

### Attachment 3: Vacation Rental Regulation Summary

Jurisdiction	Business License?	Zoning Permit?	Use Permit?	ADU/JADU 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.

Jurisdiction	Business License?	Zoning Permit?	Use Permit?	ADU/JADU rental?	TOT%	Permit Fees	Notes
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.

<b>Jurisdiction</b>	<b>Business License?</b>	<b>Zoning Permit?</b>	<b>Use Permit?</b>	<b>ADU/JADU rental?</b>	<b>TOT%</b>	<b>Permit Fees</b>	<b>Notes</b>
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”.

## TABLE OF POLICY OPTIONS

### 1. Administration of the program

**Objective: Streamline administration and efficacy of the program**

POLICY OPTIONS	PROS	CONS
<p><b>Permitting Mechanism</b></p> <ul style="list-style-type: none"> <li>• Shift from Zoning Permit to Business License</li> </ul>	<ul style="list-style-type: none"> <li>• License would be easier to measure and enforce</li> <li>• Can be expanded to Coastal Zone now (Zoning Permit not supported by Coastal Commission unless through Local Coastal Program update)</li> <li>• Revocation of license would not be subject to Article 92</li> <li>• Business License program could be expanded to use beyond rentals</li> </ul>	<ul style="list-style-type: none"> <li>• Requires creation of County Business License program and additional staff to administer</li> </ul>
<p><b>Track complaints and responses</b></p> <ul style="list-style-type: none"> <li>• Create automated complaint reporting website</li> <li>• Post permit number and complaint hot line number in a prominent location.</li> <li>• Require that all guests be provided with a rule book explaining regulations and their responsibilities to be good neighbors</li> </ul>	<ul style="list-style-type: none"> <li>• Better tracking of problems and responses</li> <li>• Increases accountability</li> <li>• Increases transparency</li> <li>• Eliminate Sheriff as first contact</li> <li>• Address “party advertising” issues and give public tools to verify number of bedrooms/guests without the need to consult the ordinance</li> </ul>	<ul style="list-style-type: none"> <li>• May lead to revocation or non-renewal of permits with repeated complaints or failure to report</li> <li>• May lead to disqualification of property manager</li> </ul>

## TABLE OF POLICY OPTIONS

### 2. Regulation of vacation rentals

**Objective: Address commercialization of residential neighborhoods**

POLICY OPTIONS	PROS	CONS
<p><b>Limiting vacation rentals</b></p> <ul style="list-style-type: none"> <li>• Limiting the number of days that a home can be rented as a short-term vacation rental (e.g. can only be rented out 50% of the year)</li> <li>• Adopting a separation criteria between vacation rentals (e.g. 500-1,000 feet)</li> <li>• Implementing a cap on number of vacation rentals based on a number of strategies                             <ul style="list-style-type: none"> <li>○ By areas of concentration (e.g. Urban Service Area, Supervisorial District, etc...)</li> <li>○ A countywide cap similar to the initial urgency ordinance cap of 1900</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>• Limits conversion of housing stock</li> <li>• Existing permitted uses can continue</li> <li>• May allow for tailoring of solutions to specific areas</li> </ul>	<ul style="list-style-type: none"> <li>• Primarily benefits existing permit holders</li> <li>• May be difficult to administer</li> <li>• Artificial cap</li> </ul>

**TABLE OF POLICY OPTIONS**

<p><b>Maintain and evaluate the existing Exclusion Overlay Zones (X-Zone)</b></p>	<ul style="list-style-type: none"> <li>• Flexible to limit only in certain areas where vacation rentals not desired</li> <li>• Can apply to areas with CCR's prohibiting vacation rentals</li> <li>• Easily understood and available through zoning</li> <li>• Determine effect of exclusionary zones</li> <li>• Better understanding of effect on neighboring communities</li> <li>• Inform decision on expansion or termination of "X" zones</li> </ul>	<ul style="list-style-type: none"> <li>• Requires notice and hearings before Planning Commission and Board of Supervisors</li> <li>• Not all owners affected may agree</li> <li>• Separate action needed</li> <li>• Expensive (~ \$10,000 processing)</li> <li>• Additional time to review impacts</li> </ul>
<p><b>Continue to limit in Fire Exclusionary Zones</b></p>	<ul style="list-style-type: none"> <li>• Public safety issue</li> </ul>	<ul style="list-style-type: none"> <li>• Limits homeowner options</li> </ul>