

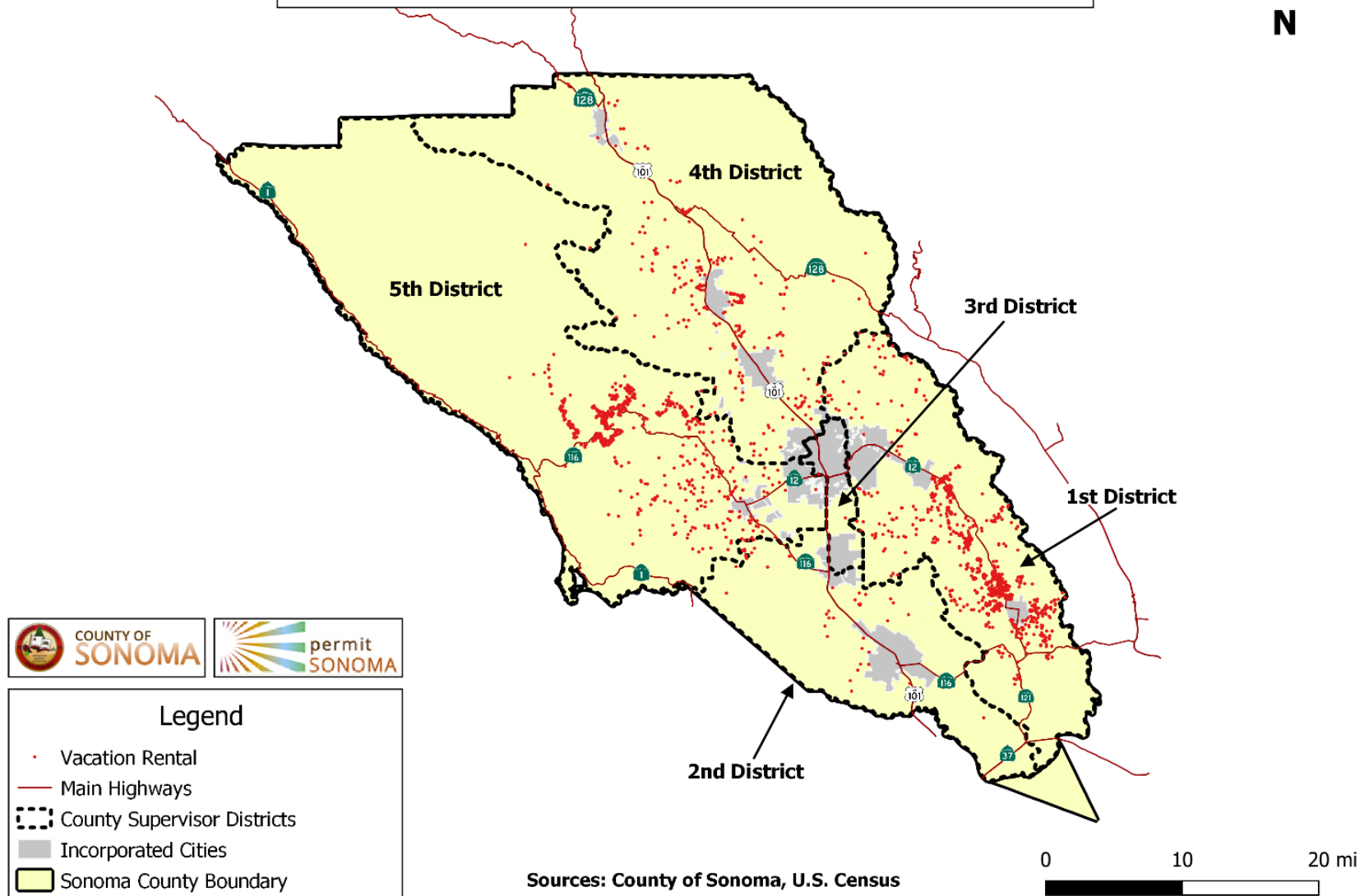
Vacation Rental Cap Extension

SVCAC Short Term Rental Workshop
May 26, 2021

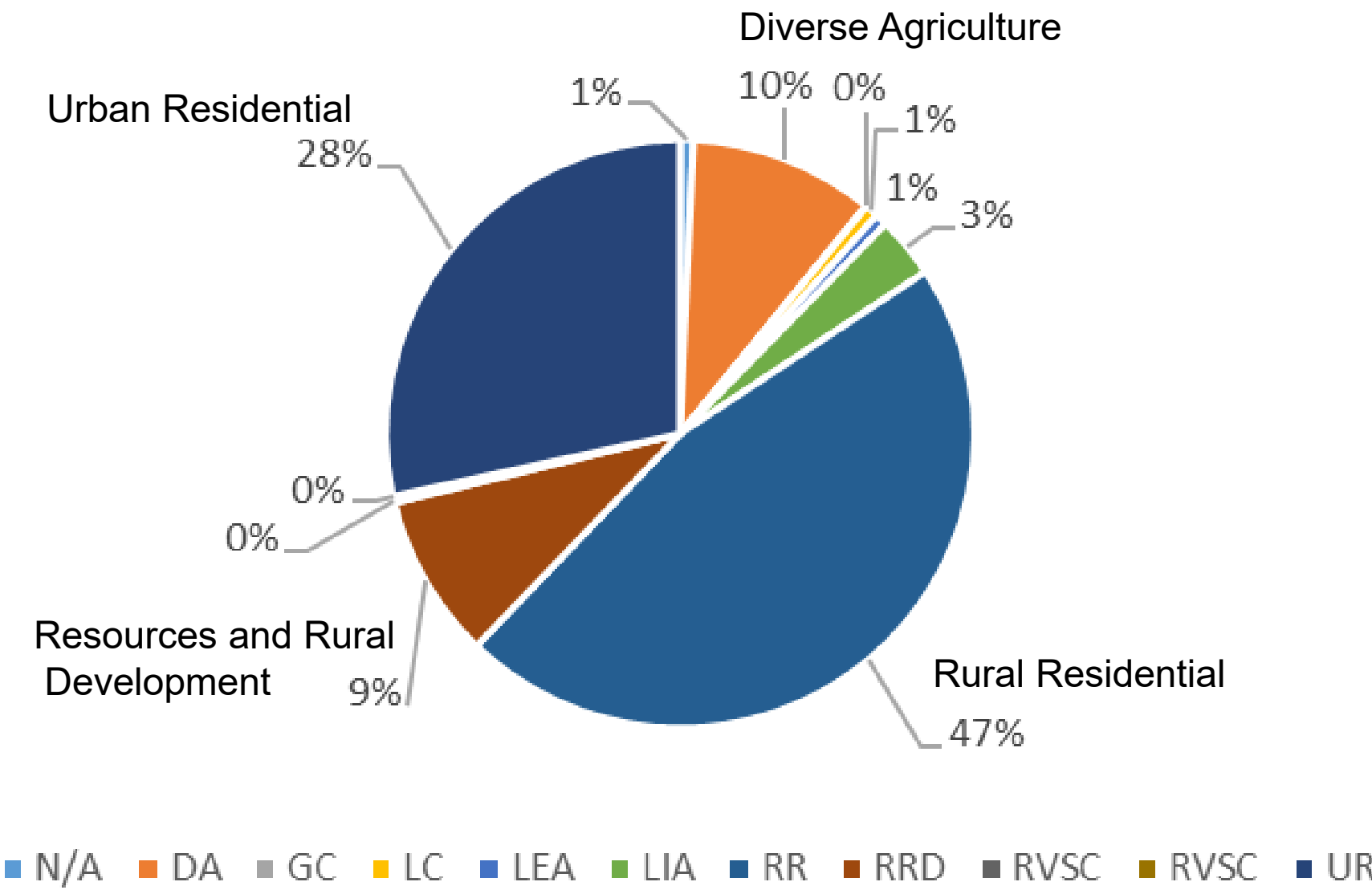


Vacation Rental Distribution 2020

Vacation Rentals in Sonoma County, August 2020



Vacation Rentals by Land Use



Short Term Rental Standards

- No more than 5 bedrooms
- Maximum occupancy 2 per bedroom plus 2. Total may not exceed 12 persons
- Daytime visitors limited to 6 with max of 18 persons. Exception for specified holidays
- Parking: Only one on-street space. Permit may limit number of guests based on available off-street parking.
- Noise must comply with General Plan standards.

Short Term Rental Standards (Cont)



- ❑ Amplified sound is prohibited
- ❑ Pets must be secured and removed in the case of excessive noise
- ❑ Trash and recycling must meet neighborhood standards.
- ❑ Outdoor fire areas not allowed during state or local fire bans
- ❑ Septic systems or sewer connections must be maintained in functioning condition

Short Term Rental Standards (Cont)



- ❑ Must register for transient occupancy tax prior to applying for permit
- ❑ Certified 24-hour property manager. Must live within 30 miles of property and respond to complaints within 60 minutes during the day and 30 minutes at night.
- ❑ Emergency access must be maintained
- ❑ All neighbors within 300 feet of rental must be notified of permit
- ❑ Advertising must be consistent with permit

San Mateo	Yes*	Yes*	No	No	12%	\$300	*Short term rentals in coastal zone only and requires minor Coastal Development Permit. Prohibited inland.
Contra Costa	Yes	Yes	Optional*	No	10%	\$350	Cannot be rented more than 90 days in a calendar year. Record retention and audit policy for property managers. Permit number and TOT registration must be in all advertising. Administrative revocation process. *Use Permit application accepted for short term rentals exceeding standards.
Cloverdale	Yes*	No	Yes*	No	10%	\$2,615 (At cost)	*Non-hosted short term rentals allowed in commercial zoning districts only.
Healdsburg	Yes*	No	Yes*	No	14%	\$2,586 (At Cost)	*Only allowed in commercial zoning districts with Use Permit.
Windsor	No	No	No	No	12%	N/A	Currently unregulated unless operation meets Town's definition of "Bed and Breakfast Inn".
Santa Rosa	Yes	No	No	No	9%		Short Term Rentals are not allowed in ADU or JADU per Ordinance 2017-024
Sebastopol	Yes	Yes*	Yes*	Yes*	10%	\$360 (Admin Permit) \$1,155 (Use Permit)	City Hosted rentals and vacation rentals rented out less than 30 days per year require administrative permit from planning. *Hosted rentals rented more than 30 days per year, or hosted rentals in ADU require Use Permit.
Rohnert Park	N/A	N/A	N/A	N/A	12%	N/A	Only hosted rentals allowed in Rohnert Park.
Cotati	N/A	N/A	N/A	N/A	10%	N/A	Coati does not currently have a short term rental program.
Petaluma	Yes	Certificate	No	No	10%	\$347 Permit \$124 Annual Renewal	City requires business license and an over the counter certificate issued by the planning department. Performance standards enforced through certificate program.

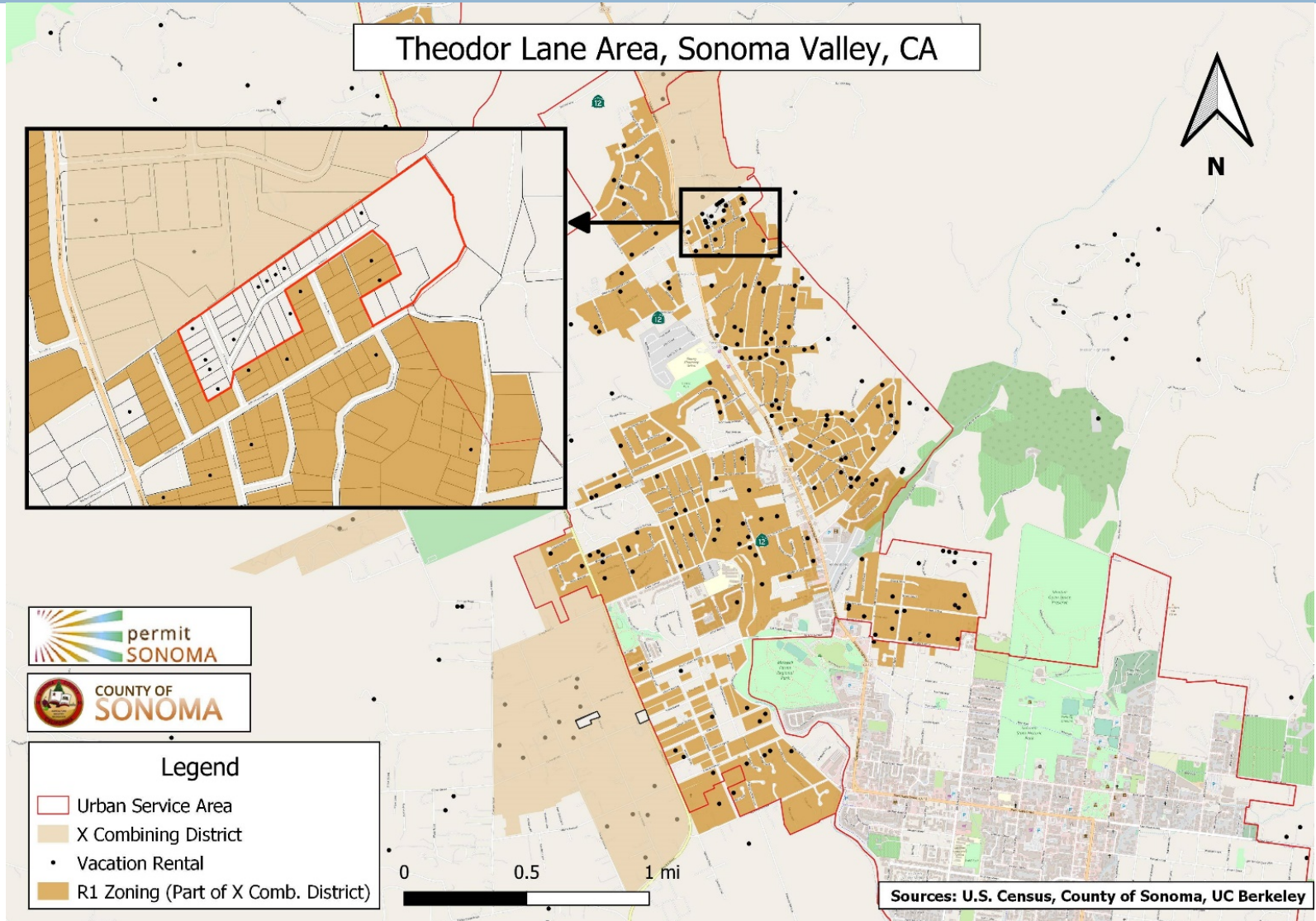
Jurisdiction	Business License?	Zoning Permit?	Use Permit?	ADU/JAD U rental?	TOT%	Permit Fees	Notes
Sonoma County Inland	No	Yes	Yes*	No	12%	\$656 Permit \$224 Monitor	*Use Permit required for 6 or more bedrooms. Property Manager required. Neighborhood notification. Vacation rentals prohibited in some residential neighborhoods
Sonoma County Coastal	No	No	No	No	12%	None	Coastal vacation rentals unregulated, but must register for and pay TOT.
Napa County	N/A	N/A	N/A	N/A	13%	N/A	Absolute ban on vacation rentals (Napa County Zoning Code Section 18.104.410). Operating a vacation rental is a misdemeanor, as is advertising availability of a vacation rental. Illegal operation of a vacation rental is subject to a civil penalty of \$1000 per day.
Mendocino	Yes	No	Yes (Inland only)	No	10%	Business License \$339 Renewal \$40	Business License and Use Permit for inland vacation rentals. Business license only on Coast. Permanent cap on number of rentals in town of Mendocino.
Marin	Yes	No	No	No	10%	Varies based on income and size	Complaints are through County-maintained hotline and email system operated by Community Development Agency (Planning) with citation authority. Revocation and enforcement process is identical to normal Code Enforcement process, so no real advantage with regard to staff resources. No prohibition (X Zone) areas.
San Francisco	Yes plus Certificate		No	No	14%	Certificate \$450 License \$91	Cannot be rented more than 90 days in a calendar year. Owner must be a permanent San Francisco resident.

Sonoma	Yes*	No	Yes*	No	10%	N/A	*Essentially prohibited, as short term rentals are only allowed when part of the “adaptive re-use of a historic structure”.
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Questions?



Sonoma Valley Theodor Lane



Status of Additional Data Requested by the Board Topic Area	Data collected to date	Data Needed	Possible Next Steps/Outreach
Impacts of Vacation Rentals on Housing	EPS Report	Census data by neighborhood Building records of VRs	Update to 2015 Report Industry Groups, NORBAR
Concentration of Vacation Rentals	Data and county-level mapping	Neighborhood-level data, mapping and surveys	MetroQuest neighborhood surveys Update records/expired permits prior to neighborhood-level mapping CACs MACs and Industry Groups
Impact to Public Safety and Emergency Response	Mapping and identification of study areas with access limitations	Availability of off street parking, existing road geometrics, emergency response times, calls for service	Meet with EMS and TPW to identify constraints. Field survey of on-street parking in impacted areas.
Current Tools and Enforcement	X Zones Code Enforcement	Neighborhood-level complaint data	Sheriff call-out data Public Outreach SoCo Report it ease of use
Data to Consider Ownership Option	Requested from Assessor	Locational data by neighborhood	Mapping by neighborhood Need county counsel guidance Public outreach
Community Outreach & Engagement	Established mailing list	Expand mailing list to neighborhood groups	MetroQuest Surveys Presentations to NORBAR, CACs MACs SVCAC