

# Vacation Rental Ordinance Update

July 21, 2011

**On July 13, 2011, the California Coastal Commission unanimously certified the vacation rental ordinance with no changes. This means that the ordinance is now in effect.** However, the County will not be able to accept any applications for vacation rental permits until August 29, 2011. That is the date on which the County's 2011 – 2012 fee schedule, which will have the vacation rental application fee in it, goes into effect.

## **Important!**

Starting August 29, 2011 and continuing for 90 days, until November 28, 2011, the County will accept applications for the following:

- **For properties within the Live Oak Designated Area (LODA), existing vacation rentals only (i.e., those that were in operation as vacation rentals before April 5, 2011).** Click [here](#) for a map of the LODA. Because of the percentage limits per block and overall in the LODA, if you have an existing vacation rental there and you do not apply during the 90 day period from August 29<sup>th</sup> through November 28<sup>th</sup>, your rental will be considered a new vacation rental and you may not be able to obtain a permit as a new vacation rental because of the percentage limit per block, which may have been met or exceeded by those applying during the 90 day period. No applications for new vacation rentals in the LODA will be accepted until after November 28, 2011.
- For properties outside of the LODA (i.e., everywhere else in the unincorporated areas of the County), existing and new vacation rentals. Outside of the LODA there are no percentage limits on vacation rentals.

To be considered as an existing vacation rental, you must apply for a permit during the 90 day period between August 29<sup>th</sup> and November 28<sup>th</sup> and you must be able to prove that the unit was operated as a vacation rental before April 5, 2011 (typically by showing proof of payment of Transient Occupancy Tax, although other documentation may be acceptable, such as receipts showing guest payment and dates of stay).

In the next few weeks, the County will prepare detailed information about the vacation rental permitting process and will post that information on-line as well as sending it to interested parties. If you would like to receive this information, please send a request by email to [pln816@co.santa-cruz.ca.us](mailto:pln816@co.santa-cruz.ca.us).

Please follow the link below to view the Coastal Commission staff report and the vacation rental ordinance, which is an attachment to the staff report.

<http://documents.coastal.ca.gov/reports/2011/7/W6b-7-2011.pdf>