## Attachment 4: Vacation Rental Regulation Summary

<table>
<thead>
<tr>
<th>Jurisdiction</th>
<th>Business License?</th>
<th>Zoning Permit?</th>
<th>Use Permit?</th>
<th>ADU/JADU rental?</th>
<th>TOT%</th>
<th>Permit Fees</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sonoma County Inland</td>
<td>No</td>
<td>Yes</td>
<td>Yes*</td>
<td>No</td>
<td>12%</td>
<td>$656 Permit $224 Monitor</td>
<td>*Use Permit required for 6 or more bedrooms. Property Manager required. Neighborhood notification. Vacation rentals prohibited in some residential neighborhoods</td>
</tr>
<tr>
<td>Sonoma County Coastal</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>12%</td>
<td>None</td>
<td>Coastal vacation rentals unregulated, but must register for and pay TOT.</td>
</tr>
<tr>
<td>Napa County</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>13%</td>
<td>N/A</td>
<td>Absolute ban on vacation rentals (Napa County Zoning Code Section 18.104.410). Operating a vacation rental is a misdemeanor, as is advertising availability of a vacation rental. Illegal operation of a vacation rental is subject to a civil penalty of $1000 per day.</td>
</tr>
<tr>
<td>Mendocino</td>
<td>Yes</td>
<td>No</td>
<td>Yes (Inland only)</td>
<td>No</td>
<td>10%</td>
<td>Business License $339 Renewal $40</td>
<td>Business License and Use Permit for inland vacation rentals. Business license only on Coast. Permanent cap on number of rentals in town of Mendocino.</td>
</tr>
<tr>
<td>Marin</td>
<td>Yes</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>10%</td>
<td>Varies based on income and size</td>
<td>Complaints are through County-maintained hotline and email system operated by Community Development Agency (Planning) with citation authority. Revocation and enforcement process is identical to normal Code Enforcement process, so no real advantage with regard to staff resources. No prohibition (X Zone) areas.</td>
</tr>
<tr>
<td>San Francisco</td>
<td>Yes plus Certificate</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>14%</td>
<td>Certificate $450 License $91</td>
<td>Cannot be rented more than 90 days in a calendar year. Owner must be a permanent San Francisco resident.</td>
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</tr>
<tr>
<td>San Mateo</td>
<td>Yes*</td>
<td>Yes*</td>
<td>No</td>
<td>No</td>
<td>12%</td>
<td>$300</td>
<td>*Short term rentals in coastal zone only and requires minor Coastal Development Permit. Prohibited inland.</td>
</tr>
<tr>
<td>Contra Costa</td>
<td>Yes</td>
<td>Yes</td>
<td>Optional*</td>
<td>No</td>
<td>10%</td>
<td>$350</td>
<td>Cannot be rented more than 90 days in a calendar year. Record retention and audit policy for property managers. Permit number and TOT registration must be in all advertising. Administrative revocation process. *Use Permit application accepted for short term rentals exceeding standards.</td>
</tr>
<tr>
<td>Cloverdale</td>
<td>Yes*</td>
<td>No</td>
<td>Yes*</td>
<td>No</td>
<td>10%</td>
<td>$2,615 (At cost)</td>
<td>*Non-hosted short term rentals allowed in commercial zoning districts only.</td>
</tr>
<tr>
<td>Healdsburg</td>
<td>Yes*</td>
<td>No</td>
<td>Yes*</td>
<td>No</td>
<td>14%</td>
<td>$2,586 (At Cost)</td>
<td>*Only allowed in commercial zoning districts with Use Permit.</td>
</tr>
<tr>
<td>Windsor</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>12%</td>
<td>N/A</td>
<td>Currently unregulated unless operation meets Town’s definition of “Bed and Breakfast Inn”.</td>
</tr>
<tr>
<td>Santa Rosa</td>
<td>Yes</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>9%</td>
<td></td>
<td>Short Term Rentals are not allowed in ADU or JADU per Ordinance 2017-024</td>
</tr>
<tr>
<td>Sebastopol</td>
<td>Yes</td>
<td>Yes*</td>
<td>Yes*</td>
<td>Yes*</td>
<td>10%</td>
<td>$360 (Admin Permit) $1,155 (Use Permit)</td>
<td>City Hosted rentals and vacation rentals rented out less than 30 days per year require administrative permit from planning. *Hosted rentals rented more than 30 days per year, or hosted rentals in ADU require Use Permit.</td>
</tr>
<tr>
<td>Rohnert Park</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>12%</td>
<td>N/A</td>
<td>Only hosted rentals allowed in Rohnert Park.</td>
</tr>
<tr>
<td>Cotati</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>10%</td>
<td>N/A</td>
<td>Coati does not currently have a short term rental program.</td>
</tr>
<tr>
<td>Petaluma</td>
<td>Yes</td>
<td>Certificate</td>
<td>No</td>
<td>No</td>
<td>10%</td>
<td>$347 Permit $124 Annual Renewal</td>
<td>City requires business license and an over the counter certificate issued by the planning department. Performance standards enforced through certificate program.</td>
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<tr>
<td>Sonoma</td>
<td>Yes*</td>
<td>No</td>
<td>Yes*</td>
<td>No</td>
<td>10%</td>
<td>N/A</td>
<td>*Essentially prohibited, as short term rentals are only allowed when part of the “adaptive re-use of a historic structure”.</td>
</tr>
</tbody>
</table>