



## **CITY OF PLACERVILLE, CALIFORNIA SHORT TERM RENTALS (STR)**

### **Frequently Answered Questions**

Ordinance No. 1710 was approved by the Placerville City Council on July 12, 2022 and became effective as of August 11, 2022. The ordinance amended Title 10 (Zoning Ordinance) of the City of Placerville Municipal Code to include short-term rentals (STRs). The ordinance is intended to preserve residential neighborhoods, restricting short-term rentals to commercial zones where hotels and motels are permitted by-right, and provide updated definitions, regulations, and procedures to allow for the establishment of short-term rentals (STRs) within the Central Business District (CBD), Commercial (C), and Highway Commercial (HWC) Zones.

The following are frequently asked questions (FAQ) regarding the City of Placerville's Short-Term Rental Ordinance.

#### **Q1. What is a short-term rental (STR)?**

A short-term rental or "vacation rental" is the renting of residential units to the public on a transient basis, 30 days or less. Short-term rentals are stand-alone living spaces with habitable space for eating and sleeping. The unit must contain a kitchen meeting the minimum requirements for the California Building Code.

#### **Q2. Where are STRs allowed in the City of Placerville?**

Short-term rentals are permitted in Central Business District (CBD), Commercial (C), and Highway Commercial (HWC) Zones, where STRs are considered commercial lodging facilities.

#### **Q3. What about residential zones?**

Short-term rentals are not permitted in residential zones within the boundaries of the City of Placerville. The City actively tracks and fines those residences in non-compliance with the STR Ordinance. Long-term rentals, 31 days or more, of a residential unit and/or room(s) are permitted in residential zones.

#### **Q4. How many STRs is the City permitting per year?**

The number of short-term rental permits issued by the City is limited to no more than 10 units within a calendar year.

**Q5. What is the process for obtaining a STR Permit?**

Applications are to be submitted to the Development Services Department, located on the second floor of City Hall (3101 Center Street, Placerville). Following submittal, Development Services Staff will review the application and associated submittal requirements and either approve or deny the request ministerially.

Complete applications include the following:

- Signed and Dated STR Application Form
- Proof of Ownership (e.g., Grant Deed)
- Site Location Map(s)
- Site Plan(s)
- Floor Plan(s)
- Copy of Required Interior and Exterior Signage
- Payment of STR Application Fee (\$200.00)

Following submittal of the STR Application, and at the direction of the City of Placerville DSD Staff, the following inspections will be required prior to final permit:

- Completion of El Dorado County Fire Inspection; Inspection Checklist submittal
- Completion of City of Placerville Building Official Inspection
- Completion of City of Placerville Planning Division Inspection

**Q6. How many units total can a parcel have?**

Applicants are allowed up to five (5) units per parcel. An application is required for each separate building, which may have more than one unit. Payment for a structure with more than one (1) unit is \$200 for the first unit and \$100 for each subsequent unit.

**Q7. Are there other requirements to obtain a STR permit?**

An active City Business License and Transient Occupancy Registration Certificate as well as payment of Transient Occupancy Tax (TOT) are required. TOT is described in detail in the City of Placerville Municipal Code, Chapter 16 and was adopted by City Ordinance No. 951. Additionally, applicants must complete and submit proof of compliance of El Dorado County Fire Life and Safety Inspection. If corrections are required, all corrections must be completed within 60 days of accepted application.

Applicants must also provide paved parking for the STR units, with the appropriate amount of parking spaces based on occupancy (See Q15 and Q16). Further, applicants must have an active account with El Dorado Disposal for garbage collection, including green waste / food waste.

**Q8. What is the required interior signage?**

All STRs are required to post two interior signs clearly stating the following information:

- General Information
  - Maximum Occupancy
  - Excessive Noise Prohibited between 10:00 pm – 8:00 am
  - 24-Hour Contact (Name and Number)
  - City of Placerville Police Department Non-Emergency Number (530) 642-5210
  - Information on the high fire risk area and directions for how to sign up for El Dorado County RAVE.
- Transient Occupancy Registration Certificate.

**Q9. What is the required exterior signage?**

All STR are required to post one exterior sign clearly stating the following information:

- Permit Number (STR XX-XX)
- Maximum Occupancy
- Excessive Noise Prohibited between 10:00 pm – 8:00 am
- 24-Hour Contact (Name and Number)
- City of Placerville Police Department Non-Emergency Number (530) 642-5210
- Complaints: [pv.planning@gmail.com](mailto:pv.planning@gmail.com)

**Q10. Can the property owner use a representative or manager for the unit(s)?**

The property owner may designate a representative and/or responsible person to be available 24/7 and that can be onsite within one hour. This representative shall be responsible for completing the Acknowledgement & Certification to be submitted to the City.

**Q11. What are the requirements of the owner / responsible party?**

As part of the application form, complete the acknowledgement and certification, indicating understanding of the requirements, including that:

- The responsible party shall be available 24/7 and on-site within one hour.
- Contact information for the responsible party is clearly posted on the exterior and interior of the facility.
- Occupants/guests comply with noise requirements, and that excessive noise shall be prohibited between 10:00 pm and 8:00 am.
- Occupants/guests shall be provided directions for El Dorado County Code Red and information on the fire risk area.

**Q12. How do STR Permit annual renewals work?**

Applications for annual renewals include the submittal of a complete STR application form, proof of compliance following annual inspection by City staff and the Fire District, and payment of fees. If any changes have been made from the previous year, new site location map(s), site plan(s), floor plan(s), and copy of required external signage shall be required.

**Q13. What is the annual inspection cost and process?**

The annual renewal including inspection is \$200.00. The Fire District will charge a separate fee for re-inspection.

Applicants looking to renew their STR permit will complete and submit the STR application form (and include new location map(s), site plan(s), and floor area plan(s) if any changes have occurred since the last permit issuance) and provide proof of compliance following annual inspection. Following submittal, Development Services Staff will review the application and associated submittal requirements and either approve or deny the request ministerially.

**Q14. Can STR Permits be revoked?**

Yes. Short-term rental permits are revocable and may be revoked by the Development Services Director at any time if:

- the permit has expired,
- the property is not current on Transient Occupation Tax (TOT),
- the unit is found to be in violation of permit conditions,
- the unit/property is found to be in hazardous condition<sup>1</sup> as determined by El Dorado County Fire and/or the City of Placerville, or
- the unit is found to be a nuisance to the surrounding properties.

**Q15. If I sell / purchase property with an existing STR permit, does that permit transfer to the new owner?**

Short-term rental permits shall only be issued to the owner(s) of the property and shall not be transferable to the new owner. Short-term rental permits shall not be construed as providing property rights or vested interest and entitlements in continued operation of a short-term rental. Short-term rental permits are revocable licenses which expire annually and do not run with the land.

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<sup>1</sup> Please refer to City of Placerville Municipal Code Title 7, Health and Sanitation, [Chapter 16: Hazardous Vegetation and Combustible Materials](#).

**Q16. Are there occupancy standards for STRs?**

Occupancy of a STR is limited by the number of parking spaces as well as the number of bedrooms within the unit, whichever is lesser. Occupancy is calculated using the number of persons present at the vacation home rental property at any given time. For properties with multiple units (up to five (5) units), the maximum parking will be calculated in the aggregate. The table provided below outlines the number of bedrooms establishing maximum occupancy for a STR.

**Table 1. Number of Bedrooms Establishing Maximum Occupancy**

Number of Bedrooms	Maximum Occupancy
Studio	4
1	6
2	8
3	10
4	12
5	14

**Q17. Are there requirements for parking at my STR unit(s)?**

Paved parking must be provided at each STR unit. The table provided below outlines the requirements for parking based on maximum occupancy.

**Table 2. Number of Paved Parking Spaces Establishing Maximum Occupancy**

Number of Parking Spaces	Maximum Occupancy
1	4
2	8
3	12
4	16
5	20