City of Santa Rosa

Short-Term/Vacation Rental Urgency Ordinance

Community Input Survey Data Compilation

Responses Collected August 17 - 31, 2021

Report Compiled: September 20, 2021

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Summary of Survey Outreach

The Short-Term Rental Survey was published in both English and Spanish on August 17, 2021, and promoted to the community in the following ways during the two-week span it was open:

Press Release
Issued Aug. 18, 2021 - City of Santa Rosa Requesting Community Input on Short-Term Rentals

City Connections Newsletter:

Aug. 19, 2021 Issue - City Considering Regulations for Short-Term Rentals – We Need Your Input

Aug. 26 2021 Issue - Last Chance to Provide Feedback for Short-Term Vacation Rentals

City Website

Published Aug. 18, 2021 - Homepage Newsflash

Published Aug. 18, 2021 - Short-Term Rental Project Page

Social Media

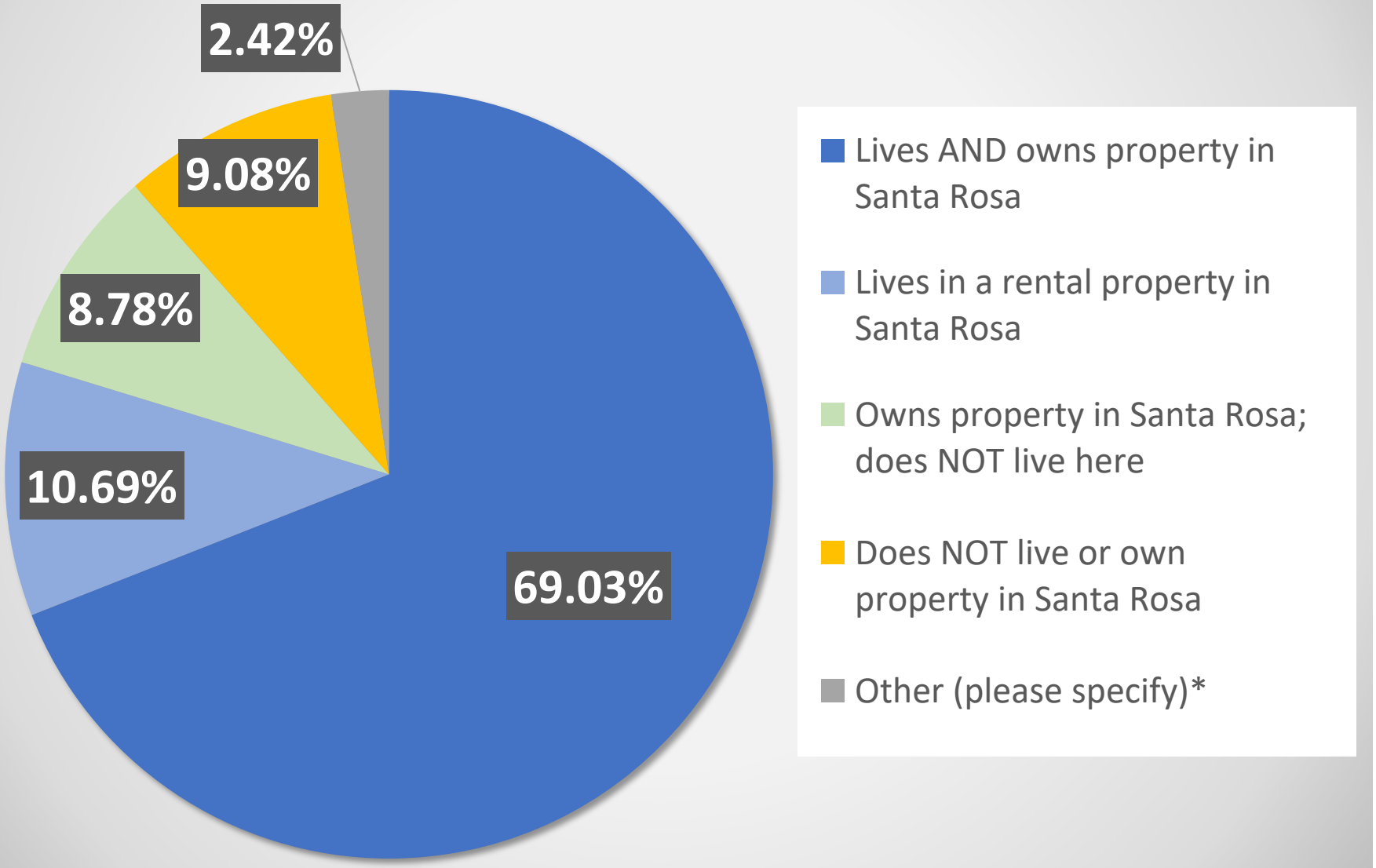
Aug. 19 & 26, 2021 - Facebook posts to City of Santa Rosa and Santa Rosa Business pages

Aug. 19 & 26, 2021 - Twitter posts from @CityofSantaRosa handle

Aug. 19, 2021 - NextDoor post to all Santa Rosa neighborhoods

Q1. **Survey respondent's status within Santa Rosa City limits**

Total Responses: 2357



*57 open-ended responses begin on next page

***Open-Ended Responses from Those Who Answered "Other" on Q1**

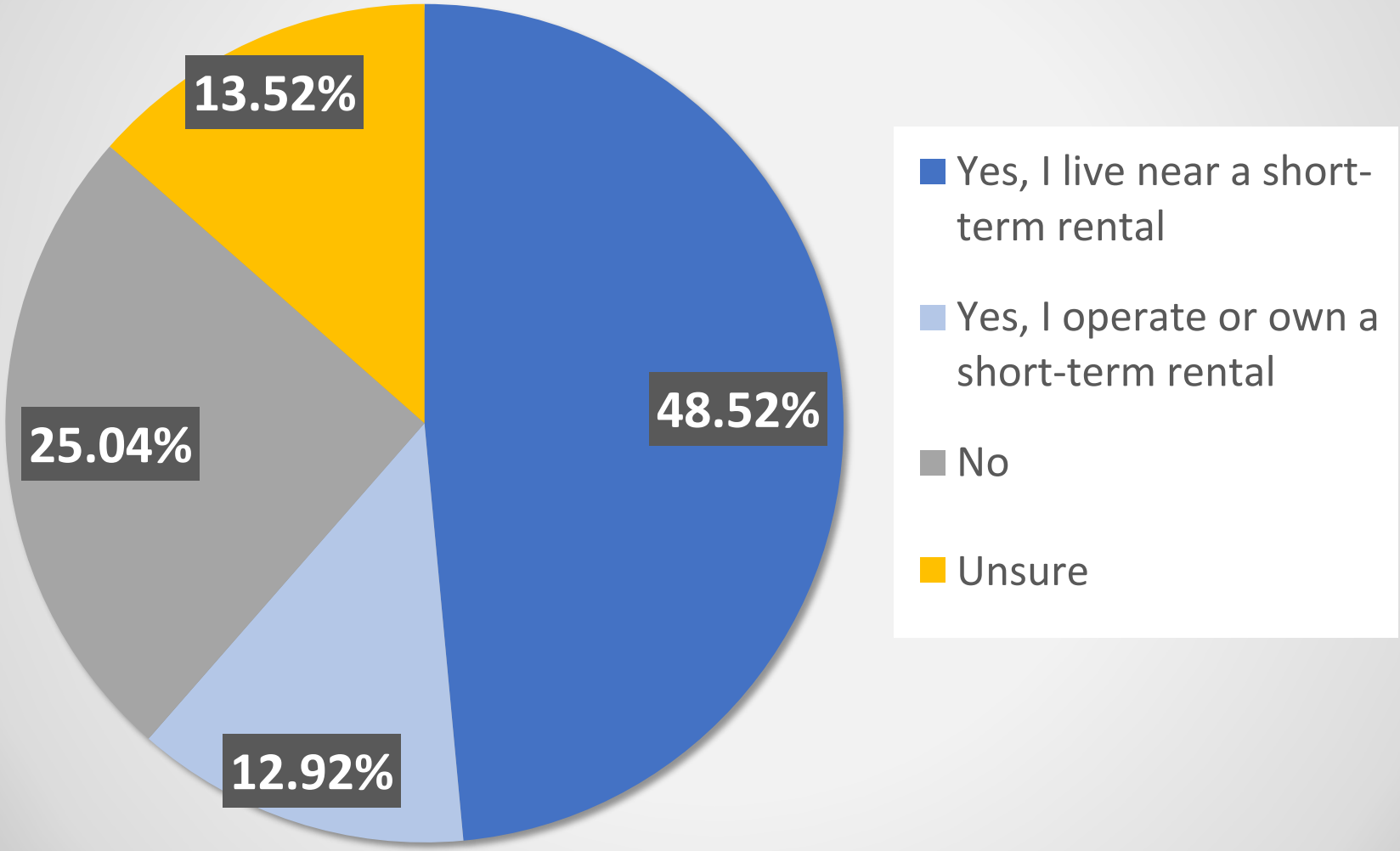
Total responses: 57

I own a home outside the city limits in Sonoma County
My business and livelihood is in several STRs in the Santa Rosa City Limits.
I am homeless living in a RV in santa Rosa on coffee Lane.
I live in a long term rental property in Forestville on the border with Santa Rosa
I am a Real estate agent working in Napa and Sonoma County
I am a member of the Lower Russian River MAC and chair of the Vacation Rental committee researching how to revise the county ordinance so it better serves our neighborhoods. I am interested in your work and the results of this survey
I have owned property in Santa Rosa and currently own in Healdsburg
I own property in the county of Santa Rosa
I own a home in Bodega Bay, which has the same exact short term rental problems as those tax payers who live in Santa Rosa, and deserve representation as well.
Own rental property in Seb. Just curious as whether we are at govt. encroachment on property rights.
I own property in the unincorporated area of Santa Rosa with a vacation rental right next door.
I own and live in a property in unincorporated Santa Rosa/Sonoma County. (Riebli Road)
I live in Windsor and do business in Santa Rosa as a mortgage consultant.
We own a home that has a STR permit in Sonoma County, but outside of the Santa ROsa City Limits.
none of your business
I live and property in Sonoma county (Kenwood), where the negative impact of STR is very high.
I live outside the city limits but have been affected for the past 6 years by a vacation rental in an X zone but was grandfathered in. My neighbors have complained and its change the fabric of the neighborhood for the WORSE
I own my own and some rentals in Santa Rosa City limits
We own a vacation rental company.
other
I own a home in unincorporated Sonoma County
I live and own property in Sebastopol. I w ork in Santa Rosa. I own rentals in Long term Mendocino County, and Shasta counties..
live in Petaluma
I own property just past the city limits in a WUI area that was decimated by the Tubbs Fire in 2017.
Homeless cant find long term rental
I recently owned a property in the SR city limits but sold it.
Live in SR City limits with partner who owns home.
I grew up in Santa Rosa, and plan to move back soon - and am considering operating an STR property in Santa Rosa as well.

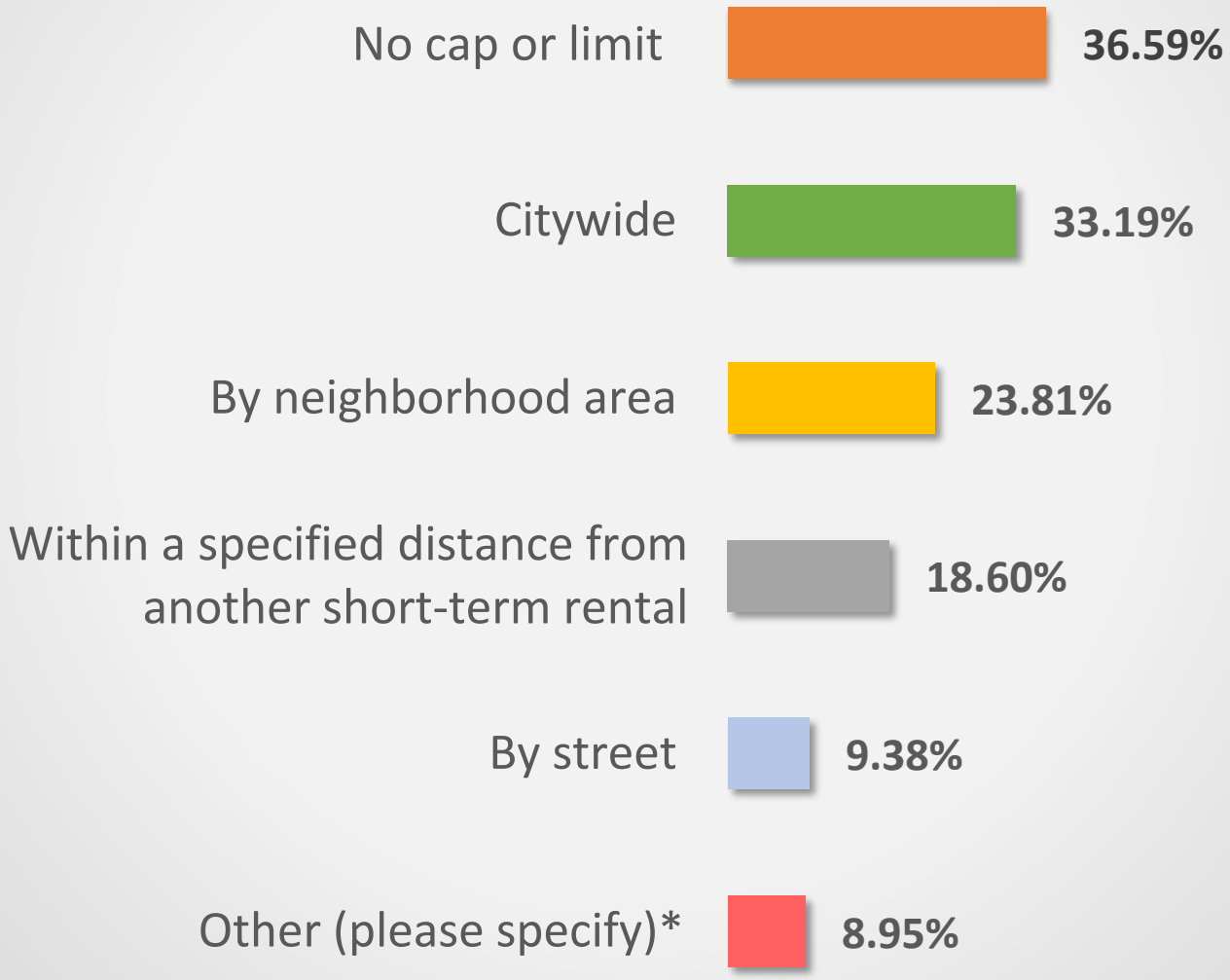
I have friends that are impacted by the current policy
I am a realtor that frequently needs short term rentals for clients
Business owner in Santa Rosa and family in Santa Rosa.
Unincorporated area
I live in and own property in unincorporated Santa Rosa.
I am a realtor in Sonoma County. I sell properties in Santa Rosa and short-term rentals are important for the health of our service economies, wineries, and tourist industries.
I live with my parents who own the property we live on within the Santa Rosa City limits
I live in a home owned by a family member
I live and own property just outside SR city limits
We live at [REDACTED] Santa Rosa, CA. Designated County carve out.
I own property that is a county island within the SR City limits and on a city road
My business is in several of Santa Rosa STRs, supporting local families and workers in Santa Rosa.
My home is owned by a reverse mortgage company
I've been a local homeowner for the last 30 years. I own my own home and 2 rentals.
My elderly parent lives and owns property within SR City limits.
I live in mont Rio & affected by str
Work in Santa Rosa, would like to own a home there in future
Share home with parents who own home
I rent in Sonoma county
I grew up in Santa Rosa and lived there for my entire life until recently. I work in Santa Rosa in housing for a nonprofit
Rent office in SRosa. Live in outskirts
I live just outside the city limits in Holland Heights and own a rental property within the Santa Rosa City limits.
I pay for my daughter to live in a rental property in Santa Rosa
I rent a room in a house that is owned and lived in by a friend
Until 2 months ago I lived in a rental property in Santa Rosa, and had to move because the owner converted it to a SRT.
I live and own rental property in unincorporated sonoma county
I live in the greater Santa Rosa area.
I own property one block outside city limits on Chico Ave near Wright Road. lived there 50 years.
I own property in Sebastopol which is incurring rentals of less than 30 days.

Q2: **Do you currently live near or operate a short-term rental?**

Total responses: 2360



Q3. **How should the City limit short-term rentals in Santa Rosa?** (Check all that apply) Total responses: 2323



*205 open-ended responses begin on next page

*Open-Ended Responses from Those Who Answered "Other" on Q3

Total responses: 205

there should be a distance limit. like the house has to be at least 100 feet from another residence.
How about limiting the % of the subdivision. For example, there are 104 homes in our subdivision of Edgewood farms, no more than 2-3% of the number of homes can be short term rentals and they must be 7 homes apart or something.
Case by case basis, neighbors should be allowed to give an opinion before license is given or reviewed.
STR should be in an area that has that is not close to owners that live right next to owners that cause problems for owners that are right next to them
Enforce current regulations for zoning. Accessory dwelling unit is not currently enforced. Others only enforced by complaint
Commercial zoned areas only, as these are hotels.
Stop them all
Short term rentals only allowed in owner occupied homes for no more than six months per year. Must have live in home for at least 5 years before being able to rent.
Government should not be involved in attempting to regulate short-term rentals.
The most important thing to me is that other home owners in the neighborhood should be consulted before this happens. I live in a rincon valley very near to the local highschool and my house is across the street from an air B&B. Everyday it is party central on my street and it is always loud. I feel that our neighborhood should have been consulted before this was allowed to happen.
As long as they pay their TOT tax
I think the houses next to the rental should have to be at least 100 feet away from any other house.
Differentiate between an in-home (hosted) rental and a whole property. Whole properties should be limited by neighborhood or distance from another. There should be no restrictions on hosted rentals.
Short-term rentals do not belong in residential subdivisions with average size lots. Just like Accessory Dwelling Units (ADU), there are negative impacts on these residential subdivisions, neighborhoods, and even one's personal space, yet City ignored these impacts and approved looser rules. Then there are nursing homes popping up. Single-family neighborhoods become multi-family neighborhoods. When you buy into a single family neighborhood with single family zoning you think you have protection from this happening. Short-term rentals, ADU's, nursing homes, etc. are more appropriate in other areas of the City.
By neighborhood area while grandfathering in existing, compliant, registered/tax paying vacation rentals
Do not unduly infringe on property rights
County Wide
Cap the number of Full home rentals immediately. For entire house rentals, require that the property owner live somewhere on the property and be in residence at the time of the rental.
County wide

A better way to regulate the number of vacation rentals is to limit the number of permits one owner can be issued to 3. This is recommended over density limits and proximity caps. This would be fair to Sonoma County homeowners, and allow private individuals the option to rent a home short-term. Limits on the proximity of vacation rentals to each other means each rental takes away the rights of many owners to also rent their homes. Hosted rentals should not have limits since the owner/host is present.
There should be a limit in each neighborhood, citywide
No short term rentals
Property Owners should be limited on how many properties they own that can be used for short term rentals. Keep Corporate short term rentals out and let "Mom and Pop" owners help supplement their income. I live near a short termer and it is very well managed, never a problem.
Ban all short term rental in Sonoma County
We should have parking and noise restrictions. While people are on vacation, the rest of us are working and I not appreciate the noise or having my garage entrance blocked because they are too lazy to look for a parking spot.
The city should not allow short-term rentals. Living next to a short-term rental is the beginning of the breakdown of neighborhood Unity. You no longer Say howdy neighbor, because you don't have a neighbor. You have maids, gardeners, service people coming in Daily to clean up after the partygoers. Neighborhood Schools no longer have children because the children disappear. It's a total breakdown of community. Don't get me wrong I like to go on vacation myself, but I go and stay at a hotel. It's not a money maker for the county, because a lot of people cheat. The County does not have manpower to keep up with all the complaints. Where's the common sense?
Short-term rentals can be an asset to the community for such professions as traveling nurses.
Norma Vallarta
Zoning which allows commercial rentals...like a hotel.
Residents of neighborhoods should have a say in whether or not a short term rental is allowed in that neighborhood. Maybe a vote before any short term rental is approved or not. Also there should be a cap on the number or guests allowed at one time.
Minimally, these should be restricted to owner occupied residences. Additional restrictions in all of the above criteria would be good too.
Neighborhoods are for residents. Hotels are for tourists. The weekly bachelorette and wedding party's at the adjacent AirBnB have no consideration of my neighborhood's peace and community.
different for different areas - commercial vs residential fewer STRs and stricter rules in residential neighborhoods
It should some how be linked to the amount of housing available. If there is a housing shortage there should be fewer short term rentals. Residents should come first.
By lot size and density of housing. More short term rental could on larger properties.
Fine the problematic rentals

Many people have moved as a result of the fires. It would put undo stress on property owners not ready to sell
to meet the required capacity for the city to entice nurses, doctors, and workers that often rent short term while working contract positions. Not to mention serving extended families who need housing near hospitals, or for weddings, the birth of a child, or for funerals.
none of your damn business
Be conscious of high fire risk areas. Disaster could strike and spread because of lack of knowledge, concern and altered states.
Rentals that rent out their full property
Houses should not be hotels
Vacation Rentals should not be in residential neighborhoods period. If you live next to one and experience the chaos you would understand. Because we are out of city limits the police can't take action and we are subjected on hearing noise, people drinking too much getting louder as they drink more and more the list goes on.....
The cost of these places are not any less than a hotel, which means the hotels are losing out on making money. Also, neighborhoods are made for families to enjoy their properties, not to have to worry about strangers constantly staying next door bothering us at all hours and disturbing our pets. Beside, the owners of such properties are just in it to make money and don't care about being a neighbor. This city was based on the design for living and short term rentals are just for profit.
It's unfair to penalize latecomers to the short-term rental market. Especially if the homeowner lives in the home and is only renting a room. However, I agree that short-term rentals need to be limited in a community to help increase the number of long-term rentals available to renters. I suggest all certs home rental licenses be rescinded until rules and possibly a lottery is created so that everyone has the opportunity to apply.
By giving priority and protection to the legal rentals who have been registered and paying ToT from the beginning, and then considering density within neighborhoods for allowance of additional.
Based on parking availability. A STR should have it's own parking allotment so as not to impact the neighborhood.
short term rentals should not be allowed in Santa Rosa. They are impossible to control and can cause terrible problems for neighbors, police and fire departments.

The limits, if done, should be done geographically and in correspondence with land use. Given different densities of development, including apartments/condos/townhomes, it seems that a city-wide blanket specified distance would be too blunt an instrument. If the desire is to limit the density of adjacent short term rentals, then a specified distance may need to go by zoning district and/or by occupancy (in the case of multifamily/multi-unit). For example, in R1-6 a minimum separation of 500 feet would be about 8 parcels wide. In a multi-unit situation, a ratio approach may make more sense (X short term rentals allowed per X units). It seems that ADUs may deserve separate treatment here as well, with ADUs being more desirable for short term rentals than 'regular' housing from the City and from resident's/neighbors viewpoints. It could also be that overlay districts where more tourism is desired or expected could be treated separately, with a more tolerant or lenient approach to short term rentals. I'm thinking of the downtown area and the station areas. On the other hand, some would argue strongly that these areas should incentivize full-time residents. Planners must be careful not to create perverse incentives and also not to make assumptions about how such limits will play out. Many times the mid to long term consequences of these policies can be very difficult to predict. I'm imagining a retiree who builds an ADU and rents it out for extra income, this allows them to afford stay in the area during retirement and maybe pass the home on to family members. On the other hand, without supplemental income from ADU rental a retiree could move out of state and a bay area resident could purchase the home as a 'weekend' or 'vacation' home. Ultimately, the goal should be to increase housing stock and density within existing neighborhoods.
Limit to no short-term rentals of entire homes outside of downtown. Renting rooms or separate spaces within an owner occupied home is the only way to prevent issues. We want neighborhoods and communities not the constant fear of having a party house next door every weekend.
I don’t think there should be a limit, but they should be held to strict standards so that it can be a win win for everyone.
There are 3 short term rentals on my Street. There is another behind me on a neighboring street. Too many in our neighborhood. I live on Sullivan Way, Santa Rosa.
This should be done city wide, as well as by neighborhood and by street. this should also be extended to county. If there is a problem at a rental, the owner of the rental should be liable for the cost of sheriff and police.
By council district. Say 25/district
Implement parking restrictions and assure community safety, Fire and firework prohibition, evacuating incase of emergency required.
ours is a guest house on our lot that is a 1br unit, we live on the property and when an owner lives on property there should be ZERO restrictions
STR are not used just for parties (am %) a lot us after fires, when visiting relatives (older parents in homes), and vacation. Maybe party houses need more regulation.
They should only be allowed in commercial areas. They do not belong in residential areas at all. Who want to live next to a hotel???
There should be no cap on "hosted " or owner occupied vacation rentals.
Rental scarcity is caused by STR locals cant compete with rooms for $200 to $300 a night
Ban STR’s in residential neighborhoods
If there are problems with short term rentals (noise complaints, etc.) then please find a way to penalize the offending landlord rather than block responsible landlords. For example, you could implement a three strikes rule and revoke a rental permit for a year after the third strike.
Only limit when there is a problem like multiple complaints. Otherwise no restrictions.

To me, the difference between someone renting out a room in your own house vs buying houses with the intention of using the property as a short term rental or even renting out your entire home as a short term rental. I am in favor of restricting the latter, but I think there should be no restrictions, anywhere, on a person using a room in the home they live in, to use as they please.
The city should not cap STRs before it is clear a cap is necessary - but should have a mechanism to suspend or terminate STRs that violate certain defined standards (such as a "3 strikes" type policy). The city should also retain flexibility to revisit the question of whether there should be a cap later. And in the meantime, the city should gather data and learnings about the impacts of STRs on the community, taking a holistic view that includes economic, social, cultural, and community factors. We should also be alert to unexpected impacts, positive or negative l, that could flow from a more vs. less robust STR segment in the city.
not sure
Government needs to be deregulating, not over regulating.
A soft limit on strs but an increasing number proportional to the increase in the housing stock
Each neighborhood should be allowed to limit or not depending on what's best for the area.
Appropriate to neighborhood, however with a rotating system such that any owner has the option to rent if they wish.
Grandfather "in" all existing STR's and limit future ones by the best criteria.
By percentage of available housing
I don't have a problem with it at all
It's our property and we can do what we like with it. It is not right or ethical for the city to tell us that some people can rent and others can not. Its up to the individual.
People with ability to rent a room or a full dwelling are few and far between; there's no such thing as a whole neighborhood 'invaded' by dozens of renters in a row! Those who have the properties with the ability to rent should not be hampered for both the convenience, ,and frankly, the ENVY of those who can't. Responsible hosts take care to impose strict rules on the behavior of their guests, but many neighbors are perennial unpleasant complainers and NIMBY jerks who can't stand to see others make a few bucks while they can't People who rent short term are well screened by the various platforms they contract with, as much as they are by the hosts themselves, and many of the guest end up enriching the communities that that welcome them by the $ they spend, by returning multiple times, and by even moving in eventually if they like the place enough. I know this because we ourselves own such places in S. Helena, LA and San Diego, and we have stayed in them in various parts of the country
I still don't want any short-term rentals in Santa Rosa.
I am against using our residential neighborhoods as commercial property. As I live in a residential neighborhood, I would be very FURIOUS if a neighbor on our block used their residential zoned property to run a money making business. I understand a piano teacher, or a tutor, or a daycare, but not different strangers coming to stay repeatedly in a house on our block. I hope I have made my logic clear.
allow hosted STR, if homeowner lives on same property as the STR.
Ban short term rentals.
I wouldn't limit the number but Ibwould regulate how they operate

By the number of people in the group that is renting the STR.
Rather then a cap. Regulation should address conduct of short-term rentals: noise, little, parking, traffic, etc. For example, a property should have adequate parking ...
STR's should be limited to properties large enough to insure privacy for neighbors. Owner of STR should live on the property.
No short-term rentals should be allowed in residential neighborhoods.
The City should limit the total number per street and neighbourhoods with other restrictions to include parking, number of occupants, terms and uses (not for partying,etc.) Also the City should re-evaluate this after a one year period to see the impacts to city resources such as emergency response,
Also by fire danger!!! Montecito Heights, Brush Creek areas specifically are HUGE danger for fires and should NEVER allow homes to become Party Houses!!! Also, Oakmont due to fire danger.
Need more information to make such a determination.
Unsure. Maybe a percentage of homes?
I am appalled that THIS is what you are talking about regulating and NOT the homeless that are plaguing the streets, parks and everywhere else in Santa Rosa. REALLY PEOPLE?
By proximity of owner, i.e. to discourage absentee ownership and professional investors.
Prohibit short-term rentals on single family homes except when the property is occupied by the Owner. This avoids removing single family homes from the housing stock. Bedrooms or suites within the homes, or ADUs would be allowed for short term rental.
The problem is generally from non occupied on site owners. Houses that have absentee owners can invite irresponsible tenant behavior. Owners who are on site should be welcome to create more income through TOT for the city coffers.
The options presented all benefit pre-existing rentals. I could see new business being discouraged because there is "an existing market". My concern would be the monitoring and enforcement costs.
There should be no short term rentals
STR's should not be allowed in any residential zoned part of the city. STR's are a business operation, and should only be allowed in areas zoned for such use, such as business or commercial. Otherwise, you effectively have a "hotel" operating in an area it wasn't zoned to operate in.
Not in courts or cul de sacs. Most Guests are not courteous to surrounding home owners.
By zip code. It is easier to enforce than by neighborhood. But by neighborhood would be best.
I don't have enough information to provide an informed answer
Only mixed use neighborhoods should allow STR, exclusively residential neighborhoods should not have STRs.
Cul-de-sacs, highly residential neighborhoods. Private residential homes have the right to be free from businesses, strangers and disruption in their neighborhoods!
As a resident who struggles to pay fair market rent already it would be irresponsible of the city to allow these short term rentals when there is a housing shortage already.
Santa Rosa STR should not be allowed other than hotels
As a resident who pays fair market rate values I think this is very irresponsible to do to our renting community.
It should not be allowed at all in the city limits…
not in single family home neighborhoods

Short term rentals deplete the housing stock for people who do live in Santa Rosa
There should be a differentiation between renting rooms vs renting out whole house/property. There shouldn't be any limit for rooms where owner lives in dwelling. Whole house rentals should be limited citywide.
No short term rentals!
There are different types of STRs. For example, renting out a house for the weekend is very different from renting to a traveling professional. The latter rentals generally are a minimum of 30 days and the travelers are vital to our economy/workforce. Examples of these travelers are all aspects of healthcare workers and seasonal wine industry workers, to name a few. Rentals of less than 2 weeks should be regulated, or regulated differently, than
No absolute number cap, but should be regulated on what can be used for STR
Limit the number of days we have a housing shortage yet owners have multiple properties that are 3 or 4 bedroom homes only rented on weekends. Only because they can make more than a monthly rental. This is making the housing shortage here worse.
By date of application for STR / business tax license
Rental should be limited in number by neighborhood. Any rental with a consistent history of nuisance and noise should be revoked. Priority for rental housing should go to workers within Sonoma County...even if it short term work like CalFire or hospital support.
A combination, to limit the number and density per road/neighborhood
They should be banned because they are tourist-serving, not residential, businesses, which violate to very meaning of "Residential" in zoning and any other language known to humans. They are disruptive to community life and they are an obscenity at this time of an extreme housing shortage as they remove homes (zoned for residential use) from the available housing stock.
Str,s should be banned or subject to very strict and enforced noise levels
Limit to owner occupied properties
Any policy needs to be citywide, lest it discriminate against residents based upon their socioeconomic status.
I've heard of a company named Deckard Technologies that can help the city with their RentalScape platform that identifies and monitors all matrix of Short Term Rentals nationally
The tax revenue and local business support that STR's have is a great benefit to our local city; especially now that visitors feel comfortable traveling to SR and supporting our restaurants, grocery stores etc. Visitors/Guests also are very clear that they feel safe traveling to a STR because they are clean and private and much prefer to stay that way rather than in a hotel
City wide, neighborhood, and street should all be taken into account
The individual circumstance should determine if it's allowed, for instance I do Airbnb because my washer and dryer are in that room and I can not have full time occupancy
Limit to owners who live on property
STR's should be entirely banned from residential neighborhoods, and limited within a specified distance from another STR- all located in commercial zones. None are compatible with neighborhood living and community efforts.
Citywide with an intention of helping the County also implement such a limit.
With owner/managers accessible, quickly responsive to complaints
No cap, but individual STRs should lose their right to operate as such if they regularly violate existing applicable ordinances (noise, parking, safety, etc).

Not sure limits should apply, but certain criteria, like sufficient offstreet parking should be required. More importantly, the City needs to enforce quality of life laws (noise, traffic, public camping, public urination, etc.) to ensure a basic standard of living for all whether they are owners, renters, or short-term renters (tourists).
BAN all short term rentals in residential neighborhoods.
In my opinion, there should be no limit on the number of allowed short-term rentals. The real issue at hand in this area is surging demand to move to the area from urban centers. The surge in home prices was largely inevitable, as Santa Rosa has long lagged behind other high cost areas such as the South Bay and Marin County. It was eventually going to go up in tandem. This has absolutely nothing to do with short-term rentals. I can guarantee you that, at these high prices, nobody is trying to buy houses in the area strictly to make them short-term rentals. I want to give you one other thing to think about. Allowing residents to offset the high cost of living and costs of homeownership, by allowing them to rent out their homes for portions of the year, is a fantastic way to make it easier to people to live here affordably. Many people are doing this already, and taking away the ability to do this will make it that much harder for some homeowners to remain in the area.
Percentage of total housing Like .05%
I would say ban at least 80 percent of short term rentals, new hotels are popping up that pay taxes directly to the city and county while Airbnb's and the like can shirk those taxes.
Whatever will be most effective. There are more than 2 STR's w/in 2 blocks of my house. Dense family JC neighborhood.
Limits should be governed by a trained city representative physically examining the physical proximity, and the visual circumstances and characteristics of the rental and by the level(s) and number of impacts it imposes on all immediate neighbors privacy and legal property rights and the historical character of the neighborhood.
Short term rentals should not be allowed within the city limits.
I think short term rentals should meet certain criteria, far more important that a certain number.
A
I think the City has enough to take care of and believe this City should not be involved.
It's more about the rules associated with the short-term rentals and less about the criteria listed above
Consider the quality and character of the neighborhood. Short term rentals should not be allowed and single-family dwelling neighborhoods.
The short term rental should be restricted to occupancy type in keeping with the neighborhood. Our neighborhood is quiet, family oriented and very friendly. The short-term rental nearby is advertised as a party house, with high occupancy. The occupants are very noisy, bother the neighbors, and sit outside with a late night fire pit burning, a scary site for us neighbors who have endured the Santa Rosa fires. High occupancy homes should be restricted to more rural areas that absorb the sound of large gatherings.
Limit number one person can own
I would need to understand the effect of each of these before making a decision
I think the limitation should be based the primary charater of the neighborhood like the ordinance does in South Lake Tahoe, CA.

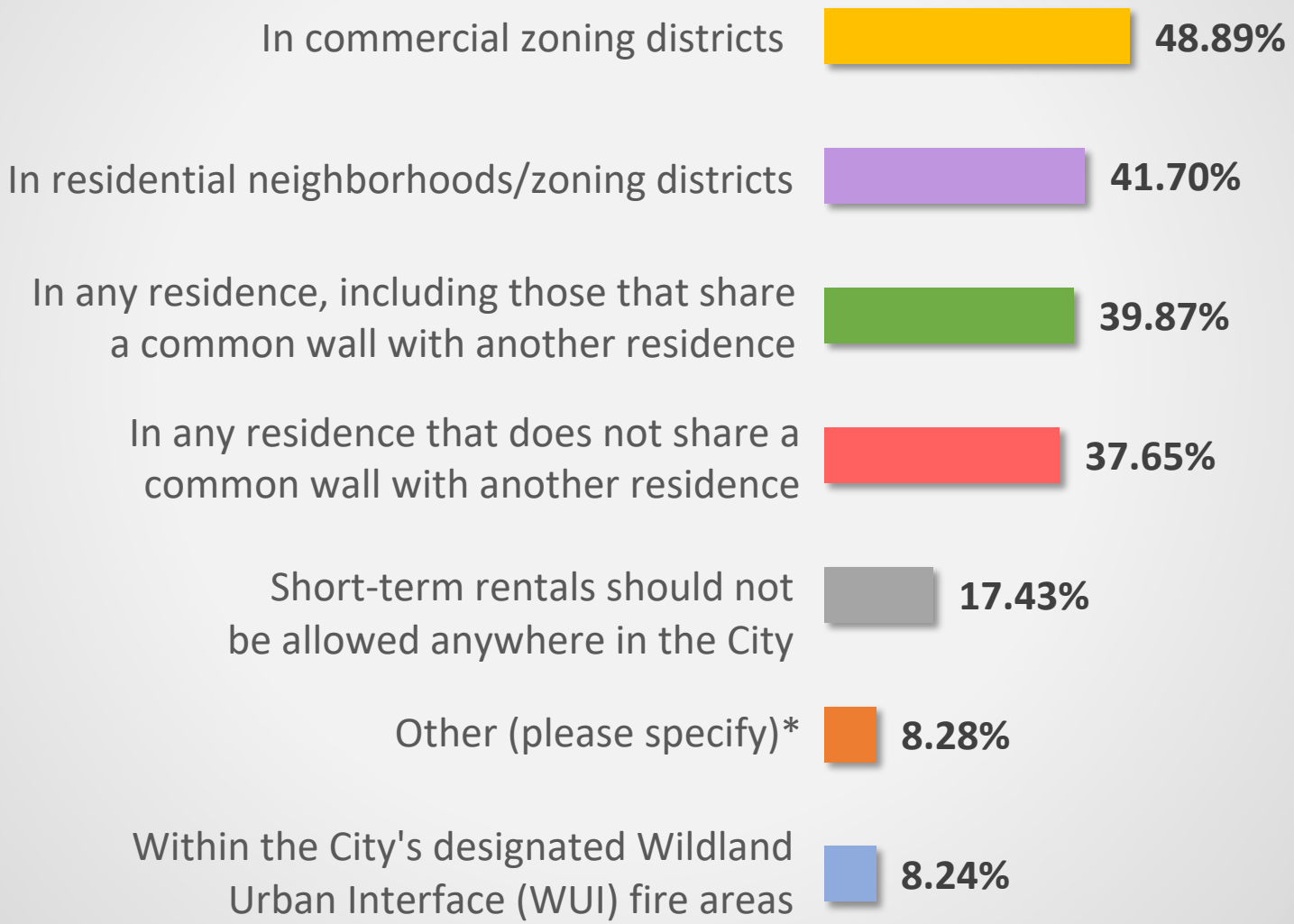
Non-hosted rentals, where the resident is not on the premises, should be taken into consideration. If the hosts live on the property that is being used for the short-term rental, then there should be NO restrictions. However, if the owners of the property are not on the premises or even out of town, then there should be restrictions. The out-of-town owners should not be permitted at all. They have no sense of the community where they would be doing
Do not allow them at all. It takes business away from hotels and bread and breakfasts that have been here for years. It brings crime, noise, etc to residential neighborhoods. They should not be allowed anywhere.
Limit how frequently you can rent out your short term rental plus allow only one per person/family
The main issue that I see with short term rentals is that the Owener operators rarely take into account the needs of the community in which they operate. When executed with community minded policies (which depend greatly upon location), short term rentals can actually have a very positive impact in the community. My Airbnb is located in Ogden, UT. I am out there a lot and I participate in that community a great deal. I required 2 night minimums and we do not allow parties. I provide my guests with a local gift bag that encourages our guests to get out into the community and support local businesses in the area. Sadly not everyone takes this kind of approach. On a side note, Ogden, UT allows 1 legal STR license for every linear block. This seems to work fairly well. I think the bar could be a bit higher though. I think in order to qualify for an STR license, one must have a prerequisite of completing a regular good land lord program. Ogden offers discounts to landlords that complete this program once every two years. I think keeping up with the legal requirements that are regularly updated and disseminated through the good landlord program there should be a prerequisite for even a boutique hospitality business such as running an Airbnb.
Short term rentals have a negative impact on neighborhoods, and should be limited or eliminated entirely. Zoning rules exist for a reason. Short term rentals are basically a business, but one that is somehow not restricted by rules or regulations. I don't want to live next to a 7-11, factory, or a hotel. Keep the businesses where they belong, out of neighborhoods.
It seems that STR operate as commercial, therefore should only be allowed in commercial zoning
STR should not be allowed in Wildland urban interface districts. STR only in areas that are not high fire danger. Renters will not have local nixel alerts or know evacuation routes to exist safely.
Limit to 3 bedrooms or less to limit number of guests
located near public transportation
Let the economic market determine the amount of short term rentals. Short term rentals are an economic engine attracting more spending, supporting businesses all over Santa Rosa, and with minor regulation, contribute to it's tax base. More so than hotels.
I dislike the impact of STR as they bring people who are not invested in the community into proximity of those who have a stake here. Unlike hotels and motels there is a lack of control over "guests" activities and impacts.
Current running rentals should be grandfathered and new restrictions should apply only to the rentals that apply AFTER an ordinance is passed.
Not quite sure about how to limit geographically, but one of these. Also important to limit total number of days per year they can be rented out.
Thera specified distance from another short-term rental and a limited amount of STRs on each street in a neighborhood. The only fair way to do this is an annual lottery.
Rooms rented on short term should definitely be excluded from any restrictions. Too many people rely on monies generated to make ends meet. Additionally, contract workers for hospitals need to rent individual rooms at an affordable price as hotels are cost prohibitive
City has no business interfering with private matters. Stop doing this thing!

This ridiculous city should stay out of home owners rights to do what they want with the properties they own. Your failure on housing, homeless, covid nonsense, shutting down small business, ruining downtown misuse of tax payer money for your failure in this city all your incompetent bureaucrats should be fired! Big government is a failure and you need to go!
Increase the number towards the downtown area to promote tourism
Unless there are problems with an STR the city ought to spend more time and resources cleaning up the city (unkempt mediums, parks, infrastructure, homeless issues-drugs, trash, mental health services) and let property owners use their property responsibly.
I can only really speak to my own neighborhood area
Short term rentals should be completely banned in residential housing of any type. Short term rentals should be treated like motels, hotels,lodging, youth hostels et al.
I do not think any neighborhood should be exempt, but maybe some neighborhoods may be allowed more if the city has the ability to address the infrastructure and safety concerns. For example, the JC area for students. How are you defining "short-term"? Less than 30 days? or less?
In order to qualify for any short term rental, the landlord must have an equivalent number of long term rentals. If the long-term rentals count as low-income housing, the landlord can have double the amount of short-term rentals. Homeowners with a single property may offer a single short-term rental without having a long-term as well. These rules only apply to owners of multiple properties or owners attempting to have multiple listings of rentals.
Allow more STR in more expensive neighborhoods but fewer where STR would drive up prices
By individual or company
Perhaps we should consider not approving any more at all until the we have more affordable accessible housing for folks that live and work here
The city should not allow any short term rentals in any neighborhood.
Not sure. Maybe within a specified distance from other SRTs, so they are minimized within neighborhods
I may have to start renting a room out short term to be able to afford to live here so it’s frustrating for that to be limited.
By neighbor area AND specified distance from another short-term rental
No str in skyhawk area
Blanket restrictions are not in the best interest of the city nor of residents. With the crazy price of housing, short term rentals can offset and make mortgages affordable to people who might not otherwise be able to afford to buy a home. They also encourage tourism and the city and county benefit from that in addition to a home owner. Renting a room or other accommodation that is not suitable for longer-term renting should not be restricted at all. However, the city also, obviously, needs more affordable rental properties so if a suitable long term rental accommodation is being sacrificed for short term renting, that should be mitigated if possible without making home ownership impossible. The one regulation that should be imposed is ensuring that short term renters are abiding by use policies by places such as VRBO and Airbnb.
I am not sure but perhaps an algorithm for how many people max can stay in the unit at one time factored with the unit’s distance from a private home. The more people that can stay in a place the further away it must be from neighboring homes. This is because more people tend to cause more noise, therefore to ensure a minimal impact and keep homeowner’s in their homes - more people means more distance.
Streets or neighborhoods threatened by fire that are difficult to evacuate in case of fire. NOT downtown or central areas.
should not be allowed at all in residential neighborhoods

In hazard areas
It doesn't seem fair to just limit str since those who start first would have a monopoly on the market. What about a wait list or rotating permissions?
Ban them and build back the hotels
I think the limit should be citywide but distributed throughout the neighborhoods based on the number of residences in each neighborhood.
Limit on the number to f STR that could be occupied as a full time rental (such as a single family home) by no limit on STR that are on the property of a full time resident (like granny units or attached apartment to the main home)
Limit should be zero
Every possible limitation.
No short term rentals allowed
Event rentals should not be allowed in residential neighborhoods. Limit to three cars, no buses or limousine
Homes meant for city residents to live in should not be used as hotels and speculative ventures. A bed and breakfast home should be run as a proper business and licensed as such. I realize Air B and B is able to get around this fact, but it creates artificial shortages of housing, drives up home prices and forces ordinary working people to leave the area or end up living on the streets.
Condos with shared access to property and shared use of facilities should be limited.
Only allow in rural areas
etc.
By size and type of property for instance 200 permits for houses with occupancy over 8 guests; 300 for properties for 2-6 guests; unlimited for owner occupied properties; or limit it by property manager like 3 or less permits for 1 property manager
Sonoma County is losing housing stock and, consequently, population. The future of this county in terms of economic growth, cost of living, and labor supply, among other factors, seems to me quite bleak absent the strictest controls over STRs. STRs remove property from the general housing market for both long term rental and purchase, and renders that property to wealthier populations from outside of the community for their own pleasure.
Short term rentals impact neighborhoods through parking issues (when the rental is used for parties), excess speed and spinning donuts on residential streets, late night noise and back yard bonfires.
Why allow It at all
Short term rentals should be forbidden. They do not help with the housing crisis and create many neighborhood problems.
What would you even do that? STR bring visitors and provide many jobs to those in our community.

Enforcing any restriction will be difficult and expensive. I do not believe the police should be tasked with this, nor do I believe the neighbors should be expected to do so. In addition, occupants are not screened at all and a neighbor who has a very active and lucrative STR in our neighborhood has said he has no control over who he rents to or who shows up. We bought a home 27 years ago in a residential neighborhood and it has been a delightful experience until the last few years. Only a citywide ban will solve this problem. If people want to have a place to rent out commercial lodging and event venues they should invest in a property that will allow that. We are in the midst of a drought, the particular STR I am familiar with has a LARGE OUTDOOR FIREPLACE ON A LOT SURROUNDED BY ~100 DOUGLASS FIR TREES AND WE ARE UNDER A RED FLAG ALERT. Given that, do we support long term residents who vote for parcel tax increases to support local schools and community programs, who enjoy the tranquility of their neighborhoods. Or do we support a small number of recent STR landlords. I suspect tracking the transient taxes they are obligated to pay, along with the multiple calls to police for disturbances, far exceeds any revenue generated. Let's put a stop to this in residential neighborhoods. Trust me, when the party bus shows up next door to you with 20-30 revelers do not expect a quiet evening. Best Regards, [REDACTED]
Should only be allowed in commercial zoning, like a hotel/event space.
A city wide limit and a max per neighborhood.
There should not be short term rentals in the urban-wild land interface or in high fire severity zones
using an overall percentage of housing units in the City
Unsure if there should be a limit, but if there is it should be on full homes only, there should not be a limit on people renting out rooms in their own
I am not sure the City should limit the number of short-term rentals in a overly-regulated way. These rentals benefit the residents of the city in ways that are not always recognized. For example, I know many short-term rental owners DONATE their rental units to non-profit groups for their missions. They DONATE them as well for out-of-town artists who could not otherwise get short-term accommodations. Limiting these units in places such as Railroad Square and the West End will hurt the non-profits that benefit from them.

Q4. **Where should short-term rentals be allowed?**
(Check all that apply) Total Responses: 2295



*190 open-ended responses begin on next page

*Open-Ended Responses from Those Who Answered "Other" on Q4

Total responses: 190

Where the owner is nearby to respond to complaints from neighbors.
provided permits from the city
In homes that can be managed properly and that don’t impact any neighbors negatively.
Should not be more than 1 STR per neighborhood in any area.
In the country area not neighborhoods
I live near a few vacation rentals. They don’t bother me. Seems to me that it is very dependent on having good property management.
A residence where the owners live and are renting part of the property like an in-law or a room in the residence. This reduces the noice level or bad behavior.
Limit # in neighborhoods. Some neighborhoods/Montecito Heights are losing the neighborhood to renters
I'd prefer no residences be devoted mostly to short-term rentals.
They should be clustered near downtown.
No short term rentals period. Look at all the problems throughout other cities in the USA that are having problems with these short term rentals. No rentals less than 30 days or get ready to deal with the issues that all others are facing. It's not safe or acceptable.
Please allow
Government should not be attempting to regulate short-term rentals.
Only within permanently occupied residences (renting a room), or in ADUs on permanently occupied properties (renting out a guest house)
There's an opportunity to allow airbnb-types in certain areas of the city where the city can reap the benefits. Near restaurants, stores and shops, DOWNTOWN!, for example. Let's drive the visitors to parts of the city where we want them to spend their money.
Hosted rentals for above checked. Whole home properties, check "In any residence that does not share a common wall with another residence..." instead of "In any residence, including those that share a common wall with another residence..."
All short term rentals should go through a review process annually. There should be surveys collected annually from homeowners in adjacent properties to evaluate parking impacts and noise.
ok with commercial and residential areas but need to be restrictions on the number in any given area and other rules. I am a long-term renter in a detached single family home and several "detached" homes on my street are short term rentals. Most are fine but some get very loud and have large gatherings and do not clean up trash.
See comments for question #3.
Do not unduly infringe on property rights
If allowed within residential this needs to be accompanied by stringent noise and occupancy regulations that have significant escalation monetary penalties to owners.

Occupancy needs to be checked to apply to coding, i.e. 15 people should not be allowed in a one family home.
Cap immediately. Regulate and eliminate any that have been reported to be problematic. Do NOT allow Corporations such as Avant to purchase homes in neighborhoods where housing for people who live here is so desperately needed. And such purchases further drive up the price of real-estate to the point that families and people who live and work here are unable to afford to purchase housing.
in area with not dense presence of housing
Short-term rentals should be allowed in ADU's and JADU's. There is always be more long-term ADU's/JADU's Since operating a ADU'JADU requires extra time and expense from for the homeowner (vs the traditional rental model), few owners will use their ADU's/JADU's on a short-term basis. Before the current ADU/JADU short-term ban, there were more ADU's being rented out long-term than short-term and this is how it will be in the future, because short-term ADU rentals require the add expense of interior furnishings, beddings, toiletries, cleaning service and TOT. Most landlords would rather forgo these expenses and have monthly tenants who maintain the property. An ADU or JADU may have originally been built with the intention of renting it short-term, however, homeowners may discover short-term renting is not for them and decide long-term renting better suits their lifestyle. Also, the use of an ADU and JADU can change with a new home owner. Needs of a family change over time. An ADU or JADU that was originally built as a short-term rental can be used long-term to house a relative or family member or meet any other need the family desires. For instance, an aging or ill host might wish to convert the ADU or JADU into a dwelling for a full or part-time caregiver. Or, it could be used temporarily by an adult child out of work or attending college, or by one-half of a divorced family couple.
These should be strictly limited given the huge deficit of affordable housing for long-term residents.
carefully selected, case by case, considering the feedback from surrounding neighbors. People who are short term often care less about how they impact an area.
Regulate the abusers not property owners as a whole
If allowed, they should be only in commercial zones, never residential zones, never in Wildland urban interface, never in unincorporated Sonoma county.
Private property is private property. City should keep its distance!

I'm trying to be reasonable in my thought process, so anywhere that hotels are adjacent would be fine and that sort of noise and activity would already be in place for anybody who had purchased in that area. They should not be allowed in residential neighborhoods, period. In addition, the fire hazard is a risk our city cannot afford. Give the business income back to our hotels.
If both units of duplexes are short term rentals ok. No on apartments.
long established tourist area where short term vacation rentals have long been the standard fr that area and in homes that do not share a common wall and the owner is a permanent resident renting out a spare room on a remporary or short term basis
In hotel or other tourist districts. In residential zones there should be a very small number of homes allowed to do STRs or every home should be allowed to do a limited number of STRs, say 30 total days a year. In either case, taxes collected on rentals must be used to strictly enforce the rules. Residential neighborhoods should not be turned into de facto hotel districts.
I don't care about the type of building that is used for STR, I believe that a low density of STR is OK, but that when the density of STR be comes too high, the neighborhood becomes a defacto dispersed hotel rather than a neighborhood in which people know each other, help each other and care about what happens to each other. In my neighborhood (the West End), I know of several STR, I don't object to them because they are the exception rather than the rule and don't impact our ability to build a cohesive neighborhood.
Assuming area restrictions noted above
See previous response.
different for different areas - commercial vs residential fewer STRs and stricter rules in residential neighborhoods more STRs in residential neighborhoods, with rules that enforce behavior that does not interfere with businesses
Limited, prefer not to have one nearby. It can be terrible having one near your home.
In areas where other residents are not impacted by unruly, loud and uncaring renters that come into places and rent Airbnb's and party through the night and do not care for the permanent residents around them. Plus rents are so high and rental housing is taken away by owners who take their housing off the market specifically to rent as short term aka vacation rentals therefore alienating residents that need rental housing, who work in the community and cannot find permanent housing because decent housing is not available, largely due to people who want to make a bigger buck.
If located in a residential area there should be strict guidelines.
none of your damn business
In low fire risk areas.
Single family homes without a shared wall and at lea than 10% per area such as no more than 10% in Rincon Valley, Benett Valley etc.

No WUI rentals during fire season is June through November.
We live across the street from a short term rental. It is like having a loud party house next door that is loud EVERYDAY!!! The neighborhood used to be a nice quiet location, NO MORE!!! Short term tenants don't care about noise. They will only be there for 3 to 5 days. It is totally disruptive of our once quiet neighborhood. Limit this practice. Not only where but do something about the noise.
STRs should not be allowed in residential zones properties, as they are functionally a commercial hotel
Anywhere but # limited somehow
The issue to me is the abuse of properties, not the rental itself. Could party houses have their permit revoked, thus encouraging property owners to keep a tighter leash on their rental property?
Only in areas with adequate parking
within a short walking distance to restaurants in SR.
See my previous answer. Though understandable, I don't feel this survey gives credit to the nuanced approach that would be necessary for a proper plan. Certainly STRs in the WUI present a perfect storm of problems including timely evacuation, emergency notification, and legal and insurance issues.
In areas with high number of long-term rentals or near downtown where it is already loud.
Homeowners should be allowed to use their property as they want, so long as they follow basic decency and have reasonable rules for guests.
Within priority development areas
My personal concern is not with where they are located but that they contribute to gentrification and driving up of rental costs in the area
Owner-occupied during the short-time rental (refer to Santa Monica city's ordinance)
Only rooms within a property or "granny units" should be allowed to be short-term rentals, not entire houses or condos.
Only rooms with a unit where owner/ long term renter lives
If there are common walls then I would suggest that it is only allowed where an owner lives onsite or in the adjacent property
Following the original AirB&B concept, rental of a room by an owner-OCCUPANT should be allowed anywhere in the city. Rental of a complete home or granny unit should be highly regulated as it destroys the character of the neighborhood as well as causing grief for neighbors over noise, parking and trash issues. (I have personal experience in this.)
I’m not sure
Only in properties that have excess parking and very large lots so neighbors won't be disturbed -- lots over 1 acre.

Not allowed in WUI. These short term renters don’t care about fire safety and the owners have no control over them.
Short term rentals should not take away housing from residents and local the local worke force of Santa Rosa. There has been a shortage since before 2017.
Again, renting a room on a short term basis should be allowed anywhere. Short term rentals of entire properties should only be allowed in non-residential zones.
I’m not totally sure what the WUIs are - but it seems worthwhile to gather data on potential or actual environmental impacts of using a residence as an SRT vs. use as a long term residence.
h
they should be assessed on a case-by-case basis
If rentals share a common wall with another residence, special requirements for sound proofing the common wall and perhaps additional requirements should be put in place to ensure privacy and sound regulation compliance for the common wall residents.
In any Property where the owner or manager lives onsite
I really have not had any issue with the short term rentals
This is hard to answer. Certain neighborhoods might be ok to have STR, but others not. Also, the number of allowed occupants can be an issue, as well as the property owner's willingness to maintain a quiet neighborhood experience for owners next to STR.
add strict noise restrictions for properties that share a common wall.
I don't think there should be such broad questions: It's more important to ask what rules and restrictions should be made to any and all short-term rentals.
within certain distance such as 300 ft from commercial areas
I don’t think it matters what type of unit as long as noise etc is regulated and enforced
Based off house size. I believe Napa County has done this or did it at some point
NA
There should be restrictions on the # of people allowed to rent. Family of 4-6 ok, but not huge PARTY HOUSES!!!! NO WHERE IN THE CITY SHOULD PARTY HOUSES BE ALLOWED UNLESS ON HUGE ACREAGE!
This is personal private property and the government should NOT be allowed to determine what is done with it!
Case by case basis, anywhere circumstances (ownership, setting, probability of adequate oversight) would permit.
In any single family neighborhood neighborhood that is not "impacted"....impacted would be another short term rental within 1000 SF.
A limited number in a neighborhood

The short term rental market should be limited by ownership. I would look more to regulate large corporate holdings in residential condos, townhomes and residential neighborhoods. I don't want to have my neighbors held back from earning a little cash, but would not want a property management style system (commercial property) in a residential neighborhood.
I don't want what is happening to Sonoma to happen to Santa Rosa. I don't want to live in a neighborhood full of Air B&Bs. The number of short-term rentals on a block or in a neighborhood should be limited.
The real issue is putting a cap on the number of nights that renters can stay in a short-term rental. See Napa's laws: Short-term vacation rentals are prohibited in Napa County. Measures J and P, which formed and ratified the Ag Preserve, require a ballot initiative to change that rule. Only long-term rentals (30+ days) are permitted.
Residences in already high traffic areas and near major roads
Should not be allowed in residential neighborhoods.
I own a 4-plex building, which has always been a 4-plex since it was built in 1940. Why should I have to now ask permission for something that has been this way for 80 years?
I am not sure this matters so much. To me the primary consideration is how many STR are allowable, and what proportion of them should be required to have an owner on-site either full time or a certain proportion of the year (to decrease the number of investment properties being used soley for STR by an absentee owner, and thus taking away a community home that someone might actually want to live in)
There needs to be strict controls so no one area is impacted very much. Say no more than one within 500 to 1000 feet of each others. No parties no more than 2 persons per bedroom.
Short term rentals have run crazy. Just because my house burned down shouldn't give me the luxury of STR. Who can say how many but they have become a nuisance especially within and near HOAs. STRs are ruining property values of neighboring houses - that's the problem.
I resent carpetbaggers (out-of-towners) who sell their expensive homes elsewhere and buy homes in residential neighborhoods to use for their profit, driving up the prices of homes for local residents. I resent locals who buy rentals in neighborhoods and run their profit based business in residential areas at the cot of the neighbors
Only hotels should be allowed to be a STR, not private residences. The city is only trying to increase transient tax shame on you
Only hotels should be allowed to be a STR not private residences.
Only hotels should be allowed to be a STR not residential housing
take survey of neighborhood and determine if neighbors are accepting or not of converting home to rental
See my previous note.
ADUs and similar additional dwelling areas provided by the owner.
Air B&B and others like it are not worth it at this time. Tourist should be using Hotels Bed & Breakfasts that are regulated.

I think any property owner should be able to operate a STR at their property. I think the city should be able to enforce excessive noise, parking, and other nuisance or unsafe neighborhood impacts and violations with impactful fines on the owner - the owners should be held accountable for enforcing city codes that ensure safety and neighborhood character. It is within the city's right to establish expectations to maintain public peace and safety, and it is within property owners rights to use their property as they see fit within the limits of city codes and ordinances.
My biggest concern is the need to establish enforceable regulations regarding occupancy numbers, noise, the ability to tax owners and users, general neighborhood safety, and inflated increase in Community rental costs
That is my preference, or that they should be allowed in areas not adjacent to other homes. Such as downtown, or in remote areas. But not on other side of my fence!
only within/on owner occupied properties managed by owner
Cannot answer - what is the assessment of value to Santa Rosa current level of SRTs brings. Definitely should not be allowed in hire fire risk areas
Short term rentals should not prevent the long term City residents from enjoying their peace and quiet. Rentals should not present a sanitation or other risk to public safety.
STRs should be allowed for any property in the city where the owner resides at least 28 days per year in the same property.
Until a measurable increase of improvement to the local homelessness situation is achieved the City should be required to work with residential and commercial property owners to find workable long-term solutions. As long as the City continues to put money before people neither population - vacationers nor residents - will be content.
Certainly not in a close knit local community like ours. Gaddis Court. It would wreak havoc.
Not in historic districts.
In any zoned area that allows for residential occupancy.
Again, not sure limitations should apply and would not be necessary if City enforced quality of life laws. One exception may be in WUI areas where emergency notification of a constantly changing flow of renters may be difficult.
Property owners only should be allowed. No sub-rentals.
There should be a cap on the number of short-term rentals citywide and a density clause - no more than 2 per square mile. I live by 5 rentals, which impacts my life quite a bit.
They are extremely disruptive to the neighbors and grossly unfair to them.
Rooms or granny units should be allowed but not entire houses where the owner isn't a resident
Please no short term rentals in the WUI. Too much fire risk!
Duplexes or similar properties with just a few dwellings would probably be fine but not in apartment buildings where it would be more strain on the parking and other facilities.

Limit number in neighborhoods.
Unincorporated areas, not within city limits/commercial zoning areas only
After 20 years, I no longer enjoy the privacy of my own back yard without the regular intrusion of complete strangers.
We have a STR within the City limits. We live on the property where the STR is located and monitor it very closely. 99% of our guests are very well mannered and a joy to host. It never ceases to amaze me how much money our guests spend on dining out, purchasing wine for taking home and on other activities.. For the 1% that are not well behaved, because we are onsite, we are all over them like a cheap suit.
B and Bs should only be allowed where the owner is in residence on that property. That was the original intent of B and Bs.
should not be allowed anywhere for less than a full weekend (fri-sat) in order to prevent one nite or full weekend party situations occuring!
Minimum density!!! Too many in our area have gone stealth
It would be irresponsible to have a short-term rental in the WUI fire areas because the renters may not know a fire is approaching or how to evacuate safely in case of a fire. This should be the City of Santa Rosa's first concern. Short -term rentals should be required to be advertised to be in keeping with the types of neighborhood they are situated in.
In neighborhoods with same of similar commercial activities.
this is hard to answer without knowing what actions are being taken to address the housing shortage for our work force.
Wherever the rental would not impose a hardship or nuisance (to be defined) on the surrounding residences/businesses, etc.
Anywhere where the owner of the property is a resident and would be present during the rental.
Again, it's possible to have a successful airbnb that provides a net benefit to the community in any area, provided that the host is mindful of the communities needs when they create their house rules and booking policies.
STR should not be allowed in WUI areas.
If a residence has a shared common wall, they can put noise restrictions onto the rental.
I'm far less concerned about the type of neighborhood and more about the overall stock of housing options given the housing crisis, in particular when potential rental units for local working people are converted to short-term rentals.

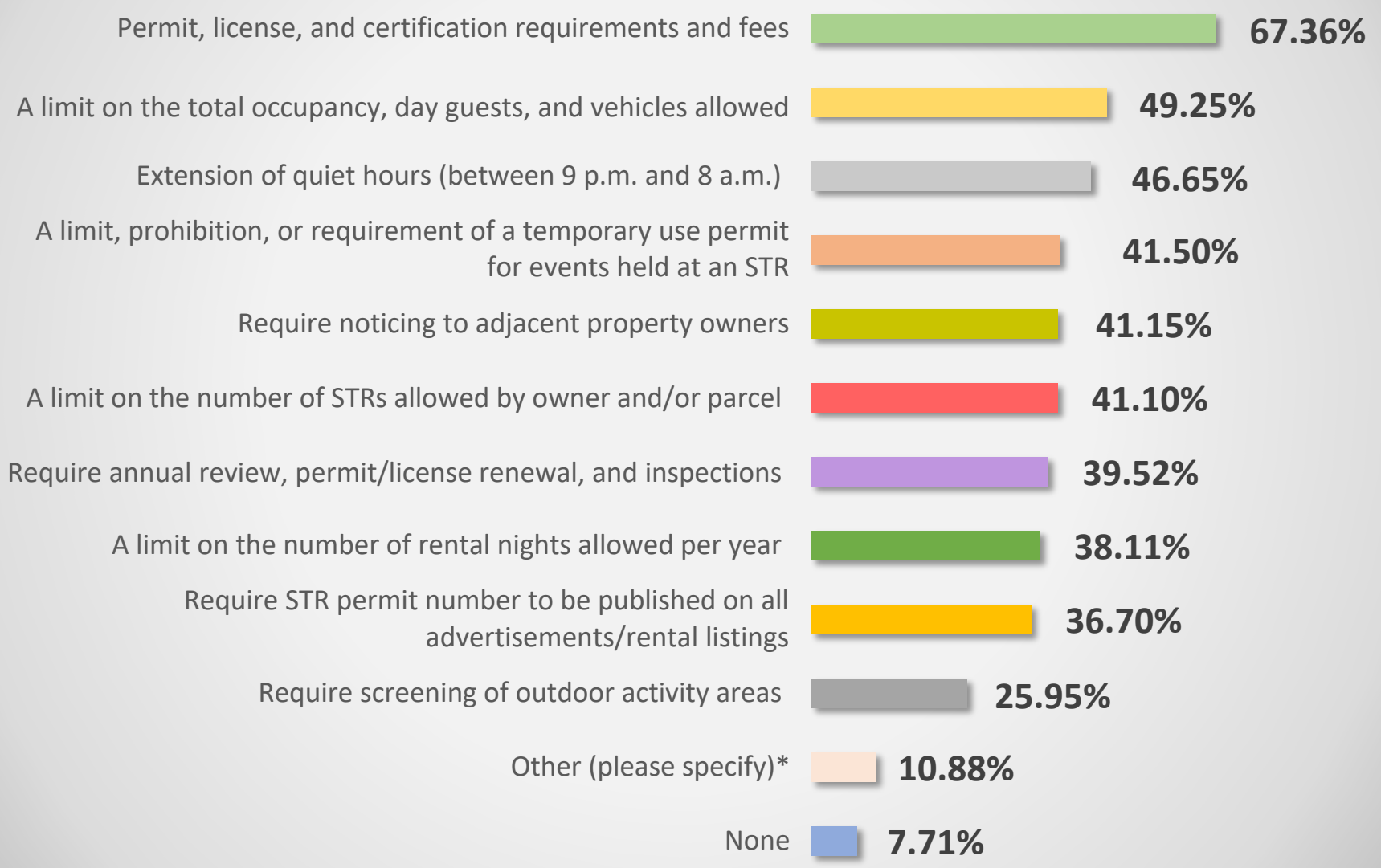
Short term rental permits should be limited to those property OWNERS who live full-time on the property. There should also be a limit to the number of short-term occupants. Four to six would be acceptable. (The unit across the street from our home can accommodate at least a dozen people, but many more could be possible. This amounts to a boutique hotel.)
I'm not sure how to answer this one either. Maybe I should just say no where. They are turning my neighborhood (Grace Tract) into a hotel zone. I think we need to severely limit them in neighborhoods. They change the environment and negatively impact our quality of life. We bought in this neighborhood to have neighbors, not hotel guests coming in and out.
It isn't how many but the concentration of rentals in a given area. We live in Glen Ellen. In our immediate area there are 5 short-term rentals and 4 owner-occupied residences.
The City should be concerned about parking for short term rental and emergency needs like access for the Fire Dept, Ambulance and escaping a wildfire. That's all.
HOSTED only, with restricted number of allowed rentals per month/year and restricted number of guests allowed.
Locations cannot practically be area limited without discrimination. However, owners of these units should be severely taxed to keep their incomes in line with standard monthly rentals. For instance, a dwelling renting for $200 per night, say $4800 per month, tax them at 50%.
Anywhere, as long as it is not a freestanding home which could be rented long term
A limit should be placed on investors buying homes only to short term rent them. It degrades the communtiy of neighborhoods if homes are used only for people passing through as if staying at a hotel.
Where ever the owner of the property desires. You need to focus your energy on your continued failures which have ruined this city.
Next door to owner occupied
Short-term rentals operated primarily as vacation and party locations are fundamentally commercial enterprises and should be restricted to commercial zones. Short term emergency housing rentals (e.g., post-wildfire housing) could be operated in other parts of the city, including residential, but should face much stricter controls on who could use, how they obtain renters, what they could charge, etc.
As stated, unless there are problems, in my opinion, if an owner wants to share their property in an STR form the city should leave it alone. Paying TOT and managing responsibly should be enough.
I believe they should either not be allowed in residential areas or should be significantly limited
Short term rentals should be treated as hotels, motels, lodging firms are treated. The entire property should be taxed as commercial. All regulations meant for hotels, motels, lodging firms should be applied for short term rentals ? What is short term rentals by the way they are essentially offering the same services as hotels,motels, lodging. So why are we using the nomenclature as short term rentals ?
Also in guest houses, mobile homes and tiny homes.

Any residence owned by the person wishing to rent it out.
It shouldn't be allowed in any part of the city which is below a pre-determined long-term rental percentage. I dont know what's normal exactly, but as an example if a neighborhood has below 5% long-term renters, long-term rentals are the only type it can offer. It should be allowed everywhere else, but should probably be taxed higher than income from long-term rentals.
Rt
Very limited and checking in with the neighbors. Not near other rentals.
In residential areas, but there should be a limit to how many times a year.
Any residence that would be subject to heavy fines for short term renters thatviolated city noise or nuisance laws. Tired of owners making huge rents with no consideration to neighborhood environment existing.
Not sure it should be allowed at all right now with the current extreme shortage of available housing
Only for people renting out a room or in-law unit at their primary residence.
It really depends on the property.
My neighborhood is a fairly close knit WUI, 1 STR opened up last year, no notice to neighbors. This Airbnb adds nothing to the neighborhood, seem to be groups, noisy, totally out of character for this older, established neighborhood. This may sound NIMBY. We use Airbnb a lot but never in these types of neighborhoods.
A short-term rental should not be allowed within Santa Rosa city limits unless its owner/operator is a permanent resident on the property (i.e., qualifies for a Homeowner's Exemption for it) and is personally living on-site and able to be accountable to neighbors, service, and emergency personnel any time renters and their guests are leasing space on the property. A short-term rental should not be allowed anywhere in city limits unless off-street parking is available 24/7 for renters and any guests they may have.
Nowhere.
Should not be allowed
As long as rental organizations are held accountable for holding renters accountable on a regular and consistent basis—that is the regulation that should be imposed—then I don't think there should be restrictions on where short term rentals are allowed. I've had some really insane (probably literally) neighbors who were long-term renters and were very difficult for landlords to evict. At least with issues with short-term renters are short term and like "one offs" rather than the unstable renters with leases.
Only in neighborhoods in which it will cause minimal disturbance to homeowners and daily residents. Zoning.
A limited in areas designated by city. Not too many near each other. Should pay occupancy tax to the city.
How could they be anywhere other than residential areas? We aren't talking about hotels right??
They should be centered within walking distance of nightlife/ restaurants/ art or downtown events

the number of short term rentals need to be regulated. Providing housing for long term tenants is essential for our economy.
Limitations per square mileage should be enacted
If they will be allowed, there should be a limited number. Very limited.
None that involve events, weddings, retirement parties, fraternity and sorority blow outs. We don't want to hear the drunken profanity, and especially do not want our children to hear it.
Not sure.
We have many lovely hotels for people to choose from.
Only in rural areas
On rural properties only, outside of the WUI
Near commercial properties. Downtown & hotel districts
Nowhere.
I think there should be a limited number with rules that must be followed or lose the license that should have been necessary to begin with. Guests should be charged an occupancy tax like hotel guests.
I don't think you hindrance of business and capitalism. There is obviously a demand for STRs or they wouldn't exist.
Having been adjacent to a constant party house abusing the system, depriving me of sleep and enjoyment of my own home - I'd prefer a ban on all short term rentals.
Obviously option 5 was put in as a joke! Are u kidding me!
It would be best for the short term rentals to be limited to one renter (1-2 people) per dwelling per home and one renter (1-2 people) per detached granny unit that does not share a common wall. No apartments or multiple rentals should be allowed in well established old neighborhoods to keep them safe for the elderly and to reduce congestion — for instance in the McDonald area or in the Montgomery Village area — very limited. In commercial areas, apartments and multiple rentals in one unit should be allowed, but not in other areas.
It should be allowed anywhere, with strict guidelines. Those locations in areas with an HOA or other guidelines should adhere to those rules. It is up to those entities to determine whether they want to allow it.
Anywhere the property owner and HOA allows it
It's not where, it's how many, and how guests use them. Overall I think few should be allowed in residential zones, more in commercial/mixed zones, and none in WUIs.
Only in owner-occupied homes
You cannot allow these commercial hotel/party locations to be allowed in residential neighborhoods. These homes are destroying our neighborhoods.

This is where it gets tricky. I live right next door to an Airbnb and I think my house might actually be zoned business/commercial, but it's more of a neighborhood than an area of commerce. I would love for the short term rental directly next door to me (the owner doesn't even live on the premises - rents out the entire duplex as Airbnbs) to be prohibited. Sometimes it needs to be on a case-by-case basis and not just by zoning.
Given that we have a severe housing shortage, entire structures and single-family homes should stay a part of the residential market and not become short-term rentals. Short-term rentals should only be permitted in additional housing units on properties that are otherwise occupied by full-time residents. For example, a backyard granny unit or a basement studio would be permitted as a short-term rental, but an entire house would not be.

Q5. **What additional STR regulations are you in favor of?** (Check all that apply) Total Responses: 2270



*247 open-ended responses begin on next page

***Open-Ended Responses from Those Who Answered "Other" on Q5**

Total responses: 247

No STR rentals allowed on properties that also carries a sole fire egress lane for entire culdesac of neighborhood of homes Huge liability And dangerous congestion with short term renting “guests” who are not residents of the neighborhood
The main problem I have is when the home in my neighborhood is advertised as a party house. Must not be advertised as a party home. Specific adjectives must be banned! Also, no burning in neighborhoods that are in WUI and at risk for fire in Santa Rosa. This is a huge concern.
Also adopt a city noise ordinance for ANY homes, weather they are owner occupied or rented. We have more problems with loud party’s and music from certain neighbors than problems with guests.
Without restrictions the quality of life in the neighborhood drastically declines for the residents of the neighborhood due to noise, trash, parking and safety of the neighborhood.
Water usage and garbage disposal as it is higher than a home owner
Smoking should not be allowed near other residences, even outdoors.
Restricted water and electricity use for parties. Out of towners do not follow conservation efforts and cause residents to suffer with higher prices due to their excessive use of water, electricity.
Permit and license fees should be used exclusively for low income housing and services to unhoused people
Owner must live at the vacation rental location and be in residence during time of rental.
The TOT tax is high enough for anyone.
Provide neighbors with emergency contact info (e.g. phone number) for prompt owner response in case of renter problems
A requirement that an STR operator cannot rent the property for a very short time frame (1 to 4 days). There should be a minimum time period of at least 7 days or longer. A short time frame stay tends to lead into unwanted activities like parties and late night disruption-not conducive in residential areas.
Coordination between tax department and zoning department. Paying a fee or tax is not a resolution to problem. Prior to accepting fee or tax they should check with zoning if legal
Property owners of STR should be responsible for the amount of guests that show up. Over and over the adjacent property to me the owner says he can’t control who shows up. That’s a problem. Rented to 3 guests and they invite 20 of their friends.
Use hotels or resort areas not community neighborhoods, destroys neighborhoods
Should have to be a minimum distance away from other houses. Like 300 feet.
not be allowed in residential neighborhoods given exclusion from any STRs
Do not unduly infringe on property rights
Non transferability of permit to a new buyer. Require business tax certification. Fire pit prohibition.
Property owners do not need permission from the government to rent out rooms in their house. Long term or short term.

A better way to regulate the number of vacation rentals is to limit the number of permits one owner can be issued. This is recommended over density limits and proximity caps. This would be fair to Sonoma County homeowners, and allow private individuals the option to rent a home short-term. The county of Sonoma requires an initial inspection by a contractor for permit issuance, but I do not believe an annual inspection is a cost effective way to regulate safety, rather a complaint system is a more efficient method. I believe that all licenses should automatically renew unless a license has been revoked with due process or abandoned. Quiet hours should be line with the County's 10pm to 7am.
No short term rentals
"Events" should not be allowed in residential properties. I am hesitant to check a limit on occupancy UNLESS it would vary and be based on each property, for example, a property with two bedrooms should allow less occupants/guests than a property with six bedrooms. Again, I would not allow STR for parties or to be used as one-night event centers, BUT I would not prohibit family reunions joining three families at a large house/property.
Don't over regulate
Owners are responsible for their guests/renters.
Limit number of STR in a specific neighborhood/street.
Stop trying to control everyone. You've done enough to turn this city into a terrible place to live. Just stay out of it. If you want communism go live somewhere else.
Similar to the city ordinance in Santa Monica, all STRs must have a property owner present on the premises at all times during the rental of the space.
No str should be allowed at this time. Our low and medium income residents are already suffering with the rental inflation which is causing more homelessness in our community more than ever. There's children that don't have homes. Enough is enough. Our once medium income families are being forced out of the community
I am not in favor of having any short term rental units in Sonoma County. The cost would outweigh the gain in these Ventures. To do it legally and do it right you would have to enforce so much that whatever you earn in taxes it wouldn't be worth it. This is not good for the community, County. It invites too many problems. Look how hard it is for you to even figure out how help the people that have complaints. You failed terrible. Leave the money making up to the hotels that know what they're doing. Let them earn a living instead of putting it in the hands of all the amateur. Don't we have bigger things to worry about like the water. Why don't you get some common sense.

No fire pits. Increased regulation (number of people, number of nights) with water crisis as each change-over requires new laundry service.
No parties. No noise after 9pm. One car only.
Owners/operators must live on property or Nextdoor within 50 feet. And be home during rental
Too much variation of feelings basically should have some guidance soothers LI I g in proximity can enjoy their Houdini g. Maybe in cou try6 cars would work but not in density of the city. Readinablenudgement
Permitted in commercial zone with permits, license and certification requirements.
1. Quiet hours should be between 10PM and 8AM. 2. Occupancy should be limited to two people per bedroom in the house or apartment. 3. Open fire pits should not be allowed...even when they are gas. (We had our VRBO neighbor have a 2 foot high flame coming out of her gas fire pit, and no one was around tending to it! And we live in St. Francis Acres on Monte Verde Avenue. Our neighborhood is right up against the Mayacama Mtns. east of Calistoga Road which burnt AGAIN last Fall.)
This should be cases by case. If there aren't any problems, then they shouldn't be regulated. It's how some people need to make ends meet in this expensive area.
Unless the City (or County) is having STR problems that are unable to be resolved -- I'm not sure why limits, prohibitions, requirements, reviews, permits, inspections, licensing -- should be required. Unless some of the above will require the homeowner to enhance the City coffers with additional $$$. I would like to understand -- from your perspective -- what IS the problem?
In commercial zones only. Not in neighborhoods with families, children, elderly, dogs etc.
these questions sound like they were written by someone who has only heard complaints, and doesn't understand the actual demographic that stays at short term rentals in Santa Rosa.
The above mentioned, City can otherwise let free market prevail. We as homeowners are already paying for city's homeless problems n taxation to no avail. We've worked hard to pay for our home, not happy with more regulations of other people's money by staff or survey. our choices to sublet a room or total house should be ours, not up to others. Those others who haven't chosen to work, for example in the Bay Area for top dollar, shouldn't now be able to dictate to those of us who did, how we should be acting.
Limit or restrict in high fire risk areas.
none of your damn business
Any permit approved triggers re-assessment of property taxes due to be based on current market value of the house since use of a home for this purpose is effectively a sale of the property into a new purpose.
Prefer no short term rentals in residential districts.
Rigorous oversight and stern consequences for STR violations and recourse for suffering adjacent homeowners. We experienced this very same situation in Sonoma and moved to Santa Rosa because of it. Please heed the cautionary tale. Please don't let that happen here too.

This will remove housing for locals.
The city has a long track record of sticking their dick into things and screwing it up. Case and point: fountain grove build out, fountaingrove fire protection, the old court house, dividing the square, reuniting the square, the farmers lane extension, the hwy 12 by pass, chanate property, the mobile home park next to Kaiser and the 101 freeway/downtown mall eminent domain all show that the city is grossly inept and verifiably retarded. Shirley Zane is certifiably insane. Chris coursey should buy a gun and end himself for his incompetence. The city really would be better off without him. I could go on about the rest of them but my blood pressure is too high
All these rules have never applied 3 strikes, music/noise after 10 pm nuisances nothing has been rectify in my neighborhood. A lot of talk and no action. The tax payers, property owners have to deal with this nonsense and the doors turn and the next bunch of vistors invade. This is a residential neighborhood not for commercial PLEASE
These places also decrease our property values by having disclose on the sale of our property. They have made at least two great neighbors leave our neighborhood.
Stop telling the people what they can and can't do with their personal property
Permits are a must to garner control. Limited amount of those permits should be offered, first come first served and do not run with the property. Wait list otherwise until one becomes avail.
Must allow for adequate parking
Short term rentals should not be allowed, This survey is structured to direct one to make choices that give some approval to short term rentals. The choice of none is ambiguous
Establish minimum number of days for a rental period. Maybe 15 day minimum
Other regulations taking into account the health of neighborhoods and the importance of a robust rental unit pool and other below-market housing options.
If allowed, I think permit/license/certification should be a blanket requirement. I also think that a limit on number of STRs allowed per owner is important, to keep the spirit of STRs as smaller 'mom and pop' type enterprises.
All the options above do no good. They don't work to keep a neighborhood a neighborhood
Also need to include rules for the new Pacaso fractional ownership
Limit STR's to owner occupied homes with allowance for owner to either live in the home and rent an ADU or rent the home and live in the ADU.
complete ban on short-term rentals
No "events" such as parties, weddings, etc. allowed. These are residential neighborhoods and were not designed like event centers
A set of rules requiring quiet, respectful behavior with very high fines if breached.
I checked everything above - I see I really want to limit and/or exclude short-term rentals within the city limits. The only people who benefit are a small number of private party landowners, and corporations in the business of renting houses short-term.
No fire pits should ever be allowed in any rental. EVER. People come from out of town and have no clue how dangerous they are
Require fire safety measures.
Owner contact info posted on property and advertisements
Revocation of STR permit for property if there are more than two violations of permit regulations

Through personal experience of running a VRBO style cottage next to my previous home in Glen Ellen, even the most carefully selected guests often presented problems, e.g: asking if it would be alright to have 8-10 family members over the morning after a wedding for brunch and then have 50 show up. No ill intent, I'm sure - just people doing what they do naturally. Rentals in the wine country often create a party environment and it is axiomatic that the larger and more expensive the property, the larger and more active the group of guests. Five bedroom homes with a pool going for $2,500 per night are generally not rented by five retired couples for a quiet weekend in wine country but instead become sites for bachelor parties, wedding groups, etc., and wind up hosting late night, peace disturbing events.
Streamline the complaint process. Have lived in my home for over 20 years. Right after the Tubbs Fire, there were only 5 homes left on our street. One immediately sold & was turned into an AirBnb. They continued to rent it out during the Covid lockdown in Spring 2020, have had large events/parties and have greatly impacted the overall ambiance of the neighborhood (noise, parking, garbage).It has been a constant revolving door since it began. It is not the neighborhood that we bought into when moved here. Additionally, on top of being dangerous to the renters & the neighbors in case of another fire/evacuation, I do not believe the people who stay there have any concern over water usage. This city and county cannot afford to continue to line the pockets of those property owners at the expense of those of us who have to live with the consequences. I urge you to please ban short-term rentals in ALL residential neighborhoods in the city & the county. (That's what hotels are for.)
Extra garbage cans; limits on max number of people. Code enforcement. Managers or owners respond to complaints within 24 hrs. 3 complaints and lose license for 1 yr. must have space for cars on site.
fines for violations of STR regulations
The adjacent neighbors need to have a huge say in this.
Please ban STR in residental neighborhoods
These rules don’t go far enough. You are allowing hotels/party centers to be opened in residential neighborhoods.
If permit is violated resulting in neighborhood nuisance from the property (noise beyond quiet hours, occupancy and day guests beyond permit, vehicles taking over the parking), then the consequence should be that the permit is revoked. Future permit should not be allowed at property regardless of ownership to avoid owner creating a new LLC.
In non-residential zones, regulate short term rentals as hotels. In residential zones, the homeowner, ONLY if they live in the property, should be allowed to rent individual rooms in their house as long as they aren't being a nuisance and are following the normal residential noise laws, etc. And one person should only be allowed to do this in one residence, not multiple. Requiring city licence to do Airbnb is fine with me.
Limit # of overnight guests allowed to help prevent parties
Limit rentals to 3+ nights or more
h
Noise is the biggest problem, so additional quiet hours are welcome. NO FIRE PITS OR ANYTHING THAT COULD MEAN USING FIRE OUTSIDE should be allowed. Notices to neighbors when guests arrive or some way that neighbors could contact the property owner for unruly guests. Better enforcement of parking regs so guest cars don't block streets. Outside noise is the biggest problem--no use of radios, etc outside.
I favor annual permit/license renewal that would factor in legitimate complaints from neighbors about noise, parking, other concerns. I doubt that annual inspections would be practical or a good use of resources.
No more than already required. Existing noise ordinances are sufficient if enforced by property owners and SRPD.
limit on number of cars allowed

Government already interferes far too much in the lives and business conduct of citizens. So long as honorable people manage their property (properties) in a rational, clean, non-intrusive and orderly manner they should be able to proceed unmolested by bureaucrats. If, however, the management becomes problematic or onerous to others, the procedure for remedy should go from warning, tu monetary jfime, to interdiction
Short-term rentals in Santa Rosa should not be allowed. Not just the numbers of vehicles. One party bus can be count as one, but it will bring like 30 partygoers.
I don't know
All these are great but once they are rented and the guests have arrived it's then up to the neighbors to suffer the consequences. We are woken up at least 4-5 times a week even within the rules. Our quality of life is a mess from this new Airbnb.
Complete ban on outside fires
No rentals in urban wildfire interface
Another consideration: I'm concerned about the news I've read that there are properties in neighborhoods being bought up by multiple owners and used as STR's to avoid being regulated. Another con
None in urban wildfire interface
No STR at all
also needs to get approval from the neighbors
I favor a prohibition on events being held at an STR rather than a requirement of a temporary uses permit. I don't know what is meant by a "limit on the number of STRs allowed by owner and/or parcel." I am concerned about the fire danger; people from outside our area may, understandably, be far less concerned about fire danger than is safe. I would like to see outdoor fires and firepits banned from use in STRs from July through November. I also have concerns regarding homes rented weekends by groups of people who are loud and have too many vehicles for the area.
In my experience...often, rules are ignored by the guests of STR's. If owner does not live on the property... there's no one to call to quickly resolve any problem. If police are called... they often times don't show up. They have more important things to attend to.
enforcement
No STR's in the city of Santa Rosa
Fire Protection - all grasses, weeds, trees trimmed and no fire pits in areas with huge trees. Also not allowed on one lane roads, the # of cars must be addressed. NO MORE PARTY HOUSES in CITY LIMITS!!!!!
No firepits/burning at STRs
Nuisance abatement procedures easy to implement.
Don't allow any STR in Santa Rosa. If allowed restrict the number of nights, allow only in commercial zones, and restrict number of occupants to 6.
Prohibit single family homes being used for STRs except where there is an owner occupant. Allows rooms or suites within the owner-occupied SFD, or ADU on same property, to be used for STRs.
Why have str's if we are told there is a housing shortage
Should be in commercial areas only then they can set the limits.

Cap on total number of short-term rental, paired with encouragement to switch to conventional rentals
Owner of STR must live in the property for at least 6 mos/year. No corporate ownership in residential zone.
STRs should not be allowed until the consequences fo our drought and current housing crisis is mitigated. If STRs are approved despite opposition then no events should be allowed.
No wood fires either outdoors or in fireplaces. Propane ok.
Some of these questions appear to assume or apply to STR's in a residential area. See my previous comment about zoning. As a business enterprise, STR's should conform to any and all requirements other businesses are obligated to follow.
Payment of "Hotel Tax"
A limit on the number of STRs per parcel depending on parcel size and location.
No STR's allowed when shared roadways / shared property used to access them
require majority of them to be owned by someone who actually lives in part of the property, either full time or a reasonable proportion of the time. This will mean fewer dwellings are taken away from the total housing supply, and will mean that more STR owners also have an investment in the local community and the neighborhood
Implement a complain process for neighbors adversely impacted and include ability to revoke permit if necessary due to excessive impact/complaints
Unfortunately unless the city can enforce all these are worthless endeavors. But they should be tried.
We want neighbors, not owners. There should be MANY hoops for anyone wanting to bring a business into an established residential neighborhood. It should be difficult to obtain permission because of the disruptive nature of the business in a residential neighborhood. Additionally, we are in a drought. Having up to 10 folks staying in a short term rental is a burden on a water challenged community. Temporary visitors, especially younger folk gathering for celebrations are here to party, not to be respectful. We live in our neighborhoods. We work, we pay taxes and are not watering our lawns, watching visitors playing in the swimming pools, using water and making noise.
"Events" should not be allowed. STR are sometimes rented specifically for throwing wild parties. Few of the suggestions are enforceable - STR simply should not be allowed. Rentals should only be available for one year or more, by permanent residents and local owners.
Even with checked regulations I do not support STR is resident-ally zoned neighborhoods
Even with check regulations I do not support STR in residential zones.
No absentee owners.
Owner must be available by personal phone at all times when STR is occupied. This cannot be delegated to rental agent or other 3rd party
Require actual owner (not property manager) be listed on City website so neighbors can contact owner regarding neighborhood issues.
Ideally they would be banned as they deplete housing stock for people who work and live in this area. If people want to operate short term rentals they should build a business and go through the hopes that motels, hotels, and bread and breakfast operations go through. Just because something is on the Internet doesn't mean it should get to bypass all the rules and regulations that apply to other businesses.
Room rentals in owner-occupied homes should not be regulated.
No short term rentals.

Perhaps a cap on the number of rentals allowed in each city. There needs to be housing for year round residents but there also needs to be STRs. A balance between the two needs to be defined to maintain a healthy community. I don't believe additional taxing is a good idea as our taxes are already some of the highest in the nation.
Highly regulated! Keep tourists and people who want to party in the hotels or at bed and breakfasts not in our neighborhoods. It's ruining family zones!
Fees collected from property owners to fund enforcement only
I believe they should not be allowed due to multiple negative effects on quality of life, property values, and affordable housing for local residents. SR should not become a tourist town where no one can afford to live and work, and properties are owned by nonlocals with no ties to the community, only interested in profit.
Restrict number of people - one family in 4 bedroom house is LOTS different than filling 4 bedrooms, and other living areas, with many groups of adults. And restrict noise! The outdoor drinking, partying, yelling is intrusive a few yards away, just over back fence. We cannot use our own. Backyard, and must have wiDow's closed and can still hear the noise, including megaphones, for large party gatherings. Even 9 pm is too late - although the Air B&B next to us is partying after midnight - and prevents enjoyment of our afternoon, supper, evening.
1)Apply taxes as with hotels. 2)Charge owners significant fines for nuisance calls to police. 3) Revoke permit after defined number of violations.
We need places for people to live. I think there should be limits on anybody buying existing housing stock and turning it into STRs. I think people who want to rent out a unit or a room on their property to help them financially should be able to do so in a way that does not disturb their neighbors or decrease housing options in Santa Rosa.
require that owner provide 24hour contact information to all immediate neighbors. Require that owner use a recognized listing service like Airbnb rather than Craigslist.
The Airbnb guests across my street leave trash everywhere, are loud, park infront of my driveway. It took me 6 months to find housing in this county because of the scarcity and cost of living, all of these units should be open to rent long term if people want to make money as landlords
Owner/property manager must be able to be reached 24 hours a day by authorities, in the event of noise/safety issues. Fees/licensing dollars should be used to establish an easy contact between STR operator and neighbors who are having issues with onsite guests. NO EVENTS should be held at STRs. Occupancy number should be in keeping with size of dwelling (no big parties, or multifamily gatherings). NO AMPLIFIED MUSIC should be allowed.
Cost of inspections should come from fees I.e. no increased costs for non-STR owners
Folks that are currently renting portions of their home for airbnb and have never received any complaints from their neighbors or police should not have permits required. As new operators step in, especially those who do not live on site or deal with nuisances, they should require a permit and inspections if warranted.
Pretty much anything to restrict the access and behaviors of non-residents should be enacted. The City has ample temporary lodging, i.e. hotels, motels, B&Bs to handle vacationers and (if ever) conference attendees. We don't need either out in our neighborhoods.
My STR is the best kept property on the street. It is due to regular maintenance, cleaning and oversight of every single detail of the home. It actually is more beneficial to the neighborhood to have a STR than a long term rental where the owner/management company is hands off.
Strict regulations on outdoor fire pits in the urban wild land interface area of Santa Rosa
Number of f guest to size of rentals seems appropriate

If STR's are banned from all residential neighborhoods with long term residents, then all of the above should apply to existing STR's. I am also in favor of requiring masonry walls around pools to mitigate noise impact, more stringent policies on close proximity of the STR's to other residences-say a 2 acre minimum, allow adjacent owners to STR's decide if they want them at all in their once quiet neighborhoods where they live and work .
We are totally against STR's in residential neighborhoods.
Owners of STR's should pay a $10,000 tax for 1st rental. A $20,000 tax for 2nd and so on.
Until we can provide housing for those full time residents in Sonoma County who are needed to work the industries here I see no reason to allow for short-term rentals that decimate the local housing market. This is disordered thinking. When each full time resident in Sonoma County has adequate housing, including all of our homeless, then yes, by all means, welcome short-term rentals back in. The County is increasing being used by outside interests to bankroll windfall profits from vacation rentals when fires continue to decimate our housing stock and migration to this county by retiring South Bay people looking for a good investment rises. Migration of more people affected by the fires who do not want to leave CA will come here looking for housing. We have none even for ourselves, in part because of the proliferation of short-term housing. We also have no water. No water = no ag, no grapes, no farming, no food, no life. Until our water situation gets sorted we also have no business putting more straws in the ground. CA and the Bay Area, like LA and San Diego are strike zones in weather wars. You can look up geoengineering to find out more. This compounds our water problems, in short, and sparks fires. Expect more of the same, which decimates housing stock in the new, highly-monetized Economy of Disaster. Just sayin'.
Our house is on a cul-de-sac in Rincon Valley in a neighborhood of around 30 homes. A 5 bedroom home ([REDACTED]) was turned into a STR this year and they advertise it sleeps 12 with blow up mattresses for additional guests. They have 5 cars most weekends and we see people with license plates from San Jose, Pleasanton, San Mateo, etc driving up and down our street usually all leaving or coming back at the same time. I'm all for people enjoying wine country but I don't like having a bunch of random people in our neighborhood every weekend. Stay at a hotel or a remote property with acreage!
Expanding the existing noise, use, capacity ordinances will give the city better enforcement teeth for STRs and when combined with the right to ban STR use with a certain number of violations, it then forces owners to be more diligent/accountable. Additionally, STRs should not be allowed to smoke or light fires outside, and during Covid they should have to maintain a number of days between guests to ensure proper distancing/cleaning time. This also has the effect of reducing rentable days. This can be expanded post-Covid by requiring a minimum of two or seven night stays with a minimum of one night vacant between parties, or the equivalent thereof each month, meaning in one calendar month no property can have more turnover than either ten groups or four groups, respectively. These combined increased ordinance and limits of occupancy turnover have been very successful in other areas where we have owned and operated STRs. The neighbors feel acknowledged/empowered and the STRs do not feel their private property use rights are being impinged upon.
Having published means to contact owner/manager in event of disturbance. Also role of law enforcement. Also rules for fines, license suspension, records kept by city,
Regulation without enforcement is the same as no regulation.
There should be a permanent posting visible from the street listing License certification, occupancy allowed, owner, and 24 hour contact number. A similar requirement is common in STRs in other areas of the state. See the city of Oceanside's requirements for example
Fines and fees to be assessed for violating STR reg's. Neighbors should have contact information for property owners with STR. Special enforcement should be paid for by the permit fees for STR.

Do not allow them at all. It’s a nuisance.
Quiet hours 10:00 pm and 8:00 am. . Yearly permit and license renewal.
I think we should require STRs to register with the city. But I don't understand why we would want to require any limits on anything or more regulations. Is there even a problem with these right now? Are there not more pressing issues?
Only favor STR for solely local renters, housing shortage is exacerbated by out of town renters
Require additional insurance (liability coverage). Charge an occupancy tax. Limits on water usage for STR properties.
In some areas of Santa Rosa, there are already so many "granny" units or larger that have been allowed on properties that originally had just a single family home, taking away off-street parking. Having additional short term people in such areas would put a strain on already crowded parking. So this needs to be considered when allowing such types of rentals.
Quiet Hours between 10 pm - 7 am
10pm to 7:00am quiet hours
Ban all airbnb type properties in all residential neighborhoods. It is very disruptive to neighbors, and they are not in the Hotel district.
Limit amount of garbage that can sit in front of house. Concerned about infestation.
Provide a city-funded agency that will reliably fine offenders who do not adhere to city regulations of STRs.
All of the above. 2 w/in block of me, not registered, unpermitted renovations, loud large groups, etc
Oh man. We do such a good job of self regulating please don't make this any more work than it already is. We pay our quarterly TOT. Maybe have some type of three strikes your out if a property has too many complaints.
End STR eligibility after any neighbor complaint
somehow limiting the noise impacting neighbors
Require a property owner or manager reside within 5 miles of the property to attend to issues
No events (e.g. weddings, parties, concerts, etc.) should be allowed in primarily residential neighborhoods, and gatherings at these STR should be limited the number of occupants ther STR is licensed to stay there.
Y
all of the above
Some way to screen for Megan’s law
Many of these limits could be customized based on the location of the STR. One on acreage might be treated differently than one in city center with dense housing. As a homeowner, I think there should be a robust infraction process so that problem STR's could lose their permit or license.
So long as there is no demonstrable danger, nuisance, or other harm, leave the city out of this. I am sure that if there is a problem, the neighbors will make complaints. There should be a process for this. That said, it may be the case that many of these rentals can operate quietly and respectfully--even unbeknownst to surrounding neighbors. Those that don't should have to face the complaint/sanction process.
- SRT's must be privately owned - The property owner must live on site full-time to operate an SRT - No corporate ownership of SRT's
Allowing only hosted rentals would make a huge difference because the owner's residence would be where the short term rental would be taking place.

I own a residence in the city of Santa Rosa, as well as a second residence that is set up as a short term rental. It has two bedrooms and two bathrooms. I've hosted people visiting their families in the area, people who were forced out of their homes by fire, as well as visitors to our beautiful wine country. I've never had any complaints from neighbors. Since purchasing the property I've put almost $200,000 in improvements (over 2 years). I live nearby, am proud of the home and grounds and love hosting guests -- sometimes I even offer personal chef services in the house. I'm never far away and I do not want my guests to cause any issues in the neighborhood and these are our neighbors. I live nearby. Please do not make it impossible for me to continue to rent this property as it is a significant source of my retirement income.
I had a number of conversations with my neighbors, police, and community leaders before deciding to launch my Airbnb in Ogden, UT. It was important to me that my little enterprise was seen as an asset to the community rather than a nuisance. Perhaps the path to getting an STR license in Santa Rosa should include real conversations with neighbors, special relationships with police so that hosts are encouraged to work with police if guests are not abiding by the hosts policies. Being a host requires the host to shoulder a significant amount of responsibility. On the very few occasions that I have had bad guests, I have gotten involved, and I have felt empowered by my local community and police to do so. Feel free to check out my airbnb [REDACTED]
keep the regulations/city tax that are in existence for Airbnbs
Regulations necessitate enforcement which can be costly if done effectively. This type of enforcement resulting from STR is not how I want our city resources (especially police) to be used.
STRs should only be allowed in commercially zoned areas PERIOD - FULL STOP.
Clear violation and enforcement policy. Must have real consequences.
Annual review with neighbor feedback to regulating agency. If those who are licensed are violating the terms of that license, they are shut down and no further permits issued for that owner at that property.
I'm not sure by what specific mechanism, but there's gotta be a way to prevent existing long-term rental stock from be turned into short-term rental stock.
Requiring STR to provide contact information to neighbors, so that if there are disturbances coming from a rentor, then the owner can handle it quickly and directly
Community notification by written correspondence of owner/landlord/management company's address, phone number and email to enable immediate notification of problems observed at the rental as well as the rental address. Ability to immediately eject occupants for endangerment to the community, including speeding, drug use, luring minors to the property, etc.
No permits should be needed. Stay out of people's business. The city should only intervene if neighbors complain that the renters are too loud or creating some other kind of nuisance like smoking and things of that nature. Requiring permits will only make costs for renters go up. In a city with a shortage for affordable housing, you would just be creating more of a barrier for people to work and visit Sonoma County. Stop trying to regulate everything.
Most important, limit on number of nights per year. This will prevent people from buying property JUST to make money off of STRs. There is a person who did just that across the street from us (on Jewell) and then bought a second home on Grahn. Both exclusively VRBO. I don't have a problem with owners renting out their place for a couple weeks per year while they are away. It's the dedicated real estate ventures that feel WRONG. They are profiting off the charm of our neighborhoods (made possible by residents who make them that way through their hard work) while negatively impacting them.

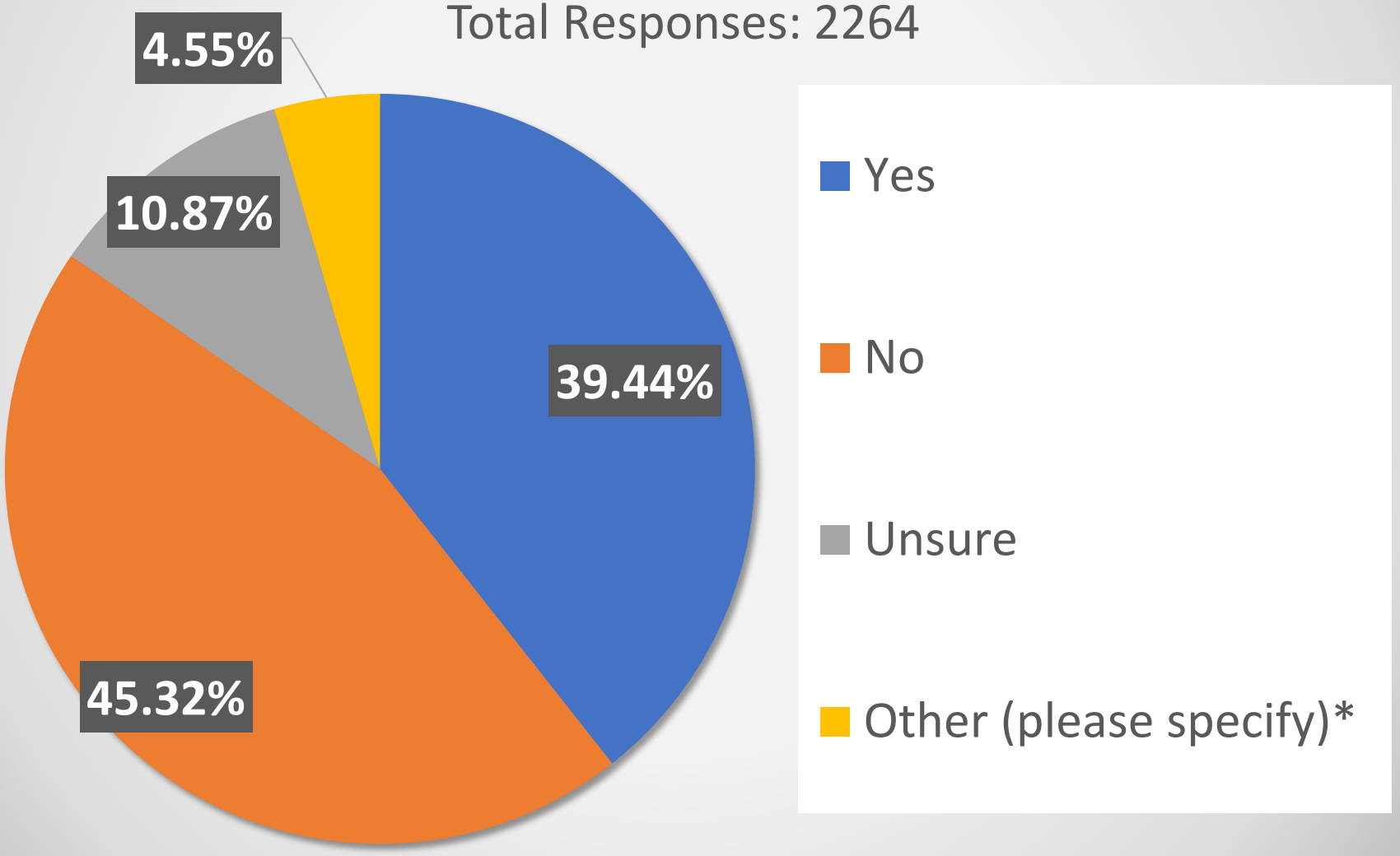
STR regulations should be geared toward fostering ability for individual owners to easily participate, but avoiding large-scale enterprise. The extra income of a STR would keep many people financially secure, especially seniors.
Parking, quiet hours and access for emergency use in or out are the issues the City should be concerned with and that I'm concerned with.
They should be regularly inspected by government agencies to ensure that certain standards are met. The current honor system is inadequate.
STRs should be prohibited in Santa Rosa.
I opposed short term rentals in any residential neighborhood!!! The new owner of the residence next door to me recently converted it to an Air Bnb and it's horrible.
A City wide prohibition would render any additional regulations unnecessary.
Owner lives next door
Some of the restrictions checked above are necessary only if the rental is outside commercial zoning. If restricted to commercial zone (as they should be--they are commercial enterprises), then some are not as necessary.
Pay TOT and manage STR responsibly
Short term rentals should be treated as hotels, motels, lodging firms are treated. The entire property should be taxed as commercial and zoned as such for aforementioned type of business. All regulations meant for hotels, motels, lodging firms should be applied for short term rentals ? What is short term rentals by the way they are essentially offering the same services as hotels,motels, lodging. So why are we using the nomenclature as short term rentals ?
If the homeowner is (a) private homeowner using a service like airbnb for a few weeks out of the year -that is different than (b) a homeowner that buys a property and is using it as a business to rent STR (b) should be regulated with a permit and licence, but not (a). If someone is going to have a party, then they should advise the STR owner and STR owner should advise the renter of either any restrictions on # of guests and require a deposit if a party is planned and guest to pay a fine if the police need to be called. But people (tourist) renting an airbnb and who are only sleeping at the STR and not causing any trouble should not be penalized or be required to get a permit, license or pay a fee. Unless, the city requires ALL STR to pay a tax, like hotels.
There only needs to be a way to tie them into the creation of long term rentals. Only allow them in a 1:1 ratio with LTRs, or 1:2 ratio with Low Income Rentals. Owners of one property can host a single STR without restriction as long as they dont own any other property or offer more than one STR.
Minimum age to rent 25 Complaint process Very high tax rate of STRs that the city could use for basic infrastructure
No smoking, no artificial fragrance or deodorizer or fragrance vented to outdoors, for example clothes drier fabric softener scent. It is offensive and unhealthy for neighbors, just like tobacco smoke.
We have had large groups of smokers at the short term rental in our neighborhood. Cigarettes, cigars, and marijuana. This should not be allowed. They are not allowed to smoke indoors so they sit in the backyard and smoke. It really stinks and is not healthy for the neighbors.
Monetary fines for the owner and renter for noise violations. This was done in South Lake Tahoe.
In our housing emergency, STRs seem like bad policy overall.
Require identification on the property, in an area visible-to-street/sidewalk of presence of STR.

A short-term rental should not be allowed within Santa Rosa city limits unless its owner/operator is a permanent resident on the property (i.e., qualifies for a Homeowner's Exemption for it) and is personally living on-site and able to be accountable to neighbors, service, and emergency personnel any time renters and their guests are leasing space on the property. A short-term rental should not be allowed anywhere in city limits unless off-street parking is available 24/7 for renters and any guests they may have.
100% Ban citywide. Put them in the county
No loud, large events should be allowed at STRs.
I'm reluctant to push fees onto owners of STRs but I don't think quality rental properties should be allowed to be a "big business" for non-residents of the community. Money spent here should stay here, but I do applaud people who can find creative ways to generate income.
I would be very cautious in limiting short term rentals. right now we find ourselves in a staffing shortage. If any sector is attempting to fill the workforce shortage with short term employees then limiting the short term rentals will limit this ability. The healthcare sector depends upon these short term employees as a means of filling gaps and also as a source of recruiting medical professionals to the area.
People who come to vacation and party in Sonoma County are often not informed or concerned about fire in the way residents have learned to be. The use of candles, barbecues, firecrackers etc during fire season could lead to serious problems, especially for neighboring properties.
forbid bbqs and pit fires; forbid motorcycles; forbid dogs offleash and limit number of dogs
Had a STR near where I lived previously - issues with noise and parking. Does not fit in residential area
Extension of quiet hours (between 9 p.m. and 8 a.m. LOVE THAT IDEA, THANKS. ✓✓
Collect city tax
Notice to nearby by neighbors when applying for permit.
Short term rentals=more cheapening of santa rosa
Age
Short term renters have very few obligations, so the activities should be restricted. Renting a house that will host a party of 50 to 100 people who do not know each other is not in the interest of other home owners.
Vacation rentals may help the property owner financially, but they harm the city (remember that housing crisis?) and harm neighborhoods by disrupting the fabric of a community neighborhood with people who, frankly, don't care. They're on vacation, and the needs of permanent residents aren't important to them. Every possible control should be required, if they will be allowed at all. Further, they should never be allowed in new multi-family housing construction.
Enforce citywide quiet hours for a change.
No short term rentals period! Our police and agencies aren't able to do their jobs now ie fireworks problems and traffic control. Too much to monitor reasonably.
Not only screening of outdoor activities, especially with regards to fire, but establish a clear enforcement process and who is going to pay for it.
If more than three police call for noise or event , within two months License should be terminated or suspended. And fines .
Follow laws already on the books for legal bed and breakfast inns and hotels.
J

No short term rentals less than 30 days. No fire pits or other fire activities
Local contact and management company to monitor rental. Owner out of area is not enough coverage to solve issues. Charge rental tax on STR just like a hotel pays.
Prohibition of amplified music outdoors
Quiet hours 10 PM to 9 AM.
limit large events in neighborhoods, usually families just need a place to relax.
Sign on outside of property that notifies neighbors about number of persons and vehicles allowed and that it is a vacation rental. They do this in South Lake Tahoe.
Limit on nights per month so it's not every day all summer long. Limit occupancy to number of people that can reasonably sleep there, not to have large loud parties in a residence one night - not to use homes as event venues.
I'm longtime realtor here in Sonoma County and a native Santa Rosan. Short term rentals are out of control. I'd suggest, when and where allowed there should be limit on the number nights homes can be a short term rental.
Owner occupied properties only
No STRs in HOA communities
Extra fire regulations. Short term renters don't care about fire safety and are putting all of us at risk.
No restrictions. There are already existing ordinances for issues of nuisance, etc.
Property owners of STR should be required to ensure rules are upheld. As an exhausted adjacent neighbor I have better things to do in my life than constantly call police for noise beyond 10:pm 7 days a week.
Stop reacting to the 1% complaints! In montecito heights! So reactionary! Against all of this supposedly urgent ordinance !
Application for permit allowed for comment by neighbors before approval
Require all renters to have to have a parking spot on the actual property and not on the street. Also require the same for property owners — no trailers on the street or business vehicles on the street — set a limit for hours of on the street parking.
Let's be real here. There are good people out there wanting to come to visit Santa Rosa. Just set the rules that make sense if you lived next door! Don't let the bad apples ruin it for everyone else.
The short term rental must be owner occupied
Limit parking to a certain number of vehicles or in driveways only of the rental unit.
Ban STR's in residential neighborhoods and wildfire prone areas. We have large parties with 8 to 10 cars and 15 to 20 people at the STR in my neighborhood every weekend. We have to move out unless our city council finally acts on this issue.

Q6. **Should the City consider differing limits or restrictions to STR residences that are not owner-occupied (in other words, if a property is not the primary residence of the STR owner)?**

Total Responses: 2264



*103 open-ended responses begin on next page

***Open-Ended Responses from Those Who Answered "Other" on Q6**

Total responses: 103

I'd rather have non-owner occupied vacation rentals so that there is a professional manager. People doing it for a honey only when they are out of town might be worse.
If someone resides as their primary, the neighbors already deal with one neighbor, and to allow STR in their residence too, is an additional impact on neighbors. This should be case by case review before licensing and renewal each year. First license should be minimum allowed rentals, and increase should occur only by neighbor review annually, or without complaints.
Properties owned by investor groups should not be able to have short term rentals in residential areas
No STRs less than 30 days. Monitored so those saying that they only lease 30 days or more but are really looking to take advantage of multiple rentals in a month.
It shouldn't be allowed
Your question is to vague. What limits or restrictions?
No short term rentals
I am unsure how you would even do that - I can't imagine anyone has the ability or authority to differentiate whether a property is being used by the owner or a visiting guest if the owner is onesite or lives there too.
Yes! Do not allow corporate property owners. Owner or family member must have lived in the property from time of purchase for five years prior to allowing STR
Not sure of the implications here. If more restrictions are in the works, then NO.
Prohibit all non-owner occupied STRs; require owner presence at all STRs.
If the owner lives in the house the restrictions should be based only on parking availability, road and fire safety, water availability and density constraints.
I think STRs should only be considered if they are owner-occupied.
I owned is there assumption of more control n respect. I thi I itstve purposes d intention of the visitors so do e Osiris g family in SRpriba ly would. S'more hill than a group of college kids looking fir a goid time I. Wine cou try. There are slot of goiodfklks who just need a place to stay Others out fir a good time.
Possibly YES....as in the large time share properties. Those are almost 75% rented out
I
I think the city of Santa Rosa is looking for a problem that does not exist. If you rent from Airbnb, they have regulations. We don't need anymore. it is already to expense to live here, so now you are going run away the people on vacation, just for a few tax dollars.
differing limits? What would this entail? end goal?
None of your damn business
Absolutely not. Living in St. Helena for more than 30 years, I watched STR and non- primary residences (aka "weekenders") eventually dominate the community. The weekenders now own about 50% of properties. This completely changes the politics and policies of the community.
NO VACATION RENTALS in residential zoned neighborhoods its just unfair
As long as the owner is truthful in their occupancy! Which our neighbor is not~
I believe Santa Rosa should ban STR that are not owner occupied and are only used for rental purposes year round.
Short term residences should not be allowed. Non owner occupied STR residences are a particular detriment to any community

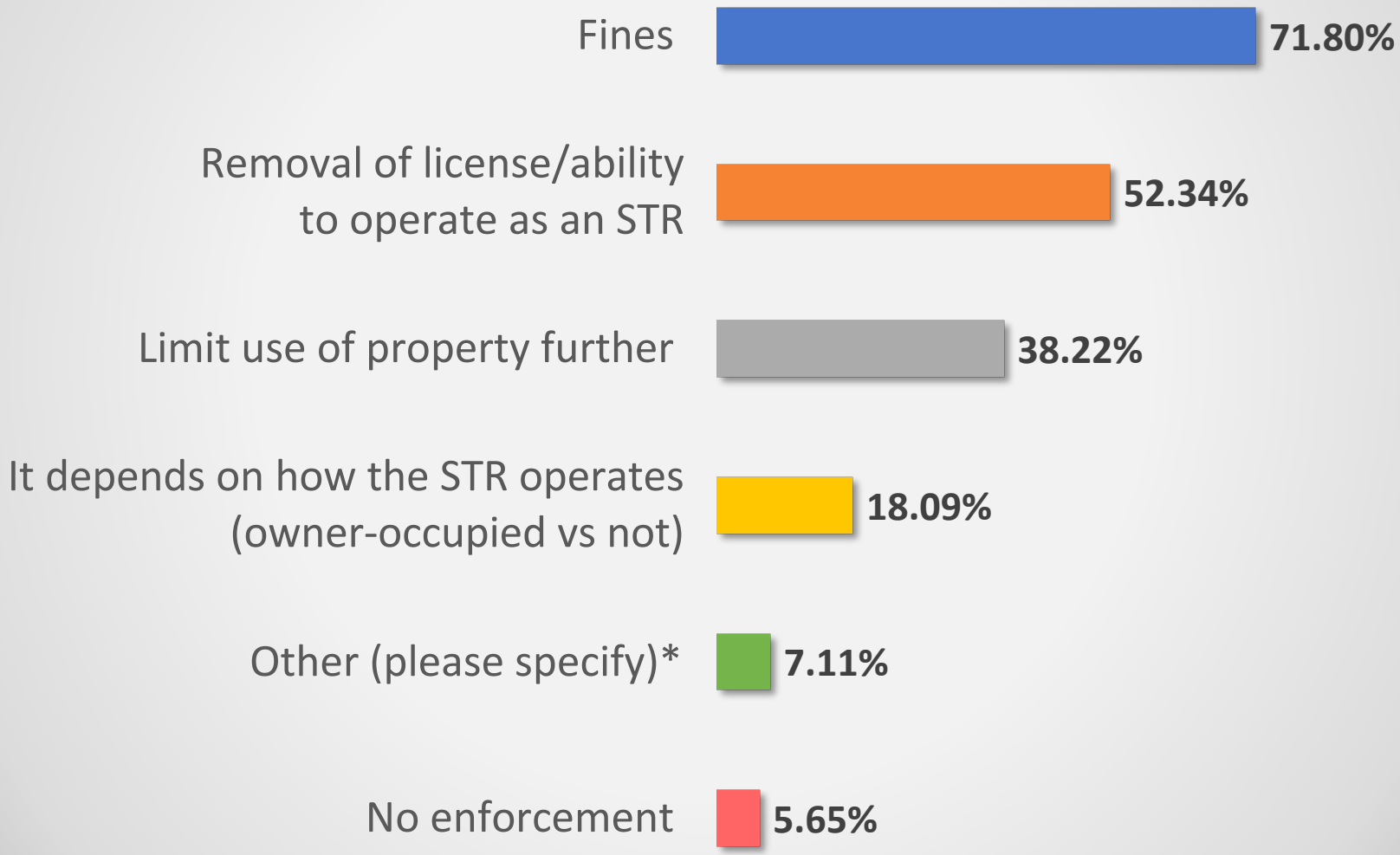
Such residences should not be allowed at all. It's a dishonest and destructive arrangement.
Absolutely yes. These are investment properties that are not available for home ownership/long term rentals. These are hotels in residential zoning districts where potential property owners and/or long term renters are being priced out because these investors get more in short term vacation rents. I'm fine with unlimited hosted short term vacation rentals.
A homeowner should be permitted to rent rooms in their own home on an unrestricted basis if the homeowner also lives in the house full time. No need to regulate a homeowner renting room in their primary residence.
Yes, I think all STRs should be owner occupied so that they essentially function like hotel rooms and not event centers. Allowing housing to be converted to speculative mini-event centers by out of towners or investment companies has significantly reduced our long-term rental stock and driven up rents, hurting all Santa Rosa residents and businesses.
The city should not allow short term rentals at all.
Free enterprise. Taking away our rights in a hard time.
The "owner" should absolutely have to live there. They make us live next to their hotel - they should have to live in a hotel.
No STRs in residences. Local renters are struggling to find housing
Ban all non hosted rentals. They are destroying quiet residential neighborhoods
Yes, renting a room in a home you own to make some extra income should not be limited. But buying up homes in an area where there is already a shortage of residential housing is a problem. I am also a bit unsure of people even renting their entire house more than maybe a specified number of days per year or something. Residential should be kept residential for the most part.
In practice, professional operators may be less concerning compared to occasional/opportunistic operators. We would not want to curtail a property owner's ability to opportunistically or occasionally use their property as an SRT - but we also should not create more barriers, taxes, etc. for professional full-time operators who, in practice, are probably more likely to run more professional and less problematic operations.
No short-term rentals should be allowed. But in case it is, all the property owners/managers must be present at STR when their guest are present. Not even 5 miles away. They need to be right there. STR has to be property owners' primary residence.
Absolutely. So now the tenants can run a business out of their rental? Geez. No way.
All the limitations in the previous question should apply either way. Defining and enforcing "owner occupied" could be a challenge.
My answer is "Yes" as having the owner on the premises provides supervision that is absent when the entire home is rented, particularly to a large group.
Short term rental properties should be owner occupied. Owner living on the property.
When the city is able to regulate and manage the homeless population it has invited to our city, which is a nightmare for its citizens who pay taxes, THEN and ONLY then should we talk about you regulating the tax payers actions with their OWN properties
Non-owner Occupied STR should only be allowed in commercial areas(dedicated resorts)
Allow only owner occupied so when things go wrong you can hold owner accountable
If STRs are approved then their should be a requirement that they need to be owner occupied.
We feel that if the property is owner occupied, it changes the nature of the rental. That is more acceptable than an owner operated house (not a home)!
No STR is residential neighborhoods period.

No STR in residential neighbors period!
STR residences that are not owner-occupied should be treated the same as hotels/motels. They should not be allowed in residentially zoned areas.
Non owner occupied rentals should be banned. If someone wants to make money off of short term rentals they should build a bed and breakfast in an approved zoning location and not in a residential neighborhood.
…?
Do not allow any offsite ownership
The only exception for not owner occupied is if the owner is away for an extended period and rented their home to a trustworthy tenant that does not cause trouble for the neighborhood. Owner should at least live in Sonoma County and actively contribute to local taxes. "Investment" properties managed by landlord that does not live on site or respond to complaints should be taxed heavily to prevent rent gouging on remaining housing for rent. If the property is being managed and contributing to the livelihood of a Santa Rosa resident/family, it should not face any restrictions other than basic compliance with the law and IRS.
Absolutely. If the City chooses to continue not to manage/restrict VRBOs it should make it financially painful for them to be in the City.
If the owner does not live there, they should not be able to rent short term. That is what hotels are for
Until all full time residents have secure and affordable housing here with enough water no STRs should be allowed. We have enough hotel rooms to accommodate visitors to the county. STRs only work in areas with housing gluts. Due to fires and drought, this will likely never be our situation. Plan wisely.
Only as previously mentioned, but no, those rules should apply to either scenario.
Yes, see response to previous question outlining requirement for posting at front of property.
Still unclear about what limits/restrictions to which you are referring.
Ban all Airbnb type properties in all residential areas.
The limits for secondary or more homes should be even stricter than primary residence rentals
STR ruin neighborhoods and property values, increase liability issues and limit available housing stock
Should not permit str’s when owner does not occupy residence
No short term rentals should be allowed on properties that are not owner occupied
I thought that granny units would not be allowed to use as STRs. Most SRTs are single family homes, so what STRs would be owner-occupied?
So long as there is not a harm/nuisance to others, more restrictions are not necessary.
see previous q/a
The more attention that the property owner has on their property, the better. STR's may be helping local residence eek by in times of financial hardship as well. Allowing owner occupied properties to have a bit more flexibility does make sense. However, well performing non-owner occupied STR's that can show that they are benefiting the community should also be incentivized.
Do not allow
It shouldn't matter. They should only be allowed in commercial zones, whether or not the owner lives there.
Make them the same and as rigorous as possible.

Does this mean not owner-occupied STR's will have no limits or restrictions? This question is confusing, and I am concerned my answer could be construed to be the opposite of what I mean.
Yes. STR permits should be issued ONLY to owner-occupied residences, or at the very least, to owners who occupy the same property and in a dwelling within 200 feet of the rental.
Probably over one owner-occupied and one non-owner-occupied. Over that should be subject to more regulations
I support a total ban on STR rentals in any residential neighborhood.
Ownership should entitle use of property as owner sees fit…as I said, responsible management that doesn't infringe on others rights to privacy, peace, safety.
Short term rentals should be completely banned in residential areas as they are essentially Lodging houses, they should under go the same regulation as lodging, hotels, motels, etc.
Don't understand this question
Do not understand the question.
A short-term rental should not be allowed within Santa Rosa city limits unless its owner/operator is a permanent resident on the property (i.e., qualifies for a Homeowner's Exemption for it) and is personally living on-site and able to be accountable to neighbors, service, and emergency personnel any time renters and their guests are leasing space on the property.
I'm not for regulating this at all, but if it had to be, it should definitely be differentiated between owner-occupied or not. Again, I may have to rent out a room or even my whole house for weekends here and there when I go visit family as a way to continue to afford living here.
100% Ban citywide
Stringent reinforcement of requirements for size and noise of renters.
STR leads to parties, trash, traffic, denial of peace in residential neighborhoods - with no ability of local law enforcement to control creating nightmares to local homeowners. We've already experienced this.
STRs by their nature would not be owner occupied unless you're talking about renting a room in someone's house.
YES with the caveat that a non-owner-occupied STR that is located in close proximity to an owner's primary residence should Be allowed. Most people won't allow others to degrade their own neighborhoods.
City should not allow these types of rentals. I moved here from S.F. where STR became a big problem.
Are you talking about hosted rentals? This question is unclear.
Absolutely! Otherwise equity or other non- resident buyers, who already are fouling the private home-ownership model, will continue their insidious intrusion. The city of SR knows this, don't you?
Only as pertains to noise and large parties.
Owner occupied should have no restrictions.
Someone who rents out a bedroom or an ADU while they live on site are likely to have much more interest in controlling the activities and behaviors of their guests, and are easier to contact if there are problems. Limited short term rentals of a bedroom of a house where the owner lives is the most acceptable option. Not a fan of allowing rentals of ADUs because that removes a unit from permanent housing for those who need it. Very much not a fan of absentee owner/investors renting out any property they don't live on.
NO SHORT TERM RENTALS! The city doesn't have enough staff to monitor and control problems occurring in our county now.

The idea of living next door to a home being run as a short term rental where the owner does not live, sounds appalling to me. Imagine living next door to a home that is being rented out to a steady stream of strangers and the owner is nowhere to be seen. I can't give a simple yes answer to this question. I think there isn't a person on the planet that wants this happening next door to their home.
If the owner is present and living in the house during the time the STR has a tenant, the rules should be a little more relaxed. If the owner is not present during the time the STR is rented, then the rules should be more stringent. The owner can state it is an owner-occupied house, but leave Santa Rosa for the rental period; therefore, saying the property is the primary residence would create a loophole.
Not sure what those differing limits or restrictions would be. I would certainly want to require a local (Sonoma County) property manager for those STRs that are not owner-occupied if the owner resides outside Sonoma County.
Possibly limit the amount of time a residence can be used short-term or require a ratio of long-term to short-term. I am concerned about the limited residential housing market that currently exists and looks to be around for many years to come.
Place limitations on owners of rental properties to prevent owners buying property to be STRs in residential neighborhoods
There are only approx 125 STRs that operate. Stop creating problems !
I think this creates loopholes for owners who say they live at the property but they do not. The owner needs to be on the property with the renters such as an ADU or room for rent. Our situation is a neighbor who probably says he lives there full time but he actually owns and mostly lives at an inherited house in Marin.
Yes, there should be restrictions for STR and limits that would make sure that the privacy, safety and the quiet are not disturbed by permanent residents.
All short term rentals should be required to be owner occupied
If the owner lives in the property and rents out part of it there should be no restrictions. If the owner lives in the property and temporarily/occasionally vacates their own home to rent it out there should not be restrictions, with the possible exception of a cap on the number of rented nights per year.
If you have allow STRs then only allow hosted rentals where the occupants rents out a room. You cannot continue to allow mega party houses in residential neighborhoods.

Q7. **How should the City enforce ordinance violations?**
(Check all that apply) Total responses: 2266



*161 open-ended responses begin on next page

***Open-Ended Responses from Those Who Answered "Other" on Q7**

Total responses: 161

Enforcement of ordinances for noise, trash, parking, disturbance,
should work with Airbnb and VRBO. I believe homeowners can opt for lower fees for longer occupancy/higher fees for shorter occupancy. owner occupied should be more lenient.
Notification and giving the property owner the opportunity to comply voluntarily is important. Revoking a permit is financially devastating and should be the last resort. The most important thing is due process. Like with all neighbor-to-neighbor conflicts, there are people who are unreasonable or mean. We should make sure this process does not give one citizen god-like powers over the fate of another. Just as, with no regulation, vacation rental owners today can act without consequences. Both are too extreme. Citizens cannot fine one another for speeding, so we should make sure there is a governmental process that fairly collects evidence and administers correction and/or fines rather than allowing a neighbor to swing the axe.
Limit number of properties used for STR and require affordable rental properties to remaining properties if the owners are going to profit from STR, they can afford this
Depends on the type of violation. Complaints by neighbors are not always reasonable and sometimes unwarranted.
Accelerated fines for repeat offenders.
O comment
Adding additional load to already stretched law enforcement resources would exhibit poor resource management.
I think it should be public information who the owners of the STR are. In our neighborhood we haven't been able to get the owners information and that has limited us from taking further legal action as they are not following the city guidelines.
Warnings and if given three then fines.
Meeting face-to-face with neighbors who have to endure the recklessness, noise, traffic from airbnbs. (Make sure the owners can't hide in the hills or in another city).
If violations of 5 or more ,lose STR status
the most important part is there needs to be enforcement in a timely manner with a place where neighbors can complain without threat of retaliation
First start with notice and warning.
Do not punish the property owner for the violations of guests.
Escalation of fines/monetary penalties that have impact. A $100 fine if earning $1000 per night may not be a deterrent. Escalation needs to include revoking permit.
J
I believe that all licenses should automatically renew unless a license has been revoked with due process or abandoned.
It should be based on number of times there are violations within a certain period of time. If noisy/loud party past quiet hours, first visit is a warning. If that happens a second time within a short period of time (month?), the second warning results in a fine. Perhaps the third violation is an increased fine. That said, I would NOT be in favor of limiting a property owner's right to use his/her property as he he or she wishes unless there are repeated frequent and egregious violations. If used at all, that should be reserved for the most egregious circumstances.
No STR

Fines that would apply if not a STR
Fines must be sufficiently high to discourage violations, e.g. two to three times the price of the daily rental.
Fines are passed on to the vacationers. There is NO benefit here for the neighbor. Shut it down.
Forfeiture of property.
Jail time for property owner.
Fines after several violations n costs passed on to those violatingie police show up n fine the renters. If repeatedly called tow property then fine renters. Owners
Only in commercial zoned areas.
The case in which a building/home/unit is owner occupied does not require enforcement or any action from my perspective. Whether that is someone renting an ADU in their back yard, a room in their house or a temporary STR while the owner is on vacation. What I believe should be regulated is the case in which a home is used only for STR. Once again, I believe the issue is density. Too many STRs degrade a neighborhood and also affect housing affordability.
3 strikes your'e out
Depends on what the violation is.
It would depend on the severity of the violation.
Enforce violations as if a permanent resident.
If a home is used as a VRBO no matter what limits exist they cannot be enforced if an owner of the home is not there. The neighbors have to contend with the problems.
Inquiry, warning if warranted, fine if situation doesn't improve. Revoke permit after 2nd or 3rd fine in a year
none ofyour damn business
How about police enforcement???
Comment: Start with fines and ramp up to loss of license.
Sanctions should increase in severity with further violations.
Start a complaint process for individual STR's that could go against their license.
No ordinance is needed
The city arguably doesn’t have the authority and shouldn’t risk litigation to waste more money and prevent the fixing of roads again
of course but they have done nothing outside the city limits I have complained hired lawyers its such a counterproductive problem that can be solved
What is currently done when a residential property owner violates quiet hours, too many cars or people visiting?
Hefty increases in fines for continued violations. Set a maximum amount of violations before removal of the license / ability to operate. This whole topic is about money and excessive fines gets peoples attention.
STR residences should not be allowed
Law enforcement might be employed to enforce the law.
If there are limits, they must be enforced and have 'teeth'. It also must have minimal impact on already short staff at the city government.

There is a vacation rental permit and resources in place at the county so use whatever guidelines and enforcement they require. Why re invent the wheel?
It depends on the violation and how many of them.
Perhaps do a three-strikes policy. Three complaints against wild parties or vandalism and the city fines and removes owner's license to operate. It would be sad if multitudes of properties in, for instance, the McDonald area suddenly became STRs, especially non-hosted rentals. Not good for a neighborhood, its character, and resale value.
A significant fine and removal of license/ability to operate as an STR
Repeat offences could lead to tighter restrictions or license revocation
Unsure
Provide appeals bd
DO NOT ALLOW ANY "SHORT TERM RENTALS" IN RESIDENTIAL AREAS - PERIOD.
Three strikes and your out like Marin County
It should be escalated as the infractions escalate. Warning first, then removal of licence, then fines if needed.
The city should reserve various enforcement options, ranging from less severe (e.g., warnings for first/second time offenders) to more severe (e.g., revocation of permits/licenses for repeat offenders).
escalating fines, followed by disallowing of rental for repeated violations
City enforcement MUST protect the neighborhood. Law enforcement (police) must be involved as needed to protect the quiet and safe enjoyment of our homes. Fines might only be a nuisance and "cost of doing business" to the STR owner. Inability to continue operations is the most effective penalty.
There have to be consequences for breaking the rules.
It would depend on the violation
This s tricky because neighbors can complain just to complain
If reasonable ordinances cannot be followed, requiring the owner to hire a licensed property manager should be required. If violations still occur, fines with warnings of removal of license should be implemented.
If they don’t follow the rules or guidelines then they should get a fine
See the previous answer
No STR should be allowed. If you definitely could collect fines, the City should enforce. If the STR owners get certain numbers of complaints from the neighbors, use of property should be banned from STR, not just limit use.
Put the fines on their property tax and make the money fined large enough so the profit is removed from continuing to defy violations.
Reporting violations/complaints online. All reports AND enforcements are public record accessible online. Fines are attached to the property. Like taxes or mechanic liens. Non-payment results in public lien sale. Like unpaid taxes.
ticket the renters or current occupants, not the owner

Make sure they are legally held accountable for ANY fires, excess cars (both parked and moving), etc. This is a HUGE DANGER TO ALL OF US IN THE CITY!!!!
Give notice of violation, then fine as appropriate
NIMBY mentality is running high in Santa Rosa and I do not want to see any over regulations
how will the city enforce not having chronic homeless BUMS sleeping on our streets and sidewalks??? Yes, I said it. There is a population of homeless that want NO help and will be chronic homeless because they have mental problems and/or substance abuse problems and CHOOSE drugs and/or alcohol over having an actual life. And we are all affected negatively by it
Homeowners should have a lesser fines/license structure than commercial enterprises
Enforcement depends on which statute is being violated, and which party is doing the violating. If, say, the owner of a STR fails to have mandated inspections, the owner would face consequences. On the other hand, if the renter violates a noise ordinance, (as an example), then the consequences apply to the renter. The "noise" is no different if it's made by a short term renter, a long term renter, or the owner of the property itself. One party is not responsible for the violations of another, just the same as you would not be responsible for someone who runs a traffic light while driving your car.
It depends on what the ordinances are. You're trying to get us to answer questions that are hypothetical
either fines or removal of license depending on the type and number of offenses
Where are the rights of the current home owners when a business moves in to their neighborhood? Were have no rights currently. We live here, are contributing members of our community and we are overrun by people who do not care about our community except to come and party and be on vacation. It is not right that the city has no restrictions on STR. When I applied to run my consulting practice at home 25 years ago, there were FAR more restrictions on what a business had to do to locate in a residential neighborhood. Please protect local homeowners!.
Because these violations simply cannot be enforced, because STR destroy the fabric of neighborhood communities, because str's displace housing for permanent residents and for many other reasons STRs must be illegal.
Fines for excessive noise.
Make STR's in residential neighborhoods illigal. Revisit this issue later down the road when homelessness is more resolved.
Make STR is residental neighborhoods illegal, visit this later down the road when homeless problem is resolved.
Repeated violations - shut off water and power.
Ordinance to grant right of private action granting affected neighbors the right to collect civil damages for disturbance of the peace, creation of a nusiance
fine and limit operations of property managers of STRs who do not comply/enforce City and neighborhood regulations
No short term rentals.
Warnings and then fines.
It's hard to answer this without knowing what the regulations are. Maybe this should be readdressed after the first part is sorted out.
Considering the housing issues, violations should be the strictest possible. I think this would create additional remarks and or additional homes on the market.
If it's excessive noise and disturbance to neighbors, I think there should be a police response- no matter what time - to quiet it down.

provide notice to neighbors when enforcement action has been taken
First infraction, warning. Second and third infraction, fines. Fourth infraction, suspension of permit. Fifth infraction, revocation of permit and new permit not issued for same residence for at least 5 years. Neighborhoods will be more open to STRs if they know the infractions will be monitored and will not be a never-ending cycle of pay a fine, and keep disturbing the public peace.
Make absentee landlords responsible to their neighbors if their tenants are a nuisance. Keep as much housing in good condition and occupied as possible by local workers.
I support fines, so long as there is a 'honeymoon' period (such as the first violation resulting in a formal warning) before fines are implemented.
Allow a majority vote of contiguous property owners to ban STR's from their neighborhoods
Special task force. There are around 500 STR's in Santa Rosa. That's 500 families that could be living in these houses.
Enforcement takes money. I was heartened to see designated enforcement officers in Sonoma and Healdsburg recently but it's a big job with the proliferation of STRs, legal and illegal. Without enforcement, any ordinance is meaningless, which is what people count on here more than many places. With fires gutting finances, I don't see how you can enforce STRs - we have enough problems finding the money to address code violations in the housing we do have. Money will become increasingly tight in the upcoming years so STRs may not be the direction at all that we should be moving in right now.
First offense: warning Second offense: fine Third offense: ban that STR use for one year Fourth offense: ban STR use by that owner permanently, for all STRs within city limits, not just the one with violations
Misdemeanor to continue operating after removal of license.
Notify owners (with written warning) Fine only after 2+ instances of non compliance
3 warnings then fined according to the type of violation
If there is a violation the owner should be warned first not to do it again, but again i feel that people should be allowed to rent out their houses without limits.
There should be no enforcement or regulation on STRs in my opinion. What is wrong with the current system? And why would we need to spend taxpayer money on increased regulation when the tax revenue would be the same? I never hear anything about any problems with STRs in Santa Rosa. As they say, if it ain't broke, don't fix it!
Warning then potential fines if justified. Rules should be no different than the rules for any homeowner or occupant.
Suspension of license for a certain length of time, depending upon the violation.
Red Tag the property as a zoning violation, with increasing fines.
Additionally, consider the imposition of limitations on the owner regarding the issuance of building permits to expand property improvements, residence, additions etc.
Make the fines impossible to get around and a significant amount to make sure they don't offend again
Removal of license only after receiving a certain number of citations within a 6 month or one year period
Firt a warning; if repeated violation, a fine; if continued violations, higher fines and removal of permit

No Ordinance
depends on severity of infraction. If severe and repeated, license/ability to operate should be removed.
Large fines. Often these are operated by owners who inherited the home and hence they have a very low property tax base— they are running a business that the taxpayer is subsidizing.
If stricter violations would be enforced, application acceptabilities would be given more seriousness!!
Depends on the ordinance and the proposed penalties. Some short term rentals may be needed income for some people. I need to understand the City's reasoning for involvement and how to balance the needs and rights of homeowners with those of the neighborhood, for instance.
How would the city know about ordinance violations? My neighboring SRT Website states: No Pets, but many tenants bring pets with them Also the occupancy limit of persons appears to be exceeded on occasion
I would start with a warning letter demanding compliance. Then fines.
There can be no inforcement until the City has knowledge of how many units are being rented. You can require this from of Airbnb and Vrbo. Until that is done it is costly to the City to not know how many of these type of rentals are out there not paying taxes. Many othere cities have this requirement and it works for them. Only then will you actually now what is going on. You may be losing thousands of dollars a quarter, or more.
Should have a 3 strikes rule. Strike 3, you are DONE
I am against all of this
After certain number of violations written, NOT COMPLAINTS, permit is revoked
Only fines that can be passed on to the violating guest(s) seems appropriate. I see it as unreasonable that a host be punished for bad guest behavior when often it's out of their control.
Fines and Removal of License for a period of time
Require a certification course to explain and educate owners on what are best practices for complying with any new short term ordinance. If you set the expectation, owners will meet it given reasonable rules. It's currently working in the greater Sonoma County short term ordinance.
Only enforcement of noise or smoking or other nuisances should be made. Generally you call the police for these infractions. So don't defund the Police.
Enforcement violations should result in a fine at least equal to the rental amount. A second violation, within one year, should result in a fine, plus a limited suspension of the owner's permit. Three violations within one year should result in at least a one-year suspension of the owner's permit.
fines and penalties are ok, but there should be based on the severity of the violation as well as frequency of violations by the same owner.
First violation, notice. Second/third, fine. Fourth, removal of license
Reasonable applications of rules, requirement of evidence of violation and appeal process for owners
No enforcement necessary because STR's would be prohibited.

Enforcements must be varied depending on violation. There are citizens who will make complaints about every little thing just because they don't like STR & want to complain
Extreme cases could arise where it would be appropriate to close down the property permanently, prohibiting any further rentals.
Contact owner if there are problems and allow for addressing/fixing issues.
Short term rentals should be completely banned in residential areas as they are essentially Lodging houses, they should under go the same regulation as lodging, hotels, motels, etc.
Have a progressive system, first warning, then 2nd offense a fine, then 3rd offense larger fine, then 4th offense removal of license and further use.
I support individual property rights. An owner has the right to do with his property what he wants. Keep out of this business!
License Removal after two or more
Owners of STRs should be considered personally liable to injured parties in any case of nuisance or damaging behaviour attributable to their renters or their renters' guests, vehicles, or pets.
ANY fine should Be handled judiciously and all should be meted out equitably.
Q
Fines should be distributed to the suffering neighbors
Remove license until fine is paid.
I think you will find that the majority of owners with short term rentals are responsible and want the best experience for their guests and neighbors alike!
Seems like a waste of time and money. Rentals are good for our economy. Fire victims can also utilize them if their home is destroyed or evacuated. I don't agree with limits or enforcement which will cost taxpayer dollars.
Enforcement should be strict, and someone should be available 24/7 for enforcement. Two verified complaints, and you're no longer allowed to run a STR. Period. Ever.
I would say if in violation of reporting transient taxes collected, allowing loud commercial activities, or enabling a public nuisance in a residential neighborhood, any STR license should be revoked for at least a year.
Don't allow them, period.
Promptly and consistently.
Our police have better thing to do for us than respond to multiple noise and party complaints
Verified correction of problem
enforcement depends on the serverity of violations.
Warning, fine, 3 times- forfeit license for 6 months
Civil citations, with fines after multiple citations
A progressive system that starts with fines, escalates to limiting the use of the property and finally to revoking of permit

An escalating series of responses, beginning with one warning, progressing through fines, limiting property use, to removal of license/ability to operate an STR.
3 strikes policy for suspension for verified complaints, with revokation possible for very bad actors if violations continue
I’m concerned no matter what the owner next to me operating his STR party house will do as he wishes.
HEAVY fines! Not just some whimpy ones, but something that makes them pay attention.
Jail time/community service
You have to require a conditional use permits and require owners to follow the conditions. Don't just make lots of rules that no one follows.

Q8. **Is there any additional feedback you would like to add?**

Total responses: 936 beginning on next page and categorized by how they responded to Q1

Responses from people who live and own property in Santa Rosa

I am against this type of rental. I don't want vacation home rentals in the City of Santa Rosa.
houses in most residential areas are to close together to allow for this. Most people coming to an STR are on vacation. So they are out side late at night and making noise while the rest of us are trying to sleep. Or are kids are trying to sleep. There should be a set back of 100 feet between houses in order from a permit to be issued to rent as an STR.
Permitting is enough in my opinion. Adding more redtape is bad for the larger economy.
Can we fix rentals that are in our neighborhood retroactively. We have a serious problem with short term renters from out of town lighting fires during fire season. This can not to be tolerated. Please update santa rosa rules as soon as possible, our neighborhood near spring lake is traumatized and extremely concerned about the non owner occupied property listed as a party house on airbnb with noisy renters who light fires during fire season.
We live on the premises of our SRT, it’s a separate unit. Also used as a guest house for friends and family. We follow all the rules and pay the taxes. I hope that any new rules will be fair and take into consideration of homeowners that have never had complaints.
no
There is a distinction between the rental of a spare bedroom in an owner-occupied residence to someone who is in town for a short-term work assignment or a even a pleasure trip, and the rental of an entire empty house to an unending stream of large groups of people who are using the residence itself as an entertainment venue. The latter is an abuse and does not belong in any residential neighborhood anywhere in town.
Recently an STR began operating in our neighborhood without any knowledge of the residents. It became a party house, noise outside late at night with pool and hot tub, up to 7 cars blocking resident parking, drunken berating of nearby neighbors trying to sleep due to work schedules during the middle of the week, parking in the landscaping and excessive trash, 3 large cans every week filled. The quiet culdesac became a busy noisy area with multiple cars coming and going and late parties. With elderly and toddlers /babies in nearby houses this became unsafe for children playing out front or quality of sleep. Completely disrupted our nice neighborhood and otherwise took a home off the market that could have become a home for a family. This city already has a huge population that are either unable to find a home to buy or rent that work in the area, or in need of a home to live in while rebuilding from the fires we continue to battle with. With the water crisis, garbage issue and housing insecurity I feel we need to be very careful regarding this type of home use.
Take the character of the neighborhood away. More traffic flow. More trash. Renters don’t care about the community or neighbors.
I don't think anyone wants a wild party house with unruly out of towner's that are disrespectful to a neighborhood. Better to rent a venue for a party and a hotel room if out of town.

Responses from people who live and own property in Santa Rosa

I've not had any problems. I believe in property rights. I want a place I can call if I have trouble in the future, and I want there to be consequences for breaking the rules. For people not bothering me, I don't see any reason to bother them.
I live near a handful of vacation rentals. Never had a problem. One of the property managers is very proactive, giving me contact information, dropping by to check in, and even letting us use the pool when the home is not rented. I booked one of the homes for my family when they visited. It was nice to be able to have my family stay in the same neighborhood.
Let SR prosper. We need more tourism...
I appreciate
No
None
No
None
Lack
None
Null
No
Thank you for taking this trend on. It has not impacted me yet but I can imagine that ppl next to these properties need to have more recourse to their objections that they currently have.
None
Cheaper prices
Rental of space either a room or a unit in ones own property is a form of income for many people and should not be prohibited. Problems occur when there is no supervision when the owners don't live on the property.
Thank you for taking on this difficult issue. We need rentals for our community members who need affordable housing.
Please stop this housing crisis! Encourage hotels to build kitchenettes (this is often why people choose to rent through AirBnB, etc). Limit, charge fees!
No

Responses from people who live and own property in Santa Rosa

The non-owner occupied short term rental near my home is literally destroying our neighborhood ion many counts. There are always far too many cars. creating a danger to the neighborhood in the event of fire requiring evacuations and general traffic issues. There is always overflowing trash cans sitting out in the street creating an eyesore and a rat problem, loud noise, and necessary calls to the police. We have a constant flow of strangers destroying the fabric of our neighborhood.. Short-term rentals belong in commercail zoning only not in residential neighborhoods.
Should only be allowed in commercial areas or if there are no immediate neighbors (eg. rural areas with an acre or me of land)
STRs should be prohibited. We are already short on permanent housing units. STRs make the housing shortage worse.
STR have caused the housing shortage. STR's should be banned within the City. The homeowner's of STR's do not care about the neighborhoods they are in-they only want the revenue. STOP STR's!
Require that any rental be for a minimum of 30 daysâ€¦â€¦.absolutely NO short term rentals
The tourists that come here need a place to stay, so that they spend their dollars here.
Short Term Rentals help the economy like small businesses do.
Short Term Rentals help the economy.
I think it should be regulated but allowed. It's great for tourism to have Airbnbs in the city. The ones where i live are very respectful and rarely, if ever, have issues.
I have owned a vacation rental in the past. Also neighborhoods should be protected. Thanks for asking.
We need short term rentals since there are not enough hotel rooms in this county and having tourists helps us since there are no major economic hubs around here except for agriculture and tourism. Thank you
Airbnb has allowed me to keep updating my property. Property has been my name on my families name since 1935. I've met the nicest people. In five years I've only had two that I would not have back. People are respectful of the house and leave have a good time to.
No
Not really
Too much government in our lives.
We live right next to an airbnb house where the owner does not occupy it. Often the guest don't respect the quiet hours and treat the home like a hotel and party into late hours. We work and our children go to school and often we need to deal with disrespectful guests ourself because the property owner lives out of state in Idaho.
No
Its a problem Appreciate the city tackling it
Need more tourists to stimulate the economy
Fully prosecute any STR renters if they violate the law, or God forbid start a fire.

Responses from people who live and own property in Santa Rosa

Investor owned properties and Nono were occupied residences should not be able to have short term rentals. This negatively impacts available housing for residents.
I operate a small two bedroom-one bath home as a short term rental- the guest pay about 200 per night- much less then a hotel. If I sold this home it will sell for $550,000.00 to $600,000.00 - the house currently rents below market as a STR - but will sell at market rate. If mandates strict STR's the will affordable STR's and gain expensive market rate housing.
We need more units for rsident housing not for str.
We have 3 STRs on our street right now. More will come if allowed and the sense of community will be gone. None of these owners have ties to Santa Rosa and really don't care about the community other than they want to purchase real estate for STRs. The chance for crime, disturbing the peace, etc. goes up with STRs. Ask any city that allowed them and is now pulling back.
I travel frequently and I prefer to use short-term rentals because they are safer and more convenient and well maintained by the owners who are almost always very friendly and helpful
I do not understand how it is legal for a house to be rented out as a business venture within a residential neighborhood. We bought a house in a residential neighborhood, not a commercial or mixed zone. Why are these not simply considered illegal?
No
Short term rentals are drastically changing the landscape in too many neighborhoods and causing unnecessary disruption to property owners who live there and never expected to have to contend with a hotel type commercial business right next to them or across the street. The lack of rules and regulations has created a situation where a prospective STR owner has no oversight. Any other commercial type business in the City of Santa Rosa has to follow rules and regulations. STR's don't belong in areas without adequate street parking and in areas where houses are close together. In essence, they really have no place to be allowed period in the City of Santa Rosa.
I reiterate that city does not enforce current zoning codes on any properties unless a neighbor complains. Then it takes years of letters and warnings prior to fines or evictions. I've been told there are â€œserious safety issuesâ€ that are on a list of hundreds of issues and no sta to enforce. Why make laws that you do not enforce
No
STR are destroying the nature of neighborhoods, and I as a homeowner have no rights to maintain my quiet space. It is not fair to homeowners close by.
No

Responses from people who live and own property in Santa Rosa

There is an str a few houses over from mine. We have a very quiet street as only those living on it would drive by. There have been several times in the past when the str had rowdy parties and cars were racing up and down the street. Music was played too loud and the renters were very noisy even after 11pm. Police had to be called on various occasions. I have lived on this street for over 50 years and don't want the str changing the dynamics of our street. I don't think it is fair to allow someone to rent to people and not be present to see how they are affecting the neighborhood. I would like to see a ban on strs in residential neighborhoods! Thank you, [REDACTED]
The problem is so extreme at the property next to me I was forced to buy a second home to escape from this. Not in Santa Rosa - I went to where there are restrictions.
City government should not be involved in STR regulations. Existing bldg. permit processes and zoning are in place to regulate these issues.
Having a short term rental across the street has dramatically changed our neighborhood. Having a hotel next to our home should not beallowed and should not be something that a homeowner should have to worry about. It's a nightmare!
I don't believe there are too many rentals, short term or long. I believe in allowing home owners to do what they want with their property. If a renter is doing something illegal, neighbors can call the police to deal with issues.
It has caused a great deal of stress and unhappiness having an air B&B in my neighborhood. I dont feel as safe because any random person could make a rental of the house. I live in a family neighborhood near a school and its really not great to have to people who are renting the STR getting drunk, arguing, and breaking things every night of the week.
Responsible owners and renters is the key. I have enjoyed short termed rentals in other places. I want them to be available here but they must be regulated.
No one purchased their home knowing g that they would be living next to a hotel! The city & neighborhoods are being degraded by commercial lodgings! There should be a moratorium on vineyards as well. Our area cannot sustain this assault on our resources!
This is just a slippery slope for government intrusion into private property 1 rule will quickly turn into 20 and make the str impossible to manage. That said some BASIC COMMON SENSE guidelines, not laws, could be acceptable.
Be vigilant. I read that the City hasn't adequately tracked STR so it hasn't collected fees and taxes.
I believe it is the right of an owner to offer STR provided that guidelines and rules be adhered to. There should be no restrictions related to whether a property is located in a senior community. I believe there should be a limit on the number of days allowed consecutively as well as annually.

Responses from people who rent in Santa Rosa

For this survey to be valuable in creating consensus for forming policy, 6.519 participants would need to be polled according to Qualtrics.com. Because of the tremendous amount of false information framing this issue, the fear-mongering by staff and elected officials on this issue, the lack of facts, and the misleading survey, it is best that you reexamine your motives. Urgency ordinances may be formed for noise or fire prevention but they need to apply to all properties and people equally. If a separate ordinance is needed for STR, it must go through the normal planning and public input/oversight procedures, and be based on facts.
Properties that have been transformed to a STR-only property in a residential neighborhood in a WUI area, located as a house at end of culdesac with the only fire Emergency egress gate On its property should absolutely not be allowed to operate as an STR in any capacity due to the liability it has with the block of fire and exit access And potential for serious liability
N/A
Not yet
No
Valid
None
No
Good services and security
Nul
No
Zero
O
Low rent
Good conditioning
Yes good environment
Not yet
Caoacity
None
No
Yes large capacity
Not yet

Responses from people who rent in Santa Rosa

Yes. Water conservation is mandatory for permanent residents. Rentals like these should be charged a fee for excessive use off the bat. Owners need to be charged when daily water consumption peaks significantly.
No
No
STRs severely restrict the amount of affordable housing available in an area, and since so many people around Santa Rosa have been displaced by fires and need housing, Santa Rosa should not have STRs.
With an ongoing housing crisis, STR should be strictly regulated or prohibited. If we had adequate and affordable rentals for all, I would be in favor of STR's. So much talk of how many thousands of housing units short the state is, so little talk of STR and investment properties. Obviously, very much part of the problem!
I am 38 y/o registered Professional Engineer and have come to the hard realization that I'll never be able to purchase a house, and AirBnB (etc.) is a major reason why.
short term rentals have negatively impacted the ability of locals to find appropriate housing. Ban short term rentals.
VRBO house on our road in Rincon Valley has been a real bummer for our entire neighborhoodâ€¦ will be good to have more clarity on this and enforcement of this current house on Yerba Buena Rd (loud, high turn over, too many cars, possible drunk driving, large party busses parking in front of fire hydrant, etc.
Airbnb is a service that I use and is a wonderful alternative to motels. I choose to stay in an Airbnb when I go out of town If there is a problem with an Airbnb site the neighbors can report that to Airbnb. I don't think the city needs to start regulating airbnb homes
This is one of the tightest and most expensive rental markets. Please give the business to the hotels and keep the rentals for the people who actually live here.
My main concern is with the shortage of housing for those who live and work in Santa Rosa. For the sake of our community, it does not seem beneficial to have rich people buy more and more property to make money off of short term rentals. This increases the shortage of housing for those trying to afford just one place to live. I know tourism is important to our city. And I believe that people living in the city should be given the dignity of affordable and clean housing.
Housing in Santa Rosa is in high demand. It is absurd that homes are being used as short term rentals rather than occupied by those who live and work here. There is a home near us that frequently has large wine buses stop to pick people up. Very disruptive to the neighborhood and I hate to think of a family being outbid on a home by someone who wants to turn it into a short term rental. If the property is not owner occupied, it should not be rented.
Housing is a right.

Responses from people who rent in Santa Rosa

I think if a short term rental causes neighborhood problems, like parking or excessive noise or refusing to adhere to public health directives, the owner should pay fines, but not to the city...to the neighbors. The city is not burdened, we are.
These STR have severely affected regular working people from finding affordable housing! I think it is outrageous. I have on good authority there is drug dealing at Airbnb's, prostitution and more. And there is no oversight on non owner occupied houses!!!
Santa Rosa is way overbuilt and overpopulated. Let's get rid of all the political prostitutes, WHICH MEANS THE ENTIRE CITY COUNCIL AND THE MAYOR! Most of our local politicians are owned and operated by a bunch of Donald Trump wanabees. Local politicians are just as corrupt as the ones at the national level.
We rent. We can't afford to buy a home here. In our last neighborhood, one neighbor owned at least three houses there, two of which were air bnb for rent. That means two fewer homes available for rent or purchase. There are plenty of hotels and motels available in Santa Rosa, why do people have to play the money game at the expense of available housing?
There should not be any STR's within city limits
This will make the already tight housing supply even tighter.
Anything that improves supply of long-term rental properties for people who live in SR full time is a win in my opinion vs more tourism
There should not be Any STRs in fire prone areas.
Having vacation rentals ran out of residential housing is destroying our local housing market. Citizens who can afford to purchase multiple properties are taking housing out of the hands of other citizens who would like to own a home.
STR ruins towns & makes areas unaffordable for residents who make less than 45k a year. This includes teachers, city workers, fixed-income residents, single parents, & the disabled. You don't discuss the parking issues & whether street parking would be allowed. There's also the issue of traffic & strangers staying in areas they wouldn't usually know about. It's difficult for neighbors to know if someone should be at a home or not. With such a lack of affordable housing in SR, why even allow STRs? Haven't you been reading about how they are destroying business in towns where they rely on service workers or teachers, but they can't get these workers because there aren't any affordable places to live? https://www.cbs46.com/news/short-term-rentals-turning-neighborhoods-into-nightmares/article_6d9a59d0-eb5e-11eb-a6ea-8b818aa647f6.html OR https://www.outsideonline.com/culture/opinion/did-airbnb-kill-mountain-town/
Limit non-owner occupied STRs. Folks shouldn't be able to own and operate quantities of properties solely used as STRs, as that affects the available housing stock for long term rentals and ownership.

Responses from people who rent in Santa Rosa

STR should be allowed. With appropriate licensing, rules enforcement and fines STRs can be beneficial. The STR should be taxed and regulated (limited) just like any business. Non-compliance should also carry hefty fines.
I believe str are good for small business owners and the city. The market will correct itself on the number of them that will be viable or not based on demand. If there is a demand for them and if the owners can make a profit great, if not they will no longer be a str. If they are needed it will bring more tourism and more tax dollars to the city. I think with the right regulations regarding noise and capacity for each str we can make them work in any neighborhood. Those that violate the rules can be heavily fined and if it is reoccurring possible risk losing their license. I think it is also important to but some risk on the renter, if they violate the rules they should also be at risk of being ticketed and receiving a fine. With the right system in place we can make it work and people can have the ability to rent a home and discover our wonderful city
Tried to buy a home in the last year. Out of three homes we bid on, two of them are now short term vacation rentals- unhosted. Don't listen to the people who tell you they're trying to make their mortgage by turning their property into a STVR and their suggestions of "nuanced regulations"- long term rents are at an all-time high and no one is going to enforce any regulations on revolving tenants. If property owners need to cover their mortgage payments, they can do a hosted rental or a long term rental and contribute to the viability of the community. This is not Barstow- we are a tourist destination and if you want to have workers live here and not be forced to move to Lake County, you should not permit unhosted STVRs.
The city should not be in the business of restricting STRs, and should instead focus on easing restrictions on new construction.
No
No
Owners should be required to insist that their guests understand and follow our water, fire, and noise restrictions.
As a renter, I notice that STRs seem to make it harder to find a long term rental. Hotels exist for a reason.
I do hope this is truly looked at and some adjustments are made for the locals who currently own property and those trying to purchase property.
I am saddened by the capitalistic opportunism of the proliferation of high price housing.
Rentals are hard to come by for residents and nothing is affordable. Think of your residents FIRST before tourists. We have plenty of hotels in the area.
I was born and raised in Sonoma County, and I now raise my children here. I have a well paying job and I can hardly make ends meet with rent being such an extreme expense. To well off to qualify for housing assistance but not well off enough to afford my monthly rent. STRs are going to drive cost up and like so many other, we will be forced from our home.

Responses from people who rent in Santa Rosa

I'm concerned about STR ownership by companies and investors that reduce the amount of available housing for residents. I don't think hosted STRs should be limited but non-hosted STRs should; these become hotels in a residential area. Investors with cash have the ability to outbid potential buyers who would live in a home; they drive up the initial price of the home, then devalue surrounding properties with a constant flow of people and parties in wine country. I think the city should make the return on investment less attractive for these full time non-hosted STRs.
we need affordable full time housing, let the hotels cater to vacationers
Prohibit party gatherings. These tend to be the ones that are loud through the night.
No
We can't only look at STRs as a source of nuisance. They bring revenue to homeowners and the city through tourism. They also allow people to experience a city from the perspective of a "regular home", and allow out-of-town relatives and friends to stay closer to the people they're visiting.
No STR PERIOD! WE HAVE A HUMAN CRISIS IS Santa Rosa WITH THE HOMELESS POPULATION. MASSIVE SHORTAGE WITH LONG TERM RENTALS.
Enforce existing ordinances pertaining to quality of life issues such as noise, parking, prohibited activities, etc. Address local housing needs by funding low cost, high density, mixed use apartment developments in Santa Rosa and Sonoma County.
Increase the numbers of hotels/resorts in Sonoma County and discourage these short term rentals in neighborhoods. This is a family County this is not San Francisco.
I looked for housing in Santa Rosa and Sebastopol for 6 months during the pandemic, it was so difficult and competitive with prices skyrocketing with people moving from SF and Oakland, I was looking to move out of state as well. There is not enough housing to have rampant Airbnb use. Now the home I rent in Roseland has a Airbnb across the street, a large 4 br where the owners live in an ADU in the garage. It is such a disruption, trash is left everywhere, people are loud and disrespectful, have guests over in a pandemic, and constantly have party busses for bachelorette parties and wine tour busses idling outside my house. Not only is this a nuisance, it’s a great loss for Sonoma county to be losing residents to the high cost of living due to the scarcity of housing
Friends who live along the river have four Short Term rental homes surrounding their home and it's been miserable for them with noise and light issues late into the night. They get up for work early and it's tough with late night parties constantly.
Santa Rosa already has a severe housing shortage. Allowing non occupant owners to operate multiple short term rentals within the city without restrictions exacerbates the problem.

Responses from people who own property in Santa Rosa, but do not live in Santa Rosa

Also Enforce existing laws though I think vacation rentals destroy neighborhood communities
We're all very afraid. This is how I put food on the table. Losing the ability to rent will be a blow to my family - we might never financially recover. I want to do the right thing by my neighbors. I want to also be protected by the process.
Well established outlook
Well great
Less expensive
Big up
No
Good
Naa
Yes the security response
N/A
Good services
No
Capacity high
No
No
No
Security and Covid adherehere
STR should be environmentally cautious
As an employee of City of Healdsburg I was tasked with finding all STRs, legal and illegal, and providing a report to Planning Manager for compliance purposes. Probably 5 to 1 illegal vs. legal. No enforcement means illegal STRs proliferate. Need yearly inspections and reissue of permits for STRs. All STRs should include notification of neighbors, including owners phone contact numbers in case renters are disrupting the neighborhood - parties, noise, too many cars, garbage, etc. Then keep on it, STRs are constantly being added and under the radar without any payments to city.

Responses from people who own property in Santa Rosa, but do not live in Santa Rosa

I would be OK with owner occupied and on premises having a limited number, say 4 of guests. We own a house in Rincon Valley 1 house away from a new VRBO that allows several residents and was apparently bought and refurbished just to be a VRBO in this lovely residential area on Yerba Buena. It is very disconcerting to hear all the loud talk and party atmosphere from the back yard of our house. (Where our son's family lives). This does not seem right, and I fear will affect our property value.
Short-term rentals currently make money for property owners at the expense of the surrounding neighbors. Permits should be granted only after the property owner proves that it will not impact quality of life or safety for others. This is especially a problem in areas bordering on wildlife interfaces outside city limits.
I think the difference maybe people who operate manySTRat once VS someone who has a couple of u it's and wants to bri g in some extra income. May e someone rentslonger term but knows it's hard to dent from late I don't through Feb and looking to fill in Not all STR are bad thiugh there needs to be guidelines and controls for those who I t really care about anything but the money. Those are the onestvat need ofRE goon. I also thi k if the owner is nearby there's Han e fir greater controll and if an owner is renting a u it they use, they dint wa t unruly people renting and damaging g their furniture
N/A
No. Thanks for taking the survey.
There is a STR next door to my rental. My tenants have cars parked in front of their house blocking the mail box and space for trash pickup. The entrance is about 20 feet from my rentals back door. The backyard is divided by a fence. My tenants children have heard the VRBO renters having sex in the hot tub. The City really needs to do more research before allowing STR in residential neighborhoods. It can bring down rent on neighboring rentals.
This needs to be enforced. No loud gatherings or evening noise. Do something about it.

Responses from people who own property in Santa Rosa, but do not live in Santa Rosa

we own a house in Santa Rosa next door to a short term rental with high occupancy (both units are str). It receives more maintenance than any other residential property on the street. Pre covid we ran an air bnb on a property we occupy in another county. We were genuinely surprised by the demographic that arrived, and the level of respect offered. A LOT of companies booked it for their employees, ongoing. We paid TOT taxes and dealt with neighbors complaining about the occasional BMW or Mercedes parked on the street (on a street with tons of parking). During covid we discontinued our STR yet had a flood of requests asking looking for places for their family to stay for visits, including those that had complained about parking. The one limitation I would consider would be for larger homes that may be utilized as party homes more often. I would be interested in statistics to determine whether 1 and 2 bedroom properties as well as those on the premesis with a landlord are less likely to attract guess that are disruptive to neighbors. That said, we got married abroad in an airbnb and always rent full houses with our family so that we have a kitchen. HOtels don't offer that. I would be very sad to see restrictions derail larger homes, particularly for family reunions. Perhaps just more oversight on 3+ bedroom properties
No
No government agency should have the right to take away people rights for their owned properties or diminish their values in any way, ever. Sincerely, [REDACTED]
STR should be allowed. Legalization is important to keep us all safe
At a minimum the ordinance should include provisions for neighbors to comment upon the proposed short term rental. Perhaps treat similar to the use permit process where licensing can be revoked for failure to adhere to the terms and conditions of the use permit.
Websites should be scrubbed for non-compliant/illegal operations to better enforce. These STR in residential neighborhoods are really unwelcome so strong enforcement is key. Personally I don't think they should be allowed.
Inexperienced and hands off hosts have been the problem, people unwilling to operate by registering with the city and collecting taxes are a huge problem. Renting my home is a citizen right. The same as operating a home business of photography, cleaning, online sales etc out of a residential home. By only restricting or implanting rules on one group of “businesses” you are unfairly targeting one group of people who are also trying to make a legal living. A certain amount of noise is understood within a being neighborhood, parties and events should not be allowed, and any good host already complies with this as it is also the requirement of Airbnb. Partner with Airbnb on tax so that all bookings get automatically paid to the city for the revenue it is deserving of. This will allow the city to track better and hold accountable owners and properties that aren’t following reasonable community rules. Thank you
Real Estate is very high in Sonoma County. Let Free enterprise alone!
One size does not fit all. Perhaps you should fine the people renting the STR if they are holding parties at STR.

Responses from people who own property in Santa Rosa, but do not live in Santa Rosa

Loud events and parties after 9 or 10 pm should not be allowed in any residence, rental or not. And this "law" should be enforced.
Where is the enforcement of any rules? Would they be enforced? We are already coping with wineries and their outdoor events with outside music amplifiers every weekend--there is no enforcement of noise ordinance. Would this be the same? Lack of enforcement is a real problem.
The city needs to stop making rules and just handle the few bad apples that abuse the system
Stop interfering
It is important to encourage outside investment into our community and economy. When people buy an investment property, it creates many jobs, cleaning, plumbing, realtors, landscapingâ€¦ The guests who then stay in these properties stimulate our local shops and restaurants. Poor regulation can destroy real estate prices and hurt our economy.
We own a property in Santa Rosa that is our second home. Our primary residence is in SF. Currently, the property sits vacant when we are not there. We would like to rent it out just a few weeks a year to help pay the mortgage and allow visitors or California residents to enjoy the beauty of wine country outside of a crowded hotel, or supply much needed short term housing for nurses or seasonal agricultural workers. We are in favor of quiet hours and are fine with a cap on the number of days/weeks that could be rented per year. But restricting renting it out completely means that a property sits vacant and the price of housing and hotel stays is driven up. It is not helping supply more housing stock. The current restrictions do not make sense at all.
Currently operate a vacation rental in the Proctor neighborhood. Used perosnally about 30% of the time. This is a key source of income for the city - we submit thousands of dollars a year in TOT. I accept there should be limits and regulations, but don't stop short term rentals in city limits. That's short sighted for a city that depends on tourist income. And dealing with guest trash on a regular basis, I can assure you, guests are not using hte kichen but regularly eating out or using take out serivces. Short term rentals do NOT detract from restaurants. Also, I strongy believe that Airbnb etc increases the total tourist numbers, and does not cannabalize hotel revenues.
Balance is needed here. Most owners and guests are responsible and STR's have a place in our community. At the same time, we need to protect our housing stock.
STRs are private property, should not be restricted for use if owner is enforcing quiet hours and ensuring no parties. These also generate lots of ToT income for the city. And owners depend on income they have been getting to pay bills and mortgage
Fire safety for SR residents is priority #1, also water conservation/usage. I'm extremely concerned about the allowance of properties with multiple partial owners, essentially turning residential neighborhoods into time-share vacation spots. Please don't allow this. Thank you.

Responses from people who own property in Santa Rosa, but do not live in Santa Rosa

Sonoma County is very expensive to live in and I am not in favor of more restrictions for property owners already struggling with no evictions even if no rent and the other Multitude negative treatment of property owners
All resources and energies need to be put into looking HONESTLY at chronic homelesness and making the hard choices. Jenilyn Homes can go out and talk to people every day all day but the problem is the ones that don't want help. How can we in good conscience let them continue to live on the street, citing that they have the RIGHT to do so? Really? What about our rights to have a civilized, clean and sanitary society?
Neighborhood cohesion and retaining housing stock are critical concerns -- effective regulations of STRs is essential.
STRs destroy neighborhoods particularly in circumstances that do not require the owner to be present. If the are approved it will increase speculation that has already led to less availability and higher costs. Many landowners that have second homes do not need the added income. If they did they could provide a permanent rental to one of the many families in our area that cannot find a place to live.
No open fire pits we are in a fire zone. Parking problems.
Again this should not be allowed in the city limits at all
There are barely any hotels left after fire in Santa Rosa. So if you want to keep tourism industry alive then don’t mandate strict regulations. Although I don’t operate any STR, my view is that city should not enforce any strict laws that will make STR difficult to operate in Santa Rosa in already crunch tourism accommodation.
They should be banned because they are tourist-serving, not residential, businesses, which violate to very meaning of "Residential" in zoning and any other language known to humans. They are disruptive to community life and they are an obscenity at this time of an extreme housing shortage as they remove homes (zoned for residential use) from the available housing stock.
STR mis-use appears to be problem of increasing frequency in our neighborhood (Montecito Heights). Often noise and parking are an issue with no recourse short of contacting the police. I appreciate that the city is starting to address this issue
Short term rentals remove long term rental units from the market. We need more long term rentals to ease the housing shortage.
My suggestions mostly apply only to residential neighborhoods, not to commercial properties.
Limit the number of automobiles
I am concerned about how STR rentals impact affordable house in our community.
Not allowed in places that share walls and have HOA and strict rules that have to be followed in the best interest of owners.

Responses from people who do not live and do not own property in Santa Rosa

Like it
Like the idea
Not yet
None
I'm not technically a Santa Rosa resident, I live in a small county pocket surrounded by Santa Rosa
Big space
Precise location
STR should be allowed if owners act responsible and pay the fees required
Yes, STR should have laid down procedures
STR should take care of other businesses
Give property owners using primary residence their rights
I own 4 vacation rentals and it is a vital part of our income.
There is such a wide difference between owner occupied/hosted and whole property STRs that the survey should really be 2 different ones.
Please do not have too many restrictions to operate STR units. It is in many ways feeding multiple families who are struggling in life with this pandemic. If there is an opportunity to make use of our space to generate income without doing anything illegal, why should anybody worry about STR.
Limit number of vehicles
I think the city should prohibit str owned by corporate groups.
2nd units should be allowed to be vacation rentals
Homes should be available to families to buy as first time home owners. We don't need more STR. We need affordable homes.
The housing market is already insane, people buying up homes and then renting is unethical and ruining the feel or our county. I would ban them all today if I had my way. Guests are typically loud, cause extra traffic and more than anything else, take away homes from people that would live in the area full time, doing to a sense of community instead of taking it away. We live across the street from an air BNB, in a real area, it sucks.
Having been born in Santa Rosa, I cannot believe how invasive the government has become in people's private affairs. Very sad, indeed.
Property owners and renters alike deserve the right to a peaceful place in the division. Businesses don't belong in residential areas.

Responses from people who do not live and do not own property in Santa Rosa

For 8 years I have opened 2 bedrooms + bath in my owner occupied house to airbnb guests during the summer months. This additional income greatly enhances my fixed income. I have "never" had one problem. Guests come and go, park in my driveway, are very grateful for the opportunity to stay in our community for such moderate prices. They mainly come for wine tasting events and weddings. ***HERE is what you need to understand: I'm an ambassador for this county. I'm their personal concierge. I give my guests information on wineries, places to eat, grocery stores for needed supplies, parks to visit and other places of entertainment our county has to offer (ie our famous ice skating rink.) What am I doing that's so wrong that I need to undergo such things as previously mentioned.... permits, reviews, requirements, inspections!! Some intelligent community minded individual needs to look at the "whole picture".
When we travel we always prefer to stay in a short-term rental room, or home, because then you can experience the area in a less artificial way than a hotel. Also hosts can give more personal recommendations for activities and restaurants.
Short term rental are an important part of the economy and help with easing the housing
These units and how they are handled have a significant impact on the entire County. Santa Rosa is the heart and great care should be used going forward. There has been too much abuse.
Vacation rentals are out of control in all of Sonoma County. Please take action to regulate and monitor these homes. They are destroying our neighborhoods and have decreased my property's value.
Make housing available to people again, STR take up houses in an already undersupplied real estate market in Sonoma County. Eliminating a large amount of STR and making them at least long term rental spaces would help alleviate some of the undersupply.
Having lived for many years next door to three Airbnb's I have found that the best way to regulate the insanity that does occur is to have the owner or a caretaker living on site. Thanks for conducting this survey.

Responses from people who do not live and do not own property in Santa Rosa

[REDACTED], [REDACTED], [REDACTED], [REDACTED], [REDACTED], and [REDACTED], and all investors, hosts, and guests; I write to you today in the hope that you will radically re-structure your company before it starts a class war in which you will almost certainly lose the lion's share of your wealth, your moral conscience, your place in history as innovators instead of oppressors, and you and your family's physical safety.
Brian, Joe, Nathan; you started Airbnb with the best of intentions. You couldn't afford to make rent on your San Francisco apartment, so you bought some air mattresses and served breakfast to your guests. Brilliant. But things of changed since then. Now you control an $80 billion company that has devoured millions of housing units, evicted countless families, and turned their homes into full-time clerkless hotels, with a promise in your IPO documents to fight democracies in court for as long as you can afford to do so. To be clear, renting out spare rooms, attics, basements, and backyards in owner-occupied properties isn't the problem. It's when an investor outbids a family for a second property and turns it into a full-time Airbnb. Or worse, when a holiday rental company does so. Or worse, when a highly-leveraged hedge fund buys a swath of holiday rental companies. Or worse, when a sovereign wealth fund buys a portfolio of hedge funds. It's why the average house will cost $10+ million within 50 years. Picture the future and do the math. Your company's mandate is to grow exponentially forever.If new housing construction doesn't keep up â€" and it hasn't for more than a decade â€" it's mathematically impossible that your company won't take hundreds of millions of houses away from real families in the decades ahead. Do you think this will end well for you?
As it stands, you have set your company on a path that can only lead to ruin â€" for millions of houseless families, and eventually, your leadership team and your investors. But it doesn't have to be this way. Start with transparency As far as we're aware, only 8% of Airbnb hosts are renting a room in a single house, and that number is falling fast. How many million houses has Airbnb taken off the market so far, and how many more are being stolen each month? It's only fair that the commons knows what we're up against. If you want to build real public trust, your company needs to allow independent auditors to track how many of your hosts are actually owners who rent rooms in houses they occupy full-time, versus how many investors have taken a housing unit off the market and turned it into an unregulated clerkless hotel. Ensure all your hosts are owner-occupiers only You must revert to your original model. When an owner occupies a house, they take care of it. They know their neighbors. They keep the noise down. They shop locally. They keep the local schools open by sending their kids. They set down roots. Absentee landlords kill communities. They don't have roots. They don't care about noise or safety or cleanliness. They don't care about schools. They don't care about neighbors. All they care about is extracting wealth. Worst of all, the huge proliferation of holiday investors is skyrocketing house prices beyond all affordable values. This means that the real societal contributors â€" productive workers â€" have to relocate to less desirable locations further away from their places of work. This is already robbing millions of people of billions of hours of life due to extra commuting, and the environmental toll of all that pollution is yours to bear. All of this could be
ameliorated by ensuring that every single one of your hosts is only renting out space in a housing unit that they own and live in full-time. Limit the number of rental nights to 14/year Obviously, high year-round commercial availability removes a house from the residential market. The average American gets two weeks of vacation per year. As such, it seems reasonable to limit the number of rental nights to the number of vacation days of the average owner-occupier. Many cities have already started to put such a limit in place, but if your company truly cares about the commons, youâ€™ll pre-empt them all by ensuring your hosts are good citizens first, and hosts seconds. In a word, there must be no more full-time Airbnbs in residential homes...(continued on next page)

Responses from people who do not live and do not own property in Santa Rosa

(cont...) Stop suing democracies I realize that part of your business plan includes building a war chest to fight 100,000+ cities in court. But is this really how you want to make your money? By fighting democracy? How will your children and grandchildren look at you when they learn the truth of your actions? Is this how you want history to remember you? Airbnbâ€™s fight-the-public-forever model is going to cost you a ton of money, and itâ€™s going to cost the commons even more. But do you expect us to just roll over and die? When millions of us donâ€™t have a place to live, what will you expect us to do instead? Stop bribing Congress Letâ€™s face it, the rest of the world calls corporate lobbying what it actually is: bribing. Why do you have 13 lobbying firms in Congress? Why did you hire a PR firm to meet with Scottish delegates on 28 occasions? Why did you fund more than 400 fake grassroots organizations? Instead of bribing corporate-captured puppet politicians to make laws that oppress the commons, why not build a company that doesnâ€™t require the overthrow of democracy instead? Start building clerkless hotels Clearly, there is a huge market for your business. People donâ€™t love the hassle of hotel check-ins and check-outs. They like paying online. They like having kitchens. They like having unique and interesting spaces. If you build it, they will come. Seriously â€" as more people start to travel regularly, thereâ€™s likely a market for more than a billion Airbnb hotel units globally. Airbnb could earn (actually earn) a real profit by revolutionizing the hotel industry. Youâ€™ve been bleeding investor cash for nearly a decade, so why not make a profit for a change? Start an Airbnbank Now, of course, the sheer brilliance of extraction economy companies is that you take a massive cut of the profits without shouldering any of the risks and costs, shunting all those pesky expenses onto the backs of your army of hosts. So why not continue to pass the buck by giving your hosts an opportunity to invest in full-time commercially-zoned vacation space? Start a bank, give hosts mortgages, and allow them to buy units in Airbnb towers in properly zoned commercial areas. This would allow hosts to skim passive profits off tourists, allow you to make your hefty Airbnb fee, and earn interest like a fat cat Wall Street banker. You could also control maintenance and cleaning and security on these buildings, extracting further fees from your hosts. You could also rent ground-level space to restaurants, fitness centers, food shops, pubs, barbershops, and spas. Heck, you could even save a few floors for office share space and destroy WeWork for good. Best of all, youâ€™d never have to take another residential unit away from a family ever again. Because even one house taken off the residential market to be used as a holiday house is one too many. Like it or not, your company is now the tip of the spear in a movement that is rapidly commodifying global residential real estate. Youâ€™re leading the charge in turning a human necessity into a tradeable commodity. Access to affordable shelter is a universal human right, and youâ€™re devastating real people. A word of warning Now obviously, your full-time job is simply to boost Airbnbâ€™s stock price, so I donâ€™t expect youâ€™ll heed any of these suggestions; in which case, all thatâ€™s left to say is: Enjoy it while it lasts. Because they're coming for you, and when they do, there will be blood. You thought Occupy Wall Street had a big turnout? Wait until hundreds of millions of evicted renters smash your empire. Rule number one of business: Never back desperate people into a corner. Pretty soon, the listings on your website will just become a hit list. Expect thousands of municipal lawsuits from city councils. Expect class-action lawsuits from evicted renters and priced-out buyers. Expect pitchforks in the streets. Expect bricks through windows and fires in listed properties. Expect homeless mobs climbing the walls of your gated mansions. If you continue on your current course, you will pay reparations one way or the other â€" so either get a good insurance policy or get back to your original business model so the world may call you blessed. A personal note My wife and I are having our first baby in late September. Our house lease expires in March, and weâ€™re desperate desperately hoping that our landlord will renew our agreement so we can stay in the village weâ€™ve come to love these past few years. We want to raise our child in a real home, but letâ€™s be honest â€" our landlords could extract way more money by renting our house out nightly instead of monthly. (continues on next page...)

Responses from people who do not live and do not own property in Santa Rosa

(cont.) Our whole village is the same way. Nearly every property that comes up for sale is snapped up in days by a holiday rental company for far more money than any local family can afford to pay. If the trajectory continues â€" and thereâ€™s no indication that it wonâ€™t â€" thereâ€™s a good chance our local school will close before our child has a chance to attend. I canâ€™t describe to you the sinking feeling I get in my stomach every time a sixty-year-old suburban woman stops in front of our place and says to her husband, â€œoh, that one would be cute,â€ or worse, when a holiday rental company van pulls up and snaps a photo of our home. Thereâ€™s a ticking clock that hangs over our heads, counting down the days until weâ€™ll inevitably have to move to a less desirable location, into likely a much smaller place, and still pay way more money, thanks to the commodification of real estate in the hands of Airbnb land-lorders. Calls to action There is much to be done in this world, and much of it is an undoing. Airbnb investors and board members: For the sake of long-term societal safety and short-term societal affordability, I call on you to divest of Airbnb stock in the same way you would of fossil fuels and weapons of war, or at the very least, become activist members that force the board to abandon its non-owner-occupied position. Airbnb hosts: I encourage you to only rent out rooms or units on your primary residential property, and sell any properties that you have stolen from the commons. Airbnb guests: I encourage you to stay in hotels, resorts, regulated bed and breakfasts, and in real commercially-zoned vacation rental properties, not in residential neighborhoods. If you want to use Airbnb in an ethical manner, do your due diligence to ensure that the property youâ€™re renting is a bona fide owner-occupied unit and not a unit that has been taken away from a family. Itâ€™s deeply troubling to enjoy family vacation time in a space when you know another family has lost theirs â€" itâ€™s time to make the Golden Rule popular again. Citizens: Lobby your city councilors, county clerks, state representatives, and Congresspeople to ban all commercial activity and investment in residential real estate. Whether they include a 500% second house premium, a cost-prohibitive landlording license, or an outright ban on non-owner-occupied clerkless hotel rentals, we simply must drive investors out of the residential real estate market. Please sign this petition to save my village. Please spread the word and raise awareness about Airbnb. If youâ€™d like to write to any of Airbnbâ€™s board members or executive management, their email is [first name].[last name]@ airbnb.com Brian, Joe, Nathan: You started Airbnb with the best of intentions. You couldnâ€™t afford to make rent on your San Francisco apartment. Today, your company has made it nearly impossible for people like your former selves to live in San Francisco, Paris, New York, London, or nearly any other desirable place on earth, including my little village. Houses are supposed to be homes. Youâ€™ve extended the capitalist script by turning houses into abusive investments, extractive commodities to be sold to the highest bidder. Please go back to your roots before society burns your whole empire to the ground.
We have moved out of SRâ€¦where our families have lived for over 100 years because of short term rentals. It is awful to live near a STR. No neighbors who care just parties and screaming.
I think complaints about vacation rentals also need to be verified so neighbors can't terrorize guests and their own neighbors.
Air B&B, Vero etc.need full regulation to protect permanent residents.

Responses from people who do not live and do not own property in Santa Rosa

While I don't live in SR I do live in a neighboring city with the same type of problems.
Put number of occupancy allowed on posting outside of house
Tourism is a huge driver of the counties economic recovery and short term rentals are an important part of that.
STRs enhance tourism and property values. They should not be limited but a permit for the owner to rent is fair.
I own a successful rental in the county. In 5 years I've never had a complaint. It is about responsible management and following the rules. Sonoma did a great job in establish their STR policies. Follow their lead. And if an owner has three strikes, revoke their license.
overall I think it is ok to limit the number of STR in the city to a number that makes sense for the city economy.
We are all struggling to make ends meet. Subsidizing our income with short term rental is sometimes the only viable solution. Please don't take that away from us
I believe this is a serious issue effecting the availability of affordable housing
It should not be possible for an STR to be allowed if the property involved shares a water well. Overuse of water due to constant cleaning, hot tub refills, etc. affects other well owner's water supply and could damage the well. If the building involved was originally a single family residence, use as an STR changes the equation because water use skyrockets. It has been allowed to become a commercial operation if an STR is permitted in this circumstance.
NO STR period we have a human crisis in Santa Rosa with the homeless population, there is a massive shortage of long term rentals the city will exacerbate the problem and it is extremely irresponsible to even allow this on a restricted basis period.
STRs are viable ways for folks to maximize income but it must be done in consideration of standard civil rules. Its a home even if temporary - neighborhood restrictions should apply - aka parties require permits and no more than a certain number per akignmfnt
Families deserve a space to live first! Running up housing values!
Requiring permits makes sure that operators understand their responsibilities to the community
Contact [REDACTED] for a demo of a system that will really help the City
I would like to offer you, for your perusal, several written articles from our neighbors and myself to local newspapers (2016 to present) , regarding the impact of the horrible scourge and impact these STR's have made on our neighborhood. i.e. the uncontrolled proliferation of STR's (there are currently 18 rentals within 3 short blocks in our residential valley), non-compatibility (STR's are income producing properties, not full time residences, and like commercial businesses should be located in commercial zones), noise(a moot point to even consider altering "quiet time hours", ALL DAY noise from vacationers renting an STR is like living next to an event center).

Responses from people who do not live and do not own property in Santa Rosa

STR's eat up housing stock otherwise available to locals which I think is bigger impact than allowing a resident to let out a room to supplement income. Consider whether less than whole dwelling STRs are regulated/ allowed especially in comparison to clearly commercial invest property set ups. Also perhaps consider that in fee set up
Stop regulating rentals. Let the current landlord-tenant laws regulate the conduct of landlords and tenants. Creating another regulatory layer become self-defeating and has unanticipated consequences.
STRs are an important driver of the local economy - proper regulation is needed to ensure they are not a disturbance to neighborhoods and residents, but that can be managed well with permitting and fines for non-compliance.
Short term rentals are a great way to really get to know a city. A well-managed, permitted vacation rental is a viable way to utilize someone's property.
I think it is important for STR to not disrupt available places for rent but it is also important to allow owners a means of offsetting property taxes through STR income and for providing, especially families, visitors a more lived in feel of lodging that a hotel cannot provide. I think limiting the number of nights a property can be rented and the number of STR properties one can own is a good way of doing this.
Rules should be easy to follow and easy to implement. Beneficial to both owners and City of Santa Rosa.
If there are specific limits in place I closing no parties, quiet hours, etc, I support str. However they must be managedâ€¦it's unfair to property owners to have to put up with guests coming and going without any recourse. Does the police department have the manpower currently to enforce noise ordinances?
There should be restrictions in the whole county and organizations like Pacaso banned as they are trying to avoid all regulations and permits.
Seriously, noise and often more cars than allowed to park. Also, renters NEVER understand the garbage/ recycling standards in the 'hood and owners don't seem to care. UGH
Short term rentals should not be reduced, heavily monitored or eliminated. We provide a valuable service to the community as a whole!
For consistency, the City of Santa Rosa regulations should parallel the vacation rental regulations by the County of Sonoma.
STRs are responsible for driving housing costs out of sight, destroying neighborhoods, communities, schools, all the things that make towns liveable. I would be VERY interested to know how many there are, and how many of the total number of houses sold this year have been converted from single family homes into STRs.
Limiting people's ability to make money during a Pandemic when they may not have any other means of income is inhumane.
STR's need to be tightly regulated to keep them from removing long term housing from the market.

Responses from people who identified their living situation as “Other”

Short-term rentals are a key component of tourism nowdays. Tourists, and the local income they bring, are attacted to and expect a vibrant VRBO selection when visiting popular tourist destinations like Sonoma County and Santa Rosa. Placing too many restrictions on owners will limit the area offering and encourage visitors to go elsewhere. Tourism is a key contributor to income and tax revenues so don't go overboard!
I, along with several 3 generational family friends, have all chosen to stay in the beautiful area that we live in and work within, (as well as take pride in!) in the Tourism industry. Much of our business is from groups staying in vacation rentals, especially since there are few hotels and even less opportunity during COVID. It would be financially devastating to me (us!) if regulations were to cripple and eliminate these homes. Honestly, many tourists will just go elsewhere. The "home experience" is such an important part of the vacation they are now wanting and seeking to have ... even with the option of hotels. They're seeking a "family experience" and COVID has pushed this to a whole new level. I watched the committee session for this month. It's my humble opinion that a few property managers need to be brought in line, but I didn't see widespread negative impact from the many vacation rentals that seem to be operating responsibly. I hope the committee can broker a fair compromise to protect peace in neighborhoods while allowing the rest of us to keep our livelihood. Literally, putting food on the table.
Hurry up we need shelter now
As a US Census worker during the summer of 2020 I contacted and interviewed numerous residences and many mentioned how they were being negatively impacted by rowdy weekend renters, even to the point of planning to sell and move away due to the noise levels and disrespectful behaviors of the short term renters.
STR license should be considered case by case because every property is different. Notice to neighbors of Application, and reasonable consideration of those neighbors' input. Annual review helps owner keep use friendly to neighbors. Property not occupied by owner ought to be able to be rented short term. With regulation and licensing and paying TOT.
Owner-occupied is very different from off-property ownership. The county treats them differently for their ordinance so I recommend the city does as well. People often use room rentals as a way to meet monthly financial requirements but do not want regular renters. This provides them enuogh income to stay ion their homes as they age. Because they are on-property they can monitor guest behavior.
There are many short term rentals that are permitted, and are run responsibly with respect to their neighbors. Often they are the only or main income stream for the owner. Mismanaged or unlicensed owners should be fined and removed from operation. It is not fair to penalize owners who have been following all the rules and run a business that adds to the community (we always make recommendations for local restaurants and wineries) and the tax revenue for the county.

Responses from people who identified their living situation as “Other”

Short term rentals makes housing extremely difficult, and exceedingly expensive, for non home owners to find. It is already terribly expensive to rent a home in Sonoma County, and STRâ€™s makes it even more difficult for lower income families to find decent housing.
Expect a volume of lawsuits. Private property, is private.
The vacation rental I live next to has negatively impacted the lives of people who live here both by renters and the owners. I recommend a pause on new vacation rentals in the county and placing further restrictions on existing rentals. The complaints Iâ€™ve issued to the owners and to the Sonoma County Sheriffs Department have done nothing to halt the noise that continues into the night. There have been weddings and lavish parties with music that vibrates my house. Please please please do something to prevent further abuse and harassment of people who live in these neighborhoods.
Strict Regulation will have negative financial impact on several of my friends and clients that depend on income from their STR to offset the expensive high cost of home ownership in Sonoma County.
Important that these be strictly limited and enforced. We already have major shortage of affordable housing for those living and working in the county.
MIND YOUR OWN DAMN BUSINESS!
Permit more hotels and commercial hospitality in areas zones for such uses. NO MORE residential operations! STRs are ruining our neighborhoods and schools, driving real estate prices beyond residents budgets and forever changing our county and cities. Stop this now! Pacaso Corp is already exploiting loopholes and circumventing the regulations you are still trying to form here. Look at their model now!
Stop vacation rentals take action. Nothing has been solved just passed on a real problem in Sonoma
I have heard of some abuses already in a neighboring neighborhood (on NextDoor) and nothing was done to combat the noise and partying that occurred. Poisoned my thinking about this since even noise etc was not enforced. With the fire danger here, fairly strict behavior has to be enforced.
Part of our income and keeping people employed is from the revenue of renting and managing our vacation homes. The County can't dictate to us what we can and can't do with our properties as long as it is not endangering other properties, communities and themselves. Just because a handful of people who can't handle the situation causes a problems for the majority of people who own vacation homes. Why did the county place a vacation rental permit department if its not being utilized? Isn't that where neighbors are to call and complain? Why in the world does the City have to step in and cause more problems? Haven't we got enough? Ask Linda Hopkins where she stays when she goes on vacation?
I used to own a home in Glen Ellen and my life was a living hell due to too many vacation rentals near me. Parties, strangers, fires pits during fire season.

Responses from people who identified their living situation as “Other”

Reasonably priced long term housing is in such short supply in Sonoma County I feel property owners should be discouraged from STR and focus on providing long term housing available. I fully support requiring licenses which are annually renewable to own/operate STR. I also feel violations of licensing guidelines should be fined.
In our case, it's very difficult to determine exactly who the actual property manager is because we've been told that one of the owners (listed as the host) is not the actual property manager on record so our complaints aren't being registered. We have complained numerous times, day & night, over the past 4 years. The "churn" of this particular property is incredible. Renting out (long term) a granny-unit is one thing, but being able to rent out for a day or two or more, day in & day out, all year long is ruining our quality of life.
There are hotels for STR. Single family residences should remain as zoned
Santa Rosa also needs regulate STRs like the businesses that they are. The neighboring homeowners need a mechanism to shut the business down if not in compliance with their permit.
Thank you for considering this! It might help the rental market because owners will rent long term!
STRs are probably very beneficial to the local tourism industry. And my sense is the net impact is positive. The city should find a way to enable and even support responsible owners and operators of STRs in the city while maintaining appropriate mechanisms to penalize and even remove problematic actors, based on objective criteria.
Short term rentals seem to bring revenue into the county via taxes and tourist spending in our wineries and restaurants donâ€™t see a problem
We had an STR near us before it was sold. Some of the renters were wonderful, others not so much, making lots of noise all night long. It's hard to pin the behavior of the "guests" on the property owner, but somehow, somewhere, the neighbors deserve some protection. Thank you for considering this through this survey.
It is important to the health of the economy in Sonoma County to have str availability.
First to third time offenders should be fined. Repeat offenders (past the third time) who do not follow the ordinances should lose ability to operate a STR.
STRs contribute to housing crisis and should be limited. STRs only allowed in commercial or downtown areas
Neighbors within 4 houses in each direction should give approval before license issued
Think STRs need to be allowed ONLY if neighbors AGREE....

Responses from people who identified their living situation as “Other”

We have had a great experience with our vacation rental. It attracts guests that appreciate our area, support our community and at the same time, it allows us to afford to keep the property updated, clean, and maintained to the highest standards. There are so many people that are in transition, so STR's are so beneficial for those looking to move into the area and want a comfortable, clean home to live in while they explore the area. We provide maps of Spring Lake/Annadel as well as brochures on local restaurants, shops etc. Our goal is to pay it forward and work together with the local community and city so that it truly represents a win-win for all. Please feel free to reach out to me with any questions.
Hope Santa Rosa receives & uses str fees & taxes to good use, including % for underserved populations
Living in Sonoma county, I find these types of rental useful for family/friends staying in the area, or I need a place to stay (ie after a fire, place to stay and work if home needs work done). Would not care if the person living next to me was using their place this way. Great for visitors to promote the city as well.
Please show residents that we matter. We live here. Stop prioritizing tourists over community. There shouldn't be housing being put towards luxury and leisure if it means leaving neighbors outside. Demonstrate the capacity to house your constituents first.
Short term rentals are a major part of the housing crisis. People want to make money off of their investments but donâ€™t take into consideration the effect the housing structure will have on the community. Then they complain that there is a terrible homeless problem in the area. Santa Rosa does need tourism but itâ€™s evolved into a monster that is contributing to an environment where tourists donâ€™t want to come the city. Tourists and other people will be more likely to enjoy visiting if the people who inhabit the town year round and serve said tourists are not miserable.
make sure there are no party rentals! definitely enforce stricter quiet hours, and number of people per vacation rental
Violent crime increases due to a fraying social order in neighborhoods that introduce STR's which is unfair to residents and should be considered when/if deciding number and type of STR's to allow in any one neighborhood. Please do research on the topic of crime increasing in neighborhoods. https://www.wired.com/story/why-some-crimes-increase-when-airbnbs-come-town/

Responses from people who do not answer Question 1

There is an STR in my neighborhood where use of illegal fireworks has been frequent. There have been loud parties with 20-30 people that cause traffic problems and guests driving with excessive speed on residential streets.
Yes please. Reevaluate this situation w/in city. Long overdue. Thank you for considering public's input. Just please address this situation. Consider other cities have done the same. No exceptions.
We have a housing crisis in Sonoma Co. air BnB and VRBO have severely impacted the rental market for residents.