

10-4-20: **SHORT-TERM RENTALS:** (Ord. 1710, 12 July 2022)

- (A) Purpose: The purpose of this section is to provide for the establishment of short-term rental facilities in certain commercial zones and to set forth criteria and regulations of those short-term rental units.
- (B) Applicability of regulations: The provisions of this Section shall apply to all parcels that are zoned CBC, C, and HWC.
- (C) Permitted Use: Short-term rentals as defined in Section 10-4-1 are a permitted use in the specified commercial zone districts as commercial lodging facilities that is consistent with the City's General Plan, the specific zone district on which the short-term rental facility is to be located, and this Section, subject to issuance of a short-term rental (STR) permit.

The conversion of residential (long-term) units constructed pursuant to the mixed-use provisions within the CBC, C, and HWC Zone Districts shall not be permitted as short-term rental units.

- (D) Permit Required:
  1. An application for a short-term rental (STR) shall be filed with the Development Services Department and shall be processed in accordance with Section 10-4-7 and shall be renewed annually.
  2. The application for the STR permit shall be submitted on forms provided by the Development Services Department and shall, but not be limited to, the following:
    - a. A site location map.
    - b. A site plan drawn to scale showing the property boundaries, all structures labeled as to their use and dimensions, and parking areas showing the number of spaces provided with dimensions.
    - c. A floor plan of all buildings to serve as a short-term rental with all rooms labeled as to their use.
  3. Short-term rental permits shall only be issued to the owner(s) of the property and shall not be transferable.
  4. Short-term rental permits shall be subject to renewal annually and be subject to site inspection by the City and El Dorado County Fire Marshal.
  5. The number of short-term rental permits issued by the City shall not exceed a total of 10 units per calendar year.
- (E) Development and Operational Standards:
  1. A City business license is required in accordance with City Code Section 5-1-4.
  2. The name and phone number of a responsible person shall be posted. Said responsible person shall be available 24/7 and can be on site within one hour.
  3. Payment of Transient Occupancy Tax shall be paid in accordance with Code Title 5, Chapter 16.
  4. Maximum Occupancy and Parking. Occupancy of the short-term rental shall be limited by (1) the number of paved parking spaces on the short-term rental property as shown in Table One of this Subsection, and (2) the number of bedrooms in the property as shown in Table Two of this subsection, whichever is the lesser. For purposes of this Subsection, occupancy shall be calculated by the number of persons present at the vacation home rental property at any given time. Properties with multiple units shall be calculated in the aggregate.

Table One (1). Number of Paved Parking Spaces Establishing Maximum Occupancy	
Number of parking Spaces	Maximum Occupancy
1	4
2	8
3	12
4	16
5	20

Table Two (2). Number of Bedrooms Establishing Maximum Occupancy	
Number of bedrooms	Maximum Occupancy
Studio	4
1	6
2	8
3	10
4	12
5	14

Where the maximum occupancy for a short-term rental is based upon the number of bedrooms, occupancy of a short-term rental with more than one bedroom shall be calculated by multiplying the number of bedrooms by two and adding four.

Maximum occupancy of a short-term rental located within the CBD Zone shall be in accordance with Table 2 only. New construction shall be in accordance with Code Sections 10-4-4 and 10-4-5.

5. New Construction: New construction shall be subject to all applicable development standards of the zone district and approval of a site plan review application by the Planning Commission in accordance with City Code Section 10-4-9, and this Section.
6. The maximum occupancy of each short-term rental shall be clearly posted within the unit, and the host shall provide information to guests on how to sign up for CodeRED emergency notification system.
7. All marketing and advertising of the short-term rental shall include the short-term rental permit number issued by the City.
8. Noise. Excessive noise shall be prohibited between the hours of 10:00 p.m. and 8:00 a.m.
9. Record Keeping. Records of every night for which the short-term rental is rented, including the name and contact information of the occupant who has arranged to rent the unit(s), the rental rate, the number of occupants per night, and the number of vehicles, shall be maintained for a minimum period of three

years before such records are discarded or otherwise destroyed. Such records shall be made available to the City within fifteen (15) business days upon written request from the City.

- (F) Enforcement. Any use or condition caused or permitted to exist in violation of any provision of the City Code or the STR permit shall be and hereby is declared a public nuisance and may be summarily abated by the City pursuant to Code of Civil Procedure Section 731, City Code Sections 10-10-3-8, 10-3-9, and 10-3-10, or any other remedy available to the City.
- (G) Revocation. A short-term rental permit issued under the terms of this Section shall be revoked by the Development Services Director at any time if he or she concludes that the permit has expired, not current on TOT taxes, found to be in violation of permit conditions, or found to be a nuisance to the community.
- (H) No Property Rights Conferred. Short-term rental permits shall not be construed as providing property rights or vested interests and entitlements in continued operation of a short-term rental. Short-term rental permits are revocable licenses which expire annually. Short-term rental permits shall not run with the land.