

Regulations: Part 1

City	Policy Ordinance, Etc.	Allowed	Pay TOT?	Permit, License, Etc.	Short-Term Rental Fee	Renewal	Application Requirements	# of STR per property	Dwelling Types (Zones)	Hosted or Unhosted Stays	Hosted Stays # of days	Unhosted Stays # of days
Sunnyvale	Ordinance (Ord. 3509-15)	Yes	Yes	Registration	Yes	N/A	* Host information * Owner information, * HOA letter of approval * Other information as requested.	N/A (controls occupancy)	* Single-Family * ADU * Duplex * Triplexes/Fourplexes * Apartments * Planned Residential Development	Hosted only	N/A	Not allowed
Mountain View	Ordinance (no. 12.18)	Yes	Yes	Registration and business license	Yes	Annual	* Host information, * Location of STR * Anticipated frequency of use, * Local contact person, * Acknowledgement of regulation, and * Other information as requested.	N/A	* Single-Family * ADU * Duplex * Triplexes/Fourplexes * Apartments * Planned Residential Development	Both	Unlimited days	60
San Jose	Ordinance (29523)	Yes	Yes	Permitted	N/A	N/A	N/A	N/A	* Single-Family * ADU * Duplex * Triplexes/Fourplexes * Apartments * Planned Residential Development	Both	Unlimited days	180

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Los Gatos	Ordinance introduced on 2/5/19 (waiting on second reading)	Yes	Yes	Short-term rental license and business license	Yes	Annual	* Host information * Location of STR * Local contact, * Acknowledgement of local rules, occupancy and parking limits, * URLs for all advertisement * Certificate of occupancy, * HOA approval, and * Any other pertinent information requested, * Subject to inspection.	One (1) per property.	* Single-Family * ADUs approved before 2/6/2018 * Duplex * Prohibited in apartment complexes. * Places a 5% cap of all housing stock.	Both	180 nights. Each listing shall count as a night, i.e. three separate listing for one night will count as three nights	30
Los Altos Hills	Ordinance (Ord. 575)	Yes	Yes	* Registration, * Conditional STR Permit if an exception is requested for: either multiple listings or unhosted stays	Yes, includes enforcement costs	N/A	Online permit application via hostcompliance.com: * Two forms of proof of primary residence * Site plan indicating building location, parking spots and floor plans * Local contact * Guest handbook with rules * Acknowledgment of rules and regulations	* One (1) per property. * City may consider multiple listings on a property through the Conditional STR permit process	Single-family and duplex	* Hosted only * Unhosted stays may be considered through a Conditional STR permit process	270	* Unhosted stays may be considered through a Conditional STR permit process

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San Francisco	Ordinance (Ord. 331-81, Ord. 224.12)	Yes	Yes	Registration	Yes	Two-year term	* Contain information sufficient to show that the residential unit is the primary residence of the applicant. * Demonstrate that the applicant is the unit's permanent resident * The applicant has the required insurance coverage and business registration certificate	*Five (5)	* Single-Family * ADU * Duplex * Triplexes/Fourplexes * Apartments * Planned Residential Development	Both	Unlimited days	90
Palo Alto	N/A	No										
Saratoga	Policy	No										
Campbell	Policy	No										
Santa Clara	N/A	No	Yes									
Los Altos	Policy and Ordinance (No. 2018-441 adopted 5.22.18)	No										

Regulations: Part 2

City	Occupancy Limit	Parking Requirements	Commercial Use	Revocation Authority/ Registration Denial	Permit Revocation Process	Record of Compliance
Sunnyvale	<ul style="list-style-type: none"> * 4 persons * Does not include minor children with adult(s) * No renting to minors 	<ul style="list-style-type: none"> * No specific parking requirement. * Defaults to Parking regulation for zone 	N/A	Allows for revocation by the Director of Community Development	<ul style="list-style-type: none"> * Notice and hearing required, * Must make one of four findings: <ul style="list-style-type: none"> * Fraud * Activity in violation of code * Conditions of approval violated * Public nuisance * Must provide notice of decision, * Decision of Director is final. * Appealable to the Superior Court 	No
Mountain View	None specified	<ul style="list-style-type: none"> * Parking to comply with residential standards. No additional parking requirements. 	Prohibited	<ul style="list-style-type: none"> * STR Registration denied if: <ul style="list-style-type: none"> * Subject of an active administrative citation of compliance order from the city, or * Denial or revocation of a short-term rental application in the preceding 12 months * Registration may be revoked by City Manager or designee 	<ul style="list-style-type: none"> STR Registration may be revoked for any of the following reasons: <ul style="list-style-type: none"> * Fraud, * Misrepresentation or false statement contained in the application for or operation of STR 	<ul style="list-style-type: none"> * Retain records documenting compliance with regulations for a period of three (3) years after each period of short-term rental, including, but not limited to, records showing payment of transient occupancy taxes by a hosting platform on behalf of a host. * Upon reasonable notice, the host shall provide any such documentation to the City upon request for the purpose of inspection or audit.
San Jose	<ul style="list-style-type: none"> * Hosted stays: <ul style="list-style-type: none"> * SFR - 3 * R2/MFR - 2 per unit * Unhosted stays: <ul style="list-style-type: none"> * Studio - 2, * 1 BR - 3 * 2+BR - 3 plus 2/BR more than 1, but not to exceed 10 persons total. 	<ul style="list-style-type: none"> Parking to comply with parking requirements for the dwelling type. No additional parking requirements. 	N/A	N/A	N/A	<ul style="list-style-type: none"> * Retain records documenting compliance with regulations for a period of three (3) years after each period of short-term rental, including, but not limited to, records showing payment of transient occupancy taxes by a hosting platform on behalf of a host. * Upon reasonable notice, the host shall provide any such documentation to the City upon request for the purpose of inspection or audit.

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Los Gatos	<p>* Limits only occupants 18 and older,</p> <p>* 2/BR plus 1 per unit.</p> <p>* Daytime guests shall be 1.5 times the maximum overnight guests.</p> <p>* City maintains discretion on occupancy.</p>	<p>* In areas where there is no permitted on-street parking for residents, all short-term rental parking must remain on-site.</p> <p>* Where there is permitted on-street parking for residences, short-term rental parking is limited to the use of the standard two-guest parking passes. No additional parking passes for short term rental use.</p>	Prohibited	<p>* Registration delay/denial if:</p> <ul style="list-style-type: none">* STR deemed not habitable* Incomplete application* Host refuses or fails to comply with regulations* False statement or misrepresentation* Unsafe conditions identified and not rectified prior to license issuance* Outstanding administrative penalties, past-due TOT, unpermitted use of property as STR previously <p>* Decision to revoke registration by the Director of Community Development.</p> <p>* Specific grounds for revocation, include non-renewal of license and multiple violations.</p>	<p>* Permit revoked after third violation.</p> <p>* Notice includes information on right to appeal.</p> <p>* The Hearing Officer's (external volunteer third party) decision is final.</p>	<p>* Retain records documenting compliance with regulations for a period of three (3) years after each period of short-term rental, including, but not limited to, records showing payment of transient occupancy taxes by a hosting platform on behalf of a host.</p> <p>* Upon reasonable notice, the host shall provide any such documentation to the Town upon request for the purpose of inspection or audit.</p>
Los Altos Hills	N/A	<p>* Town does not allow overnight on-street parking</p> <p>* All short-term rental parking must be provided on-site in approved parking areas.</p>	Prohibited	Violators considered unlawful and public nuisance and subject to remedies available to the City.	<p>* Three violations will result in revocation.</p> <p>* The violations will make the STR a public nuisance and subject to that process.</p>	No

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San Francisco	Housing Code	* Parking to comply with residential standards. No additional parking requirements.	N/A	Allows for revocation by the Director of Community Development/Hearing Officer	* Once a complaint has been filed and verified, the Director schedules a hearing, if appealed *The Hearing Officer decision is final *Any party may seek judicial review of the hearing officer's decision within 20 days of the dtermination.	* For STR Host: * Maintain records for two years demonstrating compliance, including but not limited to, information demonstrating primary residency, the # of days the host has occupied the unit, the # of days per year the unit has been rented as an STR, and insurance requirements. * Submit quarterly reports on STR activity * For STR Platforms: * Submit information to City upon request, for records of up to 3 years, including: * Name of Host * Address of STR * Dates of rentals * STR Registration Number * Submit monthly affadavit verifying that they have exercised reasonable care to confirm that an STR listed on their platform is registered with the City.
Palo Alto						
Saratoga						
Campbell						
Santa Clara						
Los Altos						