

Short-Term Rentals Ordinance Amendments

Santa Rosa Tourism Business Improvement Area
Advisory Board
November 16, 2022

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Transient Occupancy Tax and Business Improvement Area Assessment Requirement Prior to October 2021



Short-Term Rental Definitions



Short-Term Rental. A dwelling unit, or any portion thereof, utilized for residing, lodging, or sleeping purposes for less than 30 consecutive calendar days. The term short-term rental is synonymous with vacation rental and transient use.

Hosted Short-Term Rental. A short-term rental where the host lives and sleeps in the dwelling unit or lives and sleeps in another legal dwelling unit on the same parcel throughout the short-term rental period. Hosted short-term are allowed only in the property's primary residence.

Non-Hosted Short-Term Rental. A short-term rental where the host does not live and sleep in the dwelling unit throughout the short-term rental period.



Current Regulations

Permit requirement

198 Non-Hosted short-term rentals allowed citywide

1000' separation for “new” Non-Hosted short-term rentals

Overnight Guests = 2 per bedroom (maximum of 10)

Daytime Guest allowance = $\frac{1}{2}$ # of overnight guests

Parking requirements = 1 space per bedroom

Quiet Hours = 9 p.m. to 8 a.m. + no amplified sound

Fire and life-safety requirements

Events prohibited

Neighbor notification



Current Enforcement Policy

- Initial Complaint to be Directed to 24/7 Contact

Enforcement Penalties		
First Violation	Second Violation within 1 year	Third Violation within 1 year
\$500.00 and education	\$1,000.00	\$2,000 and permit revocation and/or loss of Operator in Good Standing Status



What's Happening?

Considering:

- What is working with the current Short-Term Rental Regulations?
- What isn't working well with the current Short-Term Rental Regulations?



Community Engagement Currently Underway

Survey

Pop-Ups

Community Meeting –
November 14, 2022

Neighborhood Groups

Industry-Related Groups



Survey Focus Areas

- Demographic Questions
- Non-Hosted Short-Term Rentals
 - Permit Maximum
 - Maximum Nights
 - Number Owned
 - Separation Requirements
- Enforcement Penalties
- Open-Ended Opportunity



As of Wednesday, November 9, 2022, more than 1300 responses have been received!





Community Engagement
– Ongoing



**Economic Development
Subcommittee**

– January 2023



**Planning Commission Public
Hearing**

– Early Spring 2023



City Council Public Hearing

– Late Spring 2023

<https://srcity.org/STR>

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