

Comparison of STR Regulations

REGULATIONS IN OTHER CITIES	Berkeley	Los Altos Hills	Pasadena	Pacific Grove	San Francisco	San Jose	Sunnyvale	Cupertino
Limits on STR Units								
Limit on STRs per property	Not specified	One STR unit per property	Not specified	One STR unit per property	Not specified	Not specified	Not specified	One STR rental per night
STR must be operator's primary residence	x	Owner's Primary Residence	x	Not specified	x	x	x	x
Hosted Stay Limitation	None	None specified	None	None	None	None	None specified	None
Limit un-hosted stays per year	90 days/yr	Not specified	90 days/yr	Not specified	90 days/yr	180 days/yr	Prohibited	60 days/yr
REGULATIONS IN OTHER CITIES								
Occupancy								
Occupancy Limits	Housing Code	Not specified	2 guests/room +2	2 guests/room +1	Housing Code	Host Present Single-Family: 3; Host Present Multifamily: 2/dwelling unit; Host not present: 2/Studio Unit, 3/first bedroom, 2/subsequent room up, to 10 max	4 guests/night (not including accompanied minors)	Max Occupancy: 2 times the number of bedrooms in the structure plus 2
Parking								
Parking Requirements	Not specified	All STR parking must be provided on-site in approved parking areas.	STR parking shall be provided on-site	STR parking shall be provided on-site as designated	Not specified	On-site parking per Zoning requirements	Not specified	On-site parking per Zoning requirements (STR parking to be designated in application)
REGULATIONS IN OTHER CITIES								
Insurance								
Insurance required	Liability Insurance \$1,000,000 min	Not specified	Not specified	Not specified	Liability Insurance \$500,000 min	Not specified	Not specified	Not specified
Guest Notification								
Information on city rules regarding noise, trash collection, etc. must be provided to guests	x	Not specified	Not specified	x	Not specified	Not specified	Not specified	x
Local Contact and Neighbor Notification								
Local contact that can respond within 30-60 minutes	60 minutes	Not specified	Local contact required, no response time requirement	30 minutes	Not specified	60 minutes	Host on-site	Local contact required, no response time requirement
Notification to adjacent properties of STR	Notification with Local Contact info	Not specified	x	Notification with Local Contact info	Notification within 300 ft	Notification with Local Contact info	Not specified	Not required
REGULATIONS IN OTHER CITIES								
Non-Habitable Spaces and Events								
Rental of sleeping space in or on balconies, porches, tents, sheds, vehicles or outdoor areas is prohibited	Housing Code	x	STRs only allowed in habitable spaces	Not specified	x	Housing Code	x	STRs only allowed in habitable spaces
No events or commercial uses permitted	Not specified	x	x	Not specified	Not specified	Not specified	Not specified	x
REGULATIONS IN OTHER CITIES								
Examples of Violation Penalties & Enforcement Fees								
Revoking of license/permit after verified violations	Prohibited from operating for one year upon issuance of a third violation affidavit.	After 3 validated nuisance violations	Suspension of permit after 3 violations	May be revoked or suspended for any reason	After multiple violations will be removed from the registry	Not specified	STR Approval may be revoked if found to be in violation	May be revoked after verified violations
Charges an enforcement fee	2% of rent charged during initial enforcement. Council may revise by resolution.	Council may establish fees by resolution	Council may establish fees by resolution	Not specified	Administrative Penalties (not more than 4-8 times the standard hourly administrative rate)	Not specified	Council may establish fees by resolution	Not specified
Registration Required	Zoning Certificate (\$220) required	STR License (fee amount TBD)	STR Permit (\$100)	Home Sharing License (\$425 application fee + \$260 annually) for property owner occupied, one bedroom rentals. STR License (\$1,195) for entire dwelling rentals.	STR Application (\$250). Business License required.	Not specified	STR Application (\$86.50 review fee + \$20.50 tech fee) Not a cost recovery city. Business License required.	STR Permit Required combined with Business License (\$144)
Registration/Permit/License number must be included in listings	x	Not specified	x	x	x	Not specified	x	x