

Summary of Vacation Rental Ordinance as presented to CEQA

1. The existing vacation rental cutoff is 6/22/10. After 6/22/10 it is considered a new vacation rental.
2. Vacation rental permit and TOT registration required
3. Public hearings. Not required for existing or new
4. Notice of the application not required for existing. Notice of application required for new, and action will be by the Planning Director or designee. Appeals of the permit can be made by the applicant or the public.
5. Permits must be renewed every 5 years. Action on renewals will be by the Planning Director or designee. Notice of application required. Appeal of the renewal can be made by applicant or the public. If public hearing required the applicant is billed for the staff time associated with processing the application.
6. New and existing applicants must provide (a) application form, (b) plot plan to scale with rooms labeled, and on-site parking designated, (c) copy of rental agreement, (d) non-refundable application fee (e) existing rentals must show proof that it has been a vacation rental, (f) existing rentals must show proof of TOT payment (TOT will be retroactive for existing rentals that have not been paying)
7. Occupancy is 2 per bedroom plus 2 more. Children under 12 are not counted
8. Events, celebrations, gatherings limited to twice the number of allowed guests. Parking restricted to on-site plus 2 on the street. Cannot exceed 12 hours.
9. Live Oak Designated Area. Vacation rentals per block cannot exceed 20% of residential parcels. Vacation rentals in the total designated area cannot exceed 15% of residential parcels.
10. Contact person within 30 mile radius of vacation rental required. Must be available 24 hours a day.
11. All rentals must have sign with contact person information. Must be in a window or affixed to the front exterior of the structure.
12. Dispute resolution. Owners must agree to engage in dispute resolution. Conflict Resolution Center of Santa Cruz County can be used.