

Short Term Rentals

Regulation

Make no change

Prohibit

Allow with conditions

Only allow hosted short term rentals

"Host" must be a permanent resident of the City

Host must live on site throughout the visitors stay

Limit on number of rooms that can be rented. (1-2 bedrooms per house)

Limit Non-hosted

Allow only current TOT registered units

Who can rent out homes?

Property owners

Renters

Owners must sign off on this

Property managers

Non-hosted only

Grandfathering existing legal short term rentals

Time limit on registering (3 months)

Non-Transferable

Phase out if non-compliant after a period of time

3-5 year phase out

Geographic limitations

Linear separation between rentals

Limit areas

% of total units per area or ratio (13:1 in Mendocino County)

Hosted/Non-Hosted only in certain zones

Numerical cap

Hosted, no cap

Non Hosted- Only allow a specific number of properties to be rented as vacation rentals within the City. (260 Pacific Grove)

How do you determine this #?

Per census tract, zoning areas, whole city, tourist areas, multi use areas, grandfathered, lottery, existing TOT, first come

Affordable units may not be STRs

Deed restrictions

ADUs may not be used as STRs

Maintain existing prohibition