

# 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

Economic  
Development  
Subcommittee  
August and  
September  
2021

Outreach:  
Webpage  
Public Survey  
Workshop

City Council  
Adopted  
ORD2021-011  
October 2021

Economic  
Development  
Subcommittee  
May 2022

City Council  
Adopted Text  
Amendments  
August 9, 2022

# 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

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Permit requirement

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198 Non-Hosted short-term rentals allowed citywide

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

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Overnight Guests = 2 per bedroom (maximum of 10)

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

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Parking requirements = 1 space per bedroom

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

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Fire and life-safety requirements

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Events prohibited

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Neighbor notification



# Current Enforcement Policy

- Initial Complaint to be Directed to 24/7 Contact

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



# 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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