



# Short-Term Rental Program

April 20, 2022





# STR Ordinance (Article 9.42) Overview

## Ordinance History:

- Adopted November 19, 2019; effective January 1, 2020
- Amended March 2021
- Moratorium Imposed – July 27, 2021, extended August 31, 2021 and lifted March 31, 2022
- ★ • Repealed and replaced February 8, 2022
  - Went into effect March 11, 2022
  - 2022 STR Permit Cycle began April 1, 2022

## Ordinance Purpose:

- Address nuisance and life/safety concerns
- Limit number of STRs in Eastern Placer
- Preserve neighborhood character
- Ensure parking, noise, trash, building/fire code compliance



# STR Ordinance Updates





# Ordinance Modifications Overview

- Cap of 3,900 STRs
  - Primary resident homeowners with STR on same property not subject to cap
- Permits tied to owner, do not transfer with sale of property
- Increased penalties and enforcement
  - \$1,500, \$3,000, \$5,000
  - Three violations within 90 days will equal one citation
  - Three citations within two-year period subject to permit revocation
- Modified appeal process
- Rolling annual permit timelines
- Removed exemption language



# Ordinance Modifications Overview, Contd.

## Not Subject to Ordinance (NO STR Permit Required)

- Hotel/Motel/Timeshare/Bed and Breakfast
- Condo Hotels:

*Definition: a facility meeting the definition of a **hotel or motel**, rented to the general public for overnight or other temporary lodging, with **ownership structured as a condominium, cooperative or other ownership/financing arrangement**, but shall not include timeshares in or interval or fractional ownership of a hotel. The condo-hotel has **front desk in-person management** with **access to all units** who **responds to complaints, enforces trash, noise, and parking rules**, and includes **NFPA 13-R or 13 fire sprinkler systems** and **NFPA 72 centrally monitored fire alarm system** connected to all individual units and is **inspected annually**.*

# Operational Standards Updates

- Minimum 30 nights rented/year requirement
- Added/increased fire protection standards
  - All short-term rentals shall provide a passing fire-life safety inspection and defensible space inspection within 12 months
  - Going forward, fire-life safety inspections due once/year for privately owned STRs, once/three years for STRs with professional property management, prior to permit application
  - Defensible space inspections due annually, prior to permit application





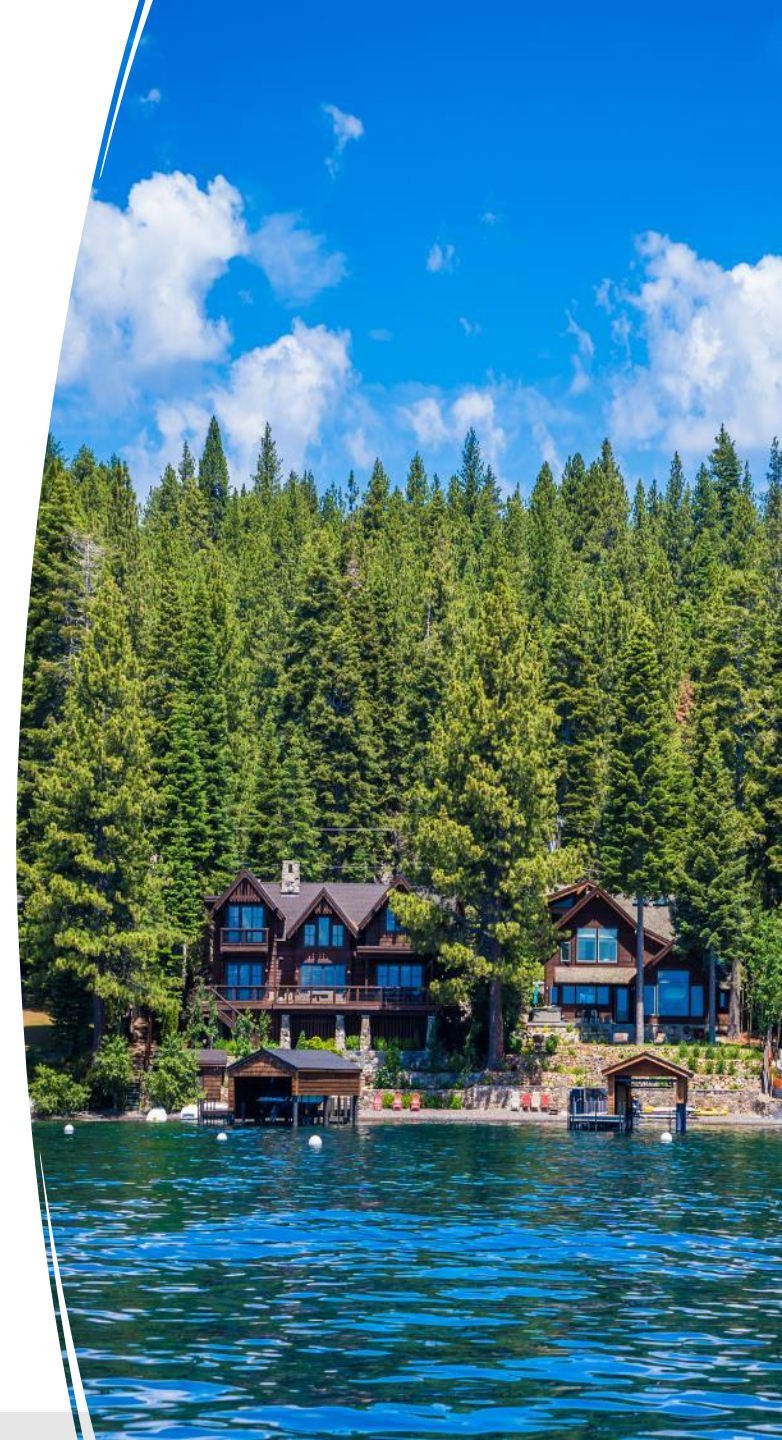
# Operational Standards Updates

- Increased STR unit postings interior, exterior, and online
- Requirements for advertisements
  - Valid Placer County Short-Term Rental Permit number
  - Maximum daytime and nighttime occupancy
  - All permitted parking locations and the quantity of vehicles that fit on said locations 4. [Link to Good Neighbor Flyer](#)
- Limit of one STR per property
  - Properties may request amnesty period up to one year or until March 31, 2023 to comply with ordinance



# Operational Standards Updates

- Occupancy
  - Nighttime occupancy = 2 people/bedroom, +2 additional people, up to max of 12, excluding children under 12, begins at 9 p.m.
  - Daytime occupancy = 1.5 times the max number of occupants, excluding children under 12
- Stricter nuisance standards
  - Parking, trash & occupancy violations resolved within one hour
  - Bear bin or dumpster required
  - No amplified sound outside or audible from parcel line at any time
  - Quiet hours from 9 p.m. to 8 a.m. - no sound from STR shall be audible from parcel line during this time





# Cap & Permit Prioritization

Cap: 3,900 STR permits

Priority for processing permits:

1. Current STR permits for renewal
  2. Currently approved exempted properties
  3. New Permits (up to remaining available cap units)
    - Properties previously renting without an approved STR Permit or exemption
    - New STR property applications
- **WAITLIST – hard stop at 3,900, special permitting for primary residents, waitlist begins at that time, link to waitlist portal will go on our webpage for those waiting**



# Implementation

- Adjustment of Fee Schedule – March 8, 2022
- 2022 STR Permit Cycle - April 1, 2022

What you need to apply:

- Proof of Bear Bin/Dumpster
- Business License
- Transient Occupancy Tax (TOT) Certificate
- Proof of Primary Homeowner Exemption (copy of property taxes)

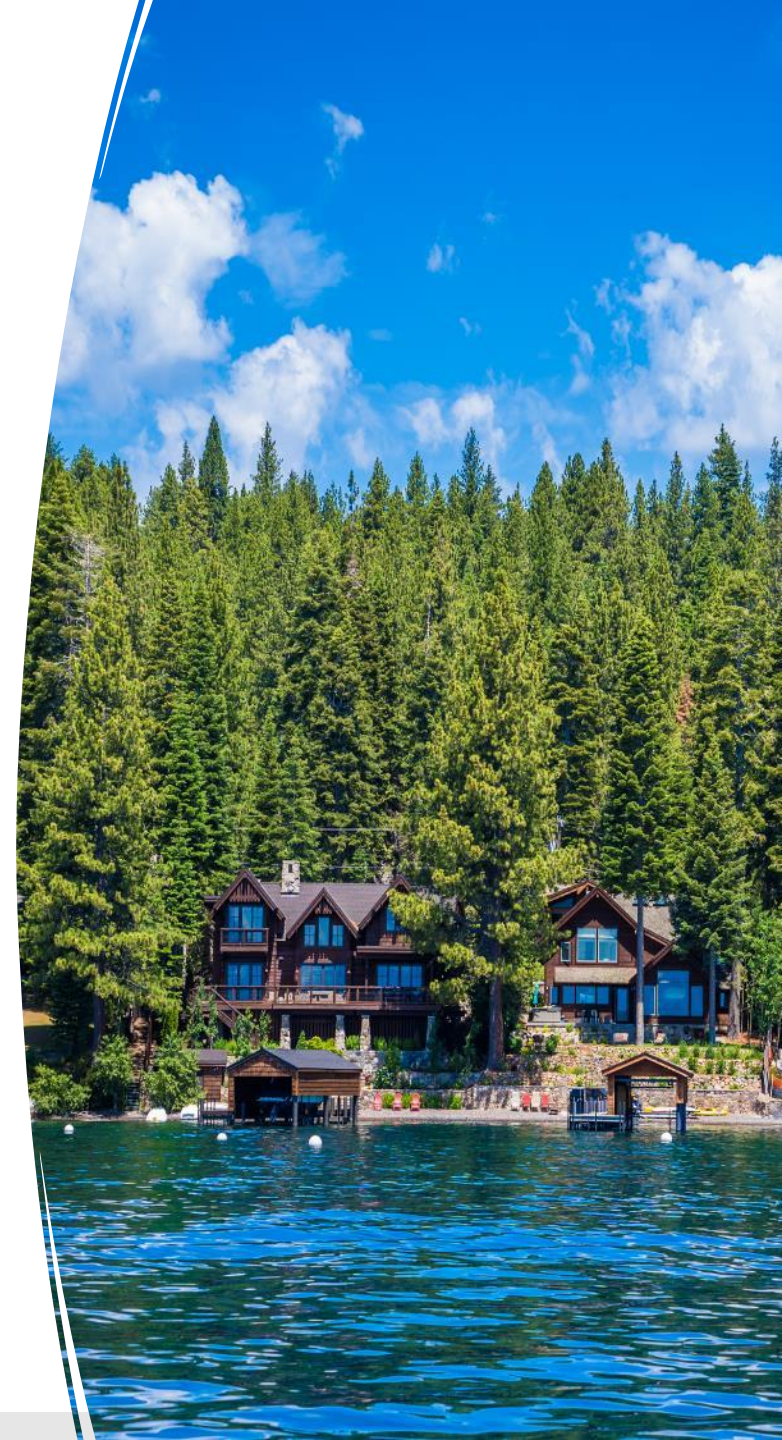
- On-going Collaboration with Fire Districts

MOUs

First year inspection schedule

- STR Fire Life Safety and Defensible Space Inspections are required prior to April 1, 2023 for all new applications and renewals
- Thereafter, privately managed STR properties require an annual inspection and professionally managed properties require an inspection every three years
- Evidence of a passing STR Fire Life Safety and Defensible Space Inspection is required to be uploaded, prior to April 1, 2023

- Adaptive Management/Working Group





# Questions?

