

Proposed Amendments

Chapter 20-48 – Short-Term Rentals

(changes shown in underline)

- Amend Title 20 of the Santa Rosa Municipal Code, Chapter 20-48, Short-Term Rentals, Section 20-48.040(A) to read and provide as follows:

- A. Permit required.
  1. Hosted short-term rental. Hosted short-term rentals are allowed with a Short-Term Rental Permit in all City zoning districts.
  2. Non-hosted short-term rentals are allowed with a Short-Term Rental Permit in the Core Mixed Use (CMU), Station Mixed Use (SMU), Maker Mixed Use (MMU), and Neighborhood Mixed Use (NMU), Rural Residential (RR), Single Family Dwelling (R-1), Residential Planned Development (PD) where not explicitly prohibited, Medium Density Multi-Family Residential (R-2), Multi-Family Residential (R-3), Transit Village Residential (TV-R), Office Commercial (CO), Neighborhood Commercial (CN), Community Shopping Center (CSC), General Commercial (CG), and Transit Village-Mixed (TVM) zoning districts. Non-hosted short-term rentals are prohibited in all other zoning districts.
    - a. The maximum number of Short-Term Rental Permits issued for non-hosted short-term rentals shall be 215 citywide.

- Amend Title 20 of the Santa Rosa Municipal Code, Chapter 20-48, Short-Term Rentals, Section 20-48.080(B), Table 48.1 to read and provide as follows:

TABLE 48.1 ENFORCEMENT PENALTIES

Enforcement Penalties		
First Violation	Second Violation within one year	Third Violation within one year
\$500.00 and education	\$1,000.00	\$2,000.00 and revocation of Short-Term Rental Permit <u>or revocation of operator in good standing status. The result of operator in good standing revocation shall be the same as denial of an STR Application which is that the operator is no longer an operator in good standing and shall immediately cease renting, offering, or advertising the short-term rental” pursuant to Section 20-48.040(B)(1)(b).</u>