

Regulations Part 2

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 - STR fee \$86.50	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 - STR fee \$165, renewal \$16.50	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

Regulations: Part 2

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
Los Gatos	Ord No. 2279	Yes	Yes	Short-term rental license and business license	No additional STR fee	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. Additional applicants will be placed on a first-come first-served waiting list	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. STR fee \$205, renewal \$108	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

Regulations: Part 2

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
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
Santa Clara	N/A	No, review underway	Yes	Annual adminstrative permit	N/A	One-year	N/A	N/A	N/A	Both	Unlited Days	90

Regulations: Part 2

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
Santa Cruz	Ordinance (No. 2017-18)	Yes	Yes	Permit	Yes - \$274	Annual	* Compliance with TOT * Plan relating to the STR (plot plan, floor plan, room/dwelling used, and photograph * Issued to the owner of the residential property which is the principal residence of the owner * Proof of principal residency	N/A	* SFR * Duplex * Multi-family * In duplex and multi-family, the owner may use one unit as an STR. * Limit to 250 new STRs * No ADU, except those operating prior to 11/15	* Hosted * Existing unhosted may remain, but no new non-hosted	N/A	No new non-hosted STR permits

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.

Regulations: Part 2

City	Occupancy Limit	Parking Requirements	Commercial Use	Revocation Authority/ Registration Denial	Permit Revocation Process	Record of Compliance
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

Regulations: Part 2						
City	Occupancy Limit	Parking Requirements	Commercial Use	Revocation Authority/ Registration Denial	Permit Revocation Process	Record of Compliance
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.
Santa Clara	* Limit rental occupancy to: * 2 people in a studio, * 3 people in a one bedroom unit, and * 2 people per bedroom for each bedroom in excess of one bedroom, but not to exceed 8 occupants total	N/A	N/A	N/A	N/A	N/A

Regulations: Part 2

City	Occupancy Limit	Parking Requirements	Commercial Use	Revocation Authority/ Registration Denial	Permit Revocation Process	Record of Compliance
Santa Cruz	Two person per pedroom, plus two additional persons regardless of the age of the occupant	* Comply with the minimum residential standards for the site. * Number of vehicles allowed at the STR shall be limited to: * One per one bedroom, * Two vehicles per 2 or 3 bedroom unit, and * One additional vehicle per additional bedroom in excess of 3 bedrooms	N/A	Allows for revocation by the Director of Community Development	* Three or more verified and valid complaints * Provide written notice to the permittee setting for the intended action (revoked, suspended, or additional conditions) * Allow for permittee to respond * Director of Planning and Community Development to make final decision * Decision may be appealed to Planning Commission and then to City Council	Hosting Platform: * Period of four years * Name of the owner who offered an STR * Address of the STR * Dates listed * Permit number for the STR