



# VACATION RENTAL ORDINANCE

## S U M M A R Y

### THE ORDINANCE STIPULATES THE FOLLOWING RULES FOR VACATION RENTALS OF 27 DAYS OR LESS:

- Establishes an application process for owners to register their properties. Failing to do so will invoke “significant penalties” from \$1,000 - \$5,000.

■ Requires homeowners or their agent to collect and remit a 10% Transient Occupancy Tax to the City per existing regulations ( RMMC Chapter 3.24 ). Monthly reports on all registered properties will be required whether or not a property is rented in a given month. Failure to report will result in financial penalties.

■ Requires the identification of a “responsible person” ( aged 21 or older ) who is an occupant of the unit and is legally responsible for ensuring that all occupants and/or their guests comply with all laws and regulations during their stay.
- Requires that owners inform their renters of the various rules, share with them a copy of a “Good Neighbor Brochure” provided by the City.

■ Requires posting a City issued vacation rental certificate in a conspicuous place within all rental units and place City issued registration numbers on all advertisements for rental properties.

■ Requires that the owner provide the City with a phone number for a “local contact person” designated by the owner to be available 24 hours per day, seven days a week to respond within 45 minutes to any complaints or calls made to the City’s Vacation Rentals Hotline regarding the property. The City’s Vacation Rentals Hotline number is **760-833-7999**.

■ Sets limits on the number of people in the rental property based on the number of bedrooms as follows:

Number of Bedrooms	Total Number of Overnight Occupants*	Total Number of Daytime Occupants** ( Including Overnight Occupants )
0– Studio	2	8
1	2	8
2	4	8
3	6	12
4	8	16
5	10	18
6	12	18
7	14	18

\*Overnight ( 10 p.m. – 7 a.m. )

\*\*Daytime ( 7 a.m. – 10 p.m. )

- Requires a Special Event Permit for gatherings in vacation rental properties that exceed the number of allowable people on the premises.
- Stipulates that no sound amplification devices ( i.e. radios, phonographs, etc. ) or musical instruments shall be audible outside the property between the hours of 10 p.m. and 1 p.m.
- Specifies City fines for infractions of the rules as set forth in the ordinance. Depending on the type of infraction and number of times it occurs, fines can be levied at \$500 - \$1500.