

ATTACHMENT 2: STANDARDS BY COMMUNITY

Jurisdiction	Cap on Vacation Rentals	Cap on Homestays and Homeshares	Permit Type	# of Permits Issued	Tracking/Method	Neighbors Notification	Number of Visitors	Number of Stays			Parking	Permitting Fees	Notes
								Annually	Monthly	Weekly			
Atascadero	No Cap/ Limit for vacation rentals	No Cap/ Limit for Homestay/ Homeshare	Home Occupation Business License/Zoning Clearance w Site Plan	139 (Sept. 2024) - Active Vacation Rental Business Licenses	Permit Tracking System/TOT collection	No notification requirement	Maximum of 1 rental party per rental period. No limitation on the number of visitors.	No Minimum/ Maximum	No Minimum/ Maximum	No Minimum/ Maximum	On-site and street parking is allowable	\$184 (Business License/Tax Certificate Fee and Zoning Clearance fee)	Allowable in Mixed-Use projects in commercial zones
County	No Cap/Limit for Inland Areas	No Cap/Limit for Inland Areas	Commercial Zoning Clearance/ Business License	155 (Dec. 2023) - Vacation Rental/ 16 (Dec.2023) - Homestay	Permit Tracking System/ GIS/ 3rd Party Vendor	Must self-certify they notified all neighbors within 200 ft plus fire and sheriff with property manager contact info per sample letter	Maximum of 12 persons overnight. Maximum of 30 persons daytime (excluding children under age 5)	No Minimum/ Maximum stays per year. *Maximum 4 stays per year if property is under Williamson Act Contract.	Maximum 4 stays per month	Maximum 1 stay per seven calendar days	On-site parking required (no street parking allowed)	\$513 - \$873 (Business license/ Tax Certificate, Williamson Act Review if applicable) Requires annual renewal.	Agreement with Airbnb for automatic TOT and assessment collection for vacation rental and Homestay/ Homeshares within the County's jurisdiction.
	1500 foot Distance limitation for vacation rentals in the Adelaida/Willow Creeks Areas*	No Cap/Limit for Inland Areas	Minor Use Permit/ Business License	Unknown	Permit Tracking System/ GIS/ 3rd Party Vendor	Require notification of neighbors within 1500 ft, plus fire and sheriff .	Maximum of 2 persons per bedroom plus 2 additional persons overnight. Maximum of 6 persons per bedroom or 18 persons daytime, whichever is less.	No Minimum/ Maximum stays per year. *Maximum 4 stays per year if property is under Williamson Act Contract.	No Minimum/ Maximum	No Minimum/ Maximum	On-site parking required (no street parking allowed)	\$6,850 (Business license/Tax Certificate, Minor Use Permit and other department reviews (Public Works, Environmental Health, County Fire, and/or Agriculture Commission*))	Minor Use Permit process for all applications. Property owner/rental manager contact information must be provided to neighbors.
	55 permit Cap/Limit for vacation rentals in Los Osos	Unclear	Minor Use Permit/ Business License	Unknown	Permit Tracking System/ GIS/ 3rd Party Vendor	Require notification of neighbors within 200 ft, plus notification to fire and sheriff.	Maximum of 2 persons per bedroom plus 2 additional persons	Maximum 48 stays per year	Maximum 4 stays per month	Maximum 1 stay per seven calendar days	On-site parking required (no street parking allowed)	\$6,405 (Business License/ Tax Certificate, Minor Use Permit and other department reviews (Public Works, Environmental Health, and County Fire)	Minor Use Permit process for all applications. Property owner/rental manager contact information must be provided to neighbors.
SLO	Vacation Rentals (unhosted rentals) are prohibited	No Cap/Limit on Homestay/ Homeshare	Homestay Permit/ Business License	196 (Dec. 2023)	3rd Party Vendor (Host Compliance) - auditing to identify illegal vacation rentals/ tracking complaints	No notification requirement	Maximum of 4 adults	No Minimum/ Maximum	No Minimum/ Maximum	No Minimum/ Maximum	Not regulated	\$1,334.78 (Homestay permit +Business License/Tax Certificate)	Proactive compliance enforcement. Homestay/Homeshare permit may be transferred upon sale of the property.
Morro Bay	175 permit Cap on vacation rentals in Residential zones. No vacation rentals in multifamily developments with more than 8 units. 1 vacation rental in multifamily with 7 or fewer units. No Cap on vacation rentals in Mixed-use or commercial zones. Limit on vacation rental density in all zones.	No Cap/Limit on Homestay/ Homeshare	Zoning Clearance (Short-Term Vacation Rental Permit)/ Business License	168 (April 2021) - Vacation Rental 60 (April 2021) - Homestay/ Home shares	3rd Party Vendor (Host Compliance) - auditing to identify illegal vacation rentals	No notification requirement	Maximum of 2 persons per bedroom plus 2 additional persons not to exceed 10 persons (excluding children under age 3)	No Minimum/ Maximum	No Minimum/ Maximum	No Minimum/ Maximum	On site in legal parking spaces as indicated for the housing type. (no street or offsite parking)	\$1,081.95 (Short-Term Vacation Rental Permit, Business License/Tax Certificate, Health/Safety Inspection, Vacation Rental Monitoring and Administrative Fee).	Originally had a 250 cap on Full House STRS; uses CUP process for boats in harbor and recreational vehicles. Not allowed in mobile home parks. Must contribute \$500 TOT per year. Site inspection on application and every 4 years thereafter.
Paso Robles	325 permit Cap on vacation rentals (based on 2.5% of total housing units: SFR Zone - 75 permits/ All Other Zones - 250 permits). Limit on vacation rental density (100 feet from other STVC's property line in R 1 zones only). No vacation rentals in multi-family units.	No Cap/Limit on Homestay/ Homeshare. Not permitted in multi-family units.	Zoning Clearance (Short-Term Vacation Rental Permit)/ Business License	325 (March 2022) - Vacation Rentals/ 68 (March 2022) - Homeshare	3rd Party Vendor (Host Compliance) - auditing to identify illegal vacation rentals/tracking complaints	Requires notification to neighbors within 100 ft radius, 15 days before permit approval.	Maximum of 2 persons per bedroom overnight, plus 4 daytime visitors(excluding children under age 2)	No Minimum/ Maximum	No Minimum/ Maximum	No Minimum/ Maximum	On-site and street parking is allowable	\$620 (Business License/Tax Certificate and Short-Term Rental Permit). Requires renewal and inspection every 3 years.	Maintains a waiting list with an average of 10 new vacation rental permits issued annually. Allows transfer of a permit to new owner in zoning districts only. Uses a hotline to provide centralized contact information for complaints.
Livermore	No Cap/Limit on vacation rentals	No Cap/Limit on Homestay/ Homeshare	Short-Term Rental Permit	Unknown, vacation rentals and Homestay Homeshare not tracked	Unknown - complaint hotline	No notification requirement	Not regulated	No Minimum/ Maximum	No Minimum/ Maximum	No Minimum/ Maximum	On-site or street parking is allowable	\$265 (Business License/Tax Certificate and Short-Term Rental Permit). Subject to annual review.	One rental permit per person city wide.

<p>San Buenaventura (Ventura)</p>	<p>No Cap/Limit on vacation rentals</p>	<p>Not allowed</p>	<p>Zoning Clearance (Short-Term Vacation Rental Permit)/Nuisance Response Plan/ Business License</p>	<p>Unknown, vacation rentals and Homestay Homeshare not tracked</p>	<p>Unknown</p>	<p>Requires notification of neighbors within 300 ft and posts to the City website</p>	<p>Maximum of 2 persons, plus 2 additional persons per bedroom. Exception to tht maximum for unusual size or layout of residence/property.</p>	<p>Regulated via maximum weekly stays</p>	<p>Regulated via maximum weekly stays</p>	<p>Maximum 1 stay per week. Minimum 7 consecutive rental in summer, minimum 2 consecutive days rest of the year</p>	<p>Number of on site parking spaces must be stated at time of application, and guests instructed that "on-street parking is extremely limited in some areas of the city."</p>	<p>\$1,256 [Business License/Tax Certificate, Initial Health/Safety Inspection, Short-Term Rental Permit, and Response Plan) + Optional \$1,500 (surety bond for nusinance compliance)</p>	<p>Uses a Nuisance Response Plan to allow complaints to go directly to designated responsible party/ies. Violation report may be filed online. Requires posting a \$1500 bond, unless excepted by 63455.125 (proof of prohibition on loud social gatherings between 10 pm and 7 am)</p>
<p>Arroyo Grande</p>	<p>90 permit Cap/Limit on vacation rentals</p>	<p>No Cap/Limit on Homestay/ Homeshare</p>	<p>Minor Use Permit - Plot Plan Review</p>	<p>>90 with no more being issued</p>	<p>3rd Party Vendor for monitoring, compliance services, licensing, and enforcement</p>	<p>Host contact information posted to City website</p>	<p>Maximum of 2 persons per bedroom, plus 2 additional persons.</p>	<p>No limit for vacation rentals. Regulation for Homestay/Homeshare based on frequency of rentals.</p>	<p>No limit for vacation rentals. Regulation for Homestay/Homeshare based on frequency of rentals.</p>	<p>No limit for vacation rentals. Homeshare/ Homestay are limited to a max rental length of 14 days with 7 days between.</p>	<p>2 on-site parking spaces</p>	<p>\$854 (Business license and Minor Use Permit - Plot Plan Review)</p>	<p>Homeshare/Homestays are limited to no more than 2 bedrooms per property. Property owner/rental manager contact information must be posted on City website.</p>