style-type: none"> ○ Must be held by natural person. Ownership by businesses phased out effective June 1, 2018. ○ Limited to one certificate per person. ○ Limited to 32 contracts per property/certificate annually, with 4 additional contracts allowed in the 3rd quarter (July, August, September) <p>Homesharing</p> <ul style="list-style-type: none"> • Requires Vacation Rental Registration Certificate • Certificate holder must live on-site
San Diego, CA	<p><i>From the City's website: "On Monday, October 22, 2018, City Council voted to rescind the Short Term Residential Occupancy (STRO) Ordinance that was approved on July 16, 2018. The City has begun working with stakeholders to develop a new STRO Ordinance that protects neighborhoods through increased oversight and enforcement. In the meantime, staff will continue to enforce existing laws against noise and other quality-of-life crimes and ensure hosts are registering and paying the Transient Occupancy Tax (TOT)."</i></p> <p><i>Background: on August 30, 2018, a petition to repeal the STRO regulations was submitted to the City Clerk, who verified that it had sufficient signatures. It need 46,000 and had 61,905 signatures. On October 8, 2018, the City Council approved the Certificate of Sufficiency. On October 22, 2018, the City Council had the option to repeal the regulations or submit them to the electorate for a decision.</i></p> <p>The following regulations were adopted on July 16, 2018 with second reading on August 1, 2018. All existing STRs have until July 1, 2019 to comply with these regulations or cease operation.</p> <p>Whole house STR - includes condominiums and multi-family</p> <ul style="list-style-type: none"> • Host (owner or full time tenant) must reside in the dwelling unit at least 6 months per year



**SHORT TERM RENTAL REGULATIONS - JURISDICTIONAL COMPARISON
APPLICABILITY**

ATTACHMENT 1
Matrix 1

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	<ul style="list-style-type: none">• Dwelling unit is the primary residence of host as demonstrated by water bill or rental/lease agreement• Dwelling unit may be a SFR, condominium, or MFR• Host may receive a second STR permit for an ADU on same parcel as primary residence• If the dwelling unit has 4 or more bedrooms, a Neighborhood Use Permit, in addition to STR permit, is required. <p>Home share - includes condominiums and multi-family:</p> <ul style="list-style-type: none">• Only allowed in host's primary residence• STR not required, but must register with City.• If 4 or more bedrooms, a Neighborhood Use Permit is required.
Santa Barbara, CA	<p>Vacation rentals:</p> <ul style="list-style-type: none">• Vacation rentals are processed as a permitted use in zones where a hotel is permitted• STRs are not permitted in residential zones• Development plan and design review approval may be required.• Using an existing residence as a vacation rental is considered a change-of-use from residential use to commercial use and must comply with the City's conversion standards including providing parking at the same standard as hotels.
Sonoma, CA	<p>Vacation rentals:</p> <ul style="list-style-type: none">• On December 4, 2017, the City Council adopted regulations prohibiting the issuance of any new vacation rental permits• The 49 existing licensed rentals are allowed to continue as a legal, non-conforming use provided they comply with existing regulations and pay the transient occupancy tax, but may not be transferred or replaced.• Considered legal, non-conforming uses
Spokane, WA	<p>Type A STR:</p> <ul style="list-style-type: none">• Allowed in SFR, duplex, apartment, condominium, manufactured home (mobile home), but not in ADU• Whole house or bedrooms rented• No commercial meetings (luncheons, parties, weddings, banquets) are permitted• Type A permit required from owner or operator <p>Type B STR</p> <ul style="list-style-type: none">• Allowed in SFR, duplex, apartment, condominium, manufactured home (mobile home), but not in ADU• Whole house or bedrooms rented

Note: This matrix provides only a summary of each city's STR provisions. Detailed code regulations are available as needed.



SHORT TERM RENTAL REGULATIONS - JURISDICTIONAL COMPARISON
APPLICABILITY

ATTACHMENT 1
Matrix 1

CITY	PROVISION
	<ul style="list-style-type: none">• Commercial meetings (luncheons, parties, weddings, banquets) are permitted• CUP required

Note: This matrix provides only a summary of each city's STR provisions. Detailed code regulations are available as needed.



SHORT TERM RENTAL REGULATIONS - JURISDICTIONAL COMPARISON
TYPE OF PERMITS INCLUDING NOTIFICATION REQUIREMENTS AND LIMITATIONS

ATTACHMENT 1
Matrix 2

CITY	PROVISION
Anaheim, CA	<p>Responsible City Department: Business License Division of the Department of Planning & Building</p> <p>STRs are no longer allowed in the City</p> <ul style="list-style-type: none">• Hardship permits are available for existing STRs until 2019 under specified conditions• Public updates on the status of the phase-out are posted regularly on the STR webpage• The phase out appears to be a complicated, lengthy process
Austin TX	<p>Responsible City Department: Code Department, which is part of the Public Safety Branch</p> <p>Application components</p> <ul style="list-style-type: none">• Issued annually• Initial - \$550 fee; Renewal- \$300 fee• Proof of insurance• Proof of payment of TOT• Proof of C of O• Copy of driver's license• Demonstration that the property is not subject to outstanding City code or state law violations, and does not pose a hazard to life, health or public safety• All 3rd party agents must have notarized authorization from owner(s) <p>Notification requirements to renters</p> <ul style="list-style-type: none">• Name and contact information of local contact• Occupancy limits• Noise restrictions• Parking restrictions• Trash collection schedule• Information on relevant bun bans and water restrictions• Information on applicable ADA requirements• Other guidelines and requirements applicable to short-term rental use <p>Notification requirements to neighbors</p> <ul style="list-style-type: none">• Contact information for the local contact is mailed to all properties within 100 feet of the STR

Note: This matrix provides only a summary of each city's STR provisions. Detailed code regulations are available as needed.



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Matrix 2

CITY	PROVISION
	<ul style="list-style-type: none">• Director mails the notice at the licensee's expense
Boulder, CO	<p>Responsible City Department: Rental Housing Licensing Division, Planning & Development Services Department</p> <p>Application components</p> <ul style="list-style-type: none">• Application• 4-year license fee: \$105• One-time business license fee: \$25• Life safety compliance and contract verification form (see below)• License affidavit showing proof of principal residency, agreeing to occupancy limits, and ADU restrictions• Affidavit of legal residency in the USA <p>Life Safety Compliance and Contract Verification</p> <ul style="list-style-type: none">• Smoke and carbon monoxide alarm verification• Verification of compliance with International Property Maintenance Code (Building & Safety code)• Contact persons within 60 minutes of the property <p>Short-term rental fee</p> <ul style="list-style-type: none">• Instead of TOT, the City has adopted a STR fee• Fee is equal to the TOT paid by hotels/motels: 7.5%• Proceeds are used to fund enforcement, administration, and all other reasonable expenses of STR program• If, after expenses are met, unused funds will be placed in the City's affordable housing fund
Napa, CA	<p>Responsible City Department: Planning Division, Community Development Department</p> <p>Vacation permit (hosted and non-hosted) – Annual renewal</p> <ul style="list-style-type: none">• Annual inspection with fee• Business license renewal• TOT payment• Identification and response to any complaints or violations received during permit term• Proof of notification to property owners within 500 feet of subject property (see Regulations and Standards matrix)



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Matrix 2

CITY	PROVISION
	<p>Non-hosted Vacation Rental – Transfer Permit</p> <ul style="list-style-type: none"> • Application • Fee – Administrative Permit: \$594 • Proof of ownership transfer • Two sets of mailing labels to property owners within 500 feet of the subject property for notification (see Regulations and Standards matrix) • Copy of rental permit (house rules) to be signed by short term renter
Palm Springs, CA	<p>Note: amendments to the municipal code are currently under discussion. A meeting was held with stakeholders on December 11, 2018 to introduce. <i>(follow-up)</i></p> <p>Responsible City Department: Vacation Rentals Department</p> <p>Vacation Rental Registration Submittal</p> <ul style="list-style-type: none"> • Separate applications for owner operated SFR/condo, agency operated SFR/condo, and homeshare <ul style="list-style-type: none"> ○ Local contact available 24 hours/day, 7 days/week ○ List of advertising sites • Copy of driver's license • Ownership form if other than individual applying • Signed electrician's pool statement and invoice • Safety inspection form • Proof of insurance • Annual fee: SFR/condo - \$923; homeshare - \$231 • TOT permit application and fee - \$25 • If applicable: estate home addendum, letter from HOA, friends and family list (5 names, not guests) <p>Estate Home Addendum</p> <ul style="list-style-type: none"> • Application • One time processing fee, in addition to vacation rental fee: \$136 <p>Good Neighborhood Brochure and the City Manager's Statement Rules and Regulations</p> <ul style="list-style-type: none"> • Must be provided and signed by all guests • Signed copies must be maintained in owner's/agent's records for 4 years



SHORT TERM RENTAL REGULATIONS - JURISDICTIONAL COMPARISON
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ATTACHMENT 1
Matrix 2

CITY	PROVISION
	<ul style="list-style-type: none">• Rules and Regulations must be posted by the front door<ul style="list-style-type: none">○ Occupancy limits○ Parking requirements○ Trash and clean-up provisions• The City holds monthly stakeholder meetings
San Diego, CA	<p>Responsible City Department: City Treasurer</p> <p><i>From the City's website: "On Monday, October 22, 2018, City Council voted to rescind the Short Term Residential Occupancy (STRO) Ordinance that was approved on July 16, 2018. The City has begun working with stakeholders to develop a new STRO Ordinance that protects neighborhoods through increased oversight and enforcement. In the meantime, staff will continue to enforce existing laws against noise and other quality-of-life crimes and ensure hosts are registering and paying the Transient Occupancy Tax (TOT)."</i></p> <p><i>Proposed regulations - rescinded:</i></p> <p>Short Term Residential Occupancy License</p> <ul style="list-style-type: none">• Whole home rental with 3 or fewer bedrooms• 3-night minimum stay in Coastal Overlay Zone and Downtown Community Plan Area• Proof of TOT payment• Current water bill or property deed demonstrating owner-resident<ul style="list-style-type: none">○ Rental/lease agreement if tenant is the one renting the property• Second license may be issued for ADU• One year term• Not transferrable• Fees: \$949 annual license, \$55 per unit business tax, 10.5% TOT per night, \$3.96 affordable housing impact fee per night <p>Neighborhood Use Permit</p> <ul style="list-style-type: none">• Whole house rental with 4 or more bedrooms• If the STR is located in specified zones <p>Register - no permit required</p> <ul style="list-style-type: none">• Home share



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Matrix 2

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	<ul style="list-style-type: none">Fees: no license fee, \$55 per unit business tax, 10.5% TOT per night, \$2.73 affordable housing impact fee per night
Santa Barbara, CA	<p>Responsible City Department: Planning</p> <p>Permitted use in zones where hotels are permitted. Not permitted in residential zones</p> <ul style="list-style-type: none">Business license requiredParking requirement same as hotelSubject to Tenant Displacement Assistance ordinance, if one unit or Hotel Conversion ordinance, if more one unitSeparate water meter required that will be charged at commercial ratesMay require additional upgrades, permits, review from other City departmentsCEQA, design review, storm water management program, development plan approval may apply
Sonoma, CA	<p>Responsible City Departments: Planning, Code, City Manager</p> <ul style="list-style-type: none">New vacation rentals are not permittedThe City maintains a list of the 49 STRs that were in existence when the City passed an ordinance in December 2017 prohibiting new STRsThere do not appear to be renewal requirements
Spokane, WA	<p>Responsible City Department: Planning & Development Services</p> <p>Type A STR: No commercial meetings</p> <ul style="list-style-type: none">STR applicationApplication fee: \$150; annual renewal fee: \$100Proof of liability insuranceProof of business licenseCopy of required noticeSite plan showing parking locationsProof of TOT <p>Type B STR: Commercial meetings allowed</p> <ul style="list-style-type: none">Type A application requirements



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ATTACHMENT 1
Matrix 2

CITY	PROVISION
	<ul style="list-style-type: none">• Floor plan• Copies of health permits• Approved Conditional Use Permit



SHORT TERM RENTAL REGULATIONS - JURISDICTIONAL COMPARISON
REGULATIONS AND STANDARDS

ATTACHMENT 1
Matrix 3

CITY	PROVISION
Anaheim, CA	<p>Occupancy</p> <ul style="list-style-type: none">• Minimum of 3 consecutive nights• Not for activities in excess of occupancy limits such as weddings, parties, conferences• Limits:<ul style="list-style-type: none">○ 0/studio: 2 occupants○ 1 bedroom: 4 occupants○ 2 bedrooms: 7 occupants○ 3 bedrooms: 9 occupants○ 4 bedrooms: 11 occupants○ 5 bedrooms: 13 occupants○ 6 bedrooms: 15 occupants○ 7 bedrooms: 17 occupants○ 8/more bedrooms: 19 occupants <p>Performance</p> <ul style="list-style-type: none">• Quiet time: 10 pm - 9 am<ul style="list-style-type: none">○ No outdoor or indoor activity that disturbs the peace and quiet of the neighborhood• Trash - containers must be kept out of public view and property kept free of debris• Rental agreement with terms must be posted in a conspicuous location and available for review by enforcement officer <p>Vehicles and parking</p> <ul style="list-style-type: none">• Must meet off-street parking requirements• No recreational vehicles, buses, boats, campers may be parked or occupied at STR• Vehicles of occupants shall be parked only in an approved driveway or garage or on the street if the owner purchases a maximum of one parking permit <p>Compliance with health and safety regulations</p> <ul style="list-style-type: none">• Enforcement officer conducts an inspection to ensure compliance with building codes• Property address shall be visible from street and in contrasting colors• Must have required smoke alarms, fire extinguishers, carbon monoxide devices, fire sprinkler system,

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	<p>evacuation map, no double-keyed dead bolt locks on exit doors</p> <p>Neighborhood notification requirements</p> <ul style="list-style-type: none"> • Within 10 days of issuance of STR permit, owner shall deliver in writing to the owners and occupants of properties contiguous to and directly across the street <ul style="list-style-type: none"> ○ Name and phone number of local contact person who shall be available 24 hrs/day, 7 days/wk to respond to complaints regarding use, condition, operation or conduct of occupants ○ Within 30 days, owner must sign certification of delivery and present to Planning Department
Austin TX	<p>Occupancy</p> <ul style="list-style-type: none"> • No more than 2 adults per bedroom plus 2 additional adults between 10 pm and 7 am <ul style="list-style-type: none"> ○ Maximum of 10 adults or 6 unrelated adults • May not be used for assembly between 10 pm and 7 am • Maximum of 6 adults for outdoor assembly between 7 am and 10 pm • Assembly includes wedding, party, concert, sponsored event, or any similar event other than sleeping • Requirements only apply when the dwelling unit is being used as a STR <p>Performance</p> <ul style="list-style-type: none"> • No sound equipment sound in excess of 75 decibels at the property line between 10 am and 10 pm • No audible sound equipment sound at the property line between 10 pm and 10 am • No human or other noise audible to an adjacent residence or business between 10:30 pm and 7 am • Advertisements must include City license number and occupancy limits • Information packet must be provided to renters and posted conspicuously in the common area of the STR <p>Vehicles and parking</p> <ul style="list-style-type: none"> • Parking restrictions are not specified in the code. <p>Compliance with health and safety regulations</p> <ul style="list-style-type: none"> • Code official shall make inspections to determine the condition of the STR and ensure compliance with property maintenance codes and other applicable laws. <p>Neighborhood notification requirements</p>

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	<ul style="list-style-type: none"> • The director shall mail notice of the contact information for the local contact to all properties within 100 feet of the STR at licensee's expense • Local contact must be available to respond within 2 hours after being notified of an emergency or complaint • If there is a change in contact person, the city must be notified in writing within 3 business days
Boulder, CO	<p>Occupancy</p> <ul style="list-style-type: none"> • Up to 3 persons in P, A, RR, RE, and RL zones • Up to 4 persons in MU, RM, RMX, BT, BC, BMS, BR, DT, IS, IG, IM and IMS zones • Two persons and any of their children • The licensee and people related to the licensee shall be counted as one person • ADU: limited to a family or 2 unrelated persons • The occupancy limit shall be posted on the inside of the main entrance to the unit <p>Performance</p> <ul style="list-style-type: none"> • Nothing specific to STRs <p>Vehicles and parking</p> <ul style="list-style-type: none"> • Nothing specific to STRs <p>Compliance with health and safety regulations</p> <ul style="list-style-type: none"> • The property must meet the City's property maintenance and energy efficiency code requirements • No person shall sleep in an area that is not habitable as defined in the code <p>Neighborhood notification requirements</p> <ul style="list-style-type: none"> • None
Napa, CA	<p>Occupancy</p> <ul style="list-style-type: none"> • Limited to two persons per bedroom • Maximum of 10 persons per STR <p>Performance</p> <ul style="list-style-type: none"> • Quiet times: 9 pm to 7 am Sunday through Thursday and 10 pm to 7 am on Friday and Saturday • Permittee shall ensure that renters and/or guests do not create unreasonable noise or disturbances

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	<ul style="list-style-type: none"> • Pools, hot tubs, exterior lighting shall be adequately screened from adjacent properties to minimize noise and light impacts • Rental permit (house rules) must be signed by short term renter that includes: <ul style="list-style-type: none"> ○ Occupancy limits ○ Parking location and limitations ○ Location of refuse and recycling service ○ Quiet time hours ○ Prohibition of unit for wedding, auction, commercial function, or other event inconsistent with residential use ○ 24 hour contact numbers <p>Vehicles and parking</p> <ul style="list-style-type: none"> • Number of vehicles limited to the number of overnight renters • Overnight renters must use designated on-site parking spaces • Permittee shall provide access to a garage if it is counted in the number of onsite spaces <p>Compliance with health and safety regulations</p> <ul style="list-style-type: none"> • Annual inspections by Enforcement Officer • Visible property address • Must have smoke detectors, exit doors, fire extinguisher, no double-keyed deadbolts, and other health and safety measures <p>Neighborhood notification requirements</p> <ul style="list-style-type: none"> • Notice sent by City to all property owners within 500 feet of STR • Summary of permit: maximum number of occupants, maximum number of vehicles, special conditions • Name of owner or authorized agent with phone number who is available 24 hours per day • Phone number for City of Napa Code Enforcement • Procedure to file an appeal of STR permit

CITY	PROVISION																																			
Palm Springs, CA	Occupancy and Vehicles Allowed																																			
	<table><tr><th>Number of Bedrooms</th><th>Total Overnight Occupants*</th><th>Additional Day Time Occupants</th><th>Total Day Time Occupants</th><th>Total Vehicles Allowed</th></tr><tr><td>Studio/1</td><td>2</td><td>4</td><td>6</td><td>1</td></tr><tr><td>2</td><td>4</td><td>4</td><td>8</td><td>2</td></tr><tr><td>3</td><td>6</td><td>4</td><td>10</td><td>3</td></tr><tr><td>4</td><td>8</td><td>4</td><td>12</td><td>4</td></tr><tr><td>5 Estate Only</td><td>10</td><td>4</td><td>14</td><td>5</td></tr><tr><td>6 Estate Only</td><td>12</td><td>4</td><td>16</td><td>6</td></tr></table>	Number of Bedrooms	Total Overnight Occupants*	Additional Day Time Occupants	Total Day Time Occupants	Total Vehicles Allowed	Studio/1	2	4	6	1	2	4	4	8	2	3	6	4	10	3	4	8	4	12	4	5 Estate Only	10	4	14	5	6 Estate Only	12	4	16	6
	Number of Bedrooms	Total Overnight Occupants*	Additional Day Time Occupants	Total Day Time Occupants	Total Vehicles Allowed																															
	Studio/1	2	4	6	1																															
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	3	6	4	10	3																															
	4	8	4	12	4																															
	5 Estate Only	10	4	14	5																															
	6 Estate Only	12	4	16	6																															
	*Plus 2 children age 12 or under																																			
Performance																																				
<ul style="list-style-type: none">• Renter shall ensure that noise does not violate the City's noise ordinance• Renter shall ensure that no amplified music is audible at the property line of any STR. This provision supersedes and is not limited by any provision of the noise ordinance• Renter shall ensure that no guest uses a drone or similar type of unmanned aircraft vehicle• A local contact person shall be available 24 hours per day, 7 days per week<ul style="list-style-type: none">○ Telephonic response to complaints within 15 minutes○ In person response at the property within 30 minutes• Owner shall retain each contract and all documents related to every guest for a minimum of 4 years so that this information is available for inspection upon request of the Enforcement Official• Trash and refuse shall not be visible from public view• Owner shall meet renter in person to verbally explain the requirements for renters and to secure his signature on a copy of the rules and regulations• The City's "Good Neighbor Brochure" shall be posted on inside of the front door and the primary door to the backyard.																																				
Compliance with health and safety regulations																																				
<ul style="list-style-type: none">• No home repairs, external or internal, shall be performed between the hours of 5 pm on Friday and 8 am on Monday, except in the case of an emergency																																				

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	<ul style="list-style-type: none"> An annual safety inspection is required prior to renewal of STR permit <p>Neighborhood notification requirements</p> <ul style="list-style-type: none"> None
San Diego, CA	<p><i>Proposed regulations - rescinded October 2018:</i></p> <p>Occupancy</p> <ul style="list-style-type: none"> Per the California Housing Code, Building Code, and Fire Code <p>Vehicles and parking</p> <ul style="list-style-type: none"> Two off-street parking spaces with exemptions for beach property <p>Performance</p> <ul style="list-style-type: none"> Noise - cannot exceed limitations set by the City's noise ordinance <p>Compliance with health and safety regulations</p> <p>Neighborhood notification requirements</p>
Santa Barbara, CA	<p>There are no regulations specific to STRs. STRs are considered a commercial use and are permitted and regulated as any other commercial use.</p>
Sonoma, CA	<p>Current STRs are allowed to continue as legal non-conforming uses</p> <p>Occupancy</p> <ul style="list-style-type: none"> Overnight: Two persons per sleeping room or guest room, plus 2 additional persons per unit <p>Performance</p> <ul style="list-style-type: none"> Must have a property manager available 24 hours/day, 7 days/week. Name and contact information of property manager must be provided to the City and anybody else who requests it Must comply with noise ordinance. Outdoor amplified sound is prohibited.



SHORT TERM RENTAL REGULATIONS - JURISDICTIONAL COMPARISON
REGULATIONS AND STANDARDS

ATTACHMENT 1
Matrix 3

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	<ul style="list-style-type: none">One sign permitted: maximum area of 2 square feet, subject to approval of City's Design Review and Historic Preservation Commission <p>Compliance with health and safety regulations</p> <ul style="list-style-type: none">Annual inspection and fire and life safety certification required
Spokane, WA	<p>Type A Only:</p> <p>Occupancy</p> <ul style="list-style-type: none">Two adults per bedroomNon-resident employees prohibited <p>Vehicles and parking</p> <ul style="list-style-type: none">Per parking standards in the zoning code (<i>check</i>) <p>Performance</p> <ul style="list-style-type: none">Must have a property manager available 24 hours/day, 7 days/weekMust maintain a guest log book with contact information available for inspection by City staff <p>Compliance with health and safety regulations</p> <ul style="list-style-type: none">Not addressed <p>Neighborhood notification requirements</p> <ul style="list-style-type: none">Description of occupancy limits and information on how to contact the owner or operator by phone must be delivered to all recognized organizations and owners of property abutting and directly across the street from the STR

Note: This matrix provides only a summary of each city's STR provisions. Detailed code regulations are available as requested.



SHORT TERM RENTAL REGULATIONS - JURISDICTIONAL COMPARISON
ENFORCEMENT AND VIOLATIONS

ATTACHMENT 1
Matrix 4

CITY	PROVISION
Anaheim, CA	<p>Administrative Citation</p> <ul style="list-style-type: none">• May be issued to owner, owner's agent, local contact person, responsible person (renter), hosting platform• A warning is not required prior to issuance of citation• Complaints will be handled by police or enforcement officers on a 24-hour basis <p>Citation Fees</p> <ul style="list-style-type: none">• Responsible person (renter)<ul style="list-style-type: none">○ \$200 for each minor offense○ \$500 for each major offense• Owner, owner's agent, or local contact person<ul style="list-style-type: none">○ First offense: minor - \$200, major - \$1,000○ Second offense within 12-month period: minor - \$400, major-\$1,500○ Third and fourth offenses within 12-month period: minor - \$1,000, major - \$2,500○ Fifth and subsequent offenses within 12-month period: minor - \$1,500, major - \$3,000○ Offenses during permit revocation period: \$2,500• Hosting platform<ul style="list-style-type: none">○ First offense: \$500○ Second offense within 12-month period: \$1,000○ Third and subsequent offenses within 12-month period: \$2,000• Operating without a permit: \$500• Misdemeanor: as allowed by law• Public nuisance: civil action and criminal prosecution<ul style="list-style-type: none">○ May be abated by the City with expenses charged to the owner or persons creating the public nuisance <p>Major offense</p> <ul style="list-style-type: none">• Construction without a permit• Any occupants engaging in outdoor activities between the hours of 10 pm and 9 am• Less than 3-night minimum• Exceeding occupancy limitations• Used for assembly such as weddings, parties, conferences• Failure to respond upon enforcement officer's request within 45 minutes and/or cooperate with

Note: This matrix provides only a summary of each city's STR provisions. Detailed code regulations are available as needed.



SHORT TERM RENTAL REGULATIONS - JURISDICTIONAL COMPARISON
ENFORCEMENT AND VIOLATIONS

ATTACHMENT 1
Matrix 4

CITY	PROVISION
	<p>investigation</p> <ul style="list-style-type: none">• Unpermitted use of garage as game room or for sleeping purposes• Failure to obtain signature of renter acknowledging the rules• Failure to pay TOT• Four minor violations during any 12-month period <p>Minor offense</p> <ul style="list-style-type: none">• Any violation of any law, ordinance, resolution or permit condition that is not a major offense
Austin TX	<p>Repeat offenses</p> <ul style="list-style-type: none">• Two code violations within a 12-month period: deny renewal of STR for 12-month period• Repeated code violations within a 24-month period: deny STR license <p>Non-compliance fees</p> <ul style="list-style-type: none">• Additional fees if STR is operating without a license or with an expired license• Fees set by separate ordinance and based on City's cost to enforce the licensing requirement <p>Administrative citations</p> <ul style="list-style-type: none">• Advertisement promoting a STR in violation of code requirements• Visual inspection by a city employee of more adults than permitted (occupancy violation)
Boulder, CO	<p>The City Manager may take any one or more of the following actions to remedy a violation:</p> <p>Civil penalty</p> <ul style="list-style-type: none">• Within a specified geographic area (as stated in the code)<ul style="list-style-type: none">○ First violation: \$500○ Second violation: \$750○ Third violation: \$1,000• Within any other area of the City<ul style="list-style-type: none">○ First violation: \$150○ Second violation: \$300○ Third violation: \$1,000 <p>Revoke the STR permit</p>

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ENFORCEMENT AND VIOLATIONS

ATTACHMENT 1
Matrix 4

CITY	PROVISION
	Issue any order reasonably calculated to ensure compliance with this chapter
Napa, CA	<p>Citation fines</p> <ul style="list-style-type: none"> • First violation: \$500 • Second violation within 12 months: \$750 • Third or more violation within 12 months: \$1,000 for each day of the violation <p>Revocation of permit</p> <ul style="list-style-type: none"> • Permits are reviewed and approved annually. Director may choose to revoke or modify permit.
Palm Springs, CA	<p>Note: amendments to the municipal code are currently under discussion. A meeting was held with stakeholders on December 11, 2018 to introduce. <i>(follow-up)</i></p> <p>Administrative citations</p> <ul style="list-style-type: none"> • First violation: \$500 • Second or more violation: \$1,00 • Third violation in any 12-month period: suspend permit for 2 years <p>Operating without a permit</p> <ul style="list-style-type: none"> • Administrative fine of \$5,000 and permanent ineligibility to operate a STR • Continues to operate without a permit, administrative fine of \$10,000 and subject to fines provided in an escalation formula established by City Council by resolution <p>Advertising a STR without including the City registration number or other contract requirements</p> <ul style="list-style-type: none"> • First offense: \$2,500 and 6-month suspension • Second offense: \$5,000 and revocation of permit • Subsequent offenses: refer to "operating without a permit" <p>Special standards for Estate Homes</p> <ul style="list-style-type: none"> • Any third qualified violation with a 24-month period subjects the property to revocation or modification of the STR permit. • The revocation or modification process is held at a publically noticed Planning Commission meeting <ul style="list-style-type: none"> ○ The issues and conditions subject to review are listed in the municipal code

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CITY	PROVISION
San Diego, CA	<p><i>Proposed regulations - rescinded:</i></p> <p>Revocation of STR license</p> <ul style="list-style-type: none">• Non-compliance with conditions of license• Failure to take corrective action• Violation of state or local law <p>Regulatory actions</p> <ul style="list-style-type: none">• Issuance of verbal warning• Issuance of written warning• Issuance of notice of violation• Revocation of STR license
Santa Barbara, CA	<p>Short term rentals are an allowable commercial use in specified zones. Therefore, violations are processed as any other land use violation. The City Council directed staff to provide periodic updates on STR enforcement efforts after adopting new STR regulations in 2015. The latest report was provided to the City Council on May 25, 2017. At that time:</p> <ul style="list-style-type: none">• 10 permitted and registered STRs in the City, down from a high of 349 in June 2015.• A review of AirBnB and VRBO indicated a combined 330 STRs operating in the City• 521 STR enforcement cases were closed from September 2015 through April 2017• 238 STR enforcement cases were currently open<ul style="list-style-type: none">○ 131 TOT unresolved following closure due to zoning violations○ 107 zoning violations• "As public concern grows regarding STRs and their impact to the City's housing stock and character of residential neighborhoods, complaints of illegally operating STRs have increased. Enforcement staff continues to be proactively engaged in the identification and enforcement of unpermitted STRs."
Sonoma, CA	Subject to regulations as a legal, non-conforming use.
Spokane, WA	<p>Violations</p> <ul style="list-style-type: none">• Subject to the administrative provisions of the municipal code• Must comply with all state and local laws• A violation is a class 2 infraction. Each day upon which a violation occurs or is permitted to continue constitutes a separate violation.

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