**Santa Cruz County: Sample Short-Term Rental Agreement**

[Customize highlighted areas. Note: online platform hosts may prepare a list of “house rules” rather than a formal rental agreement]

[this sample rental agreement presents the house rules required by Santa Cruz County code. County staff will verify that these minimum requirements are incorporated into the rental agreement. Although not required, hosts may wish to add rules for additional topics such as phone and internet, safety, toiletries and linens, cleaning, smoking, property damage, weather, HOA requirements, and maintenance. Hosts may also wish to add information about payment and cancellation, rental extensions, unavailability of rental, and indemnity].

This Rental Agreement applies to short-term rental of the property located at [ADDRESS]. “Short-term rental” means a rental of less than 30 days. [HOST] (hereafter referred to as “Host”) agrees to rent [DESCRIBE EXTENT OF RENTAL – ONE OR TWO ROOMS] (hereafter referred to as the “Home”) to guests seeking accommodations on a short-term basis (collectively, the “Services”). By using the Home and Services, guests agree to comply with and be legally bound by the terms and conditions of this guest agreement.

The rental shall provide facilities for sleeping, bathing and toileting inside a permanent dwelling that is suitable for human occupancy. Rental of accessory buildings is prohibited. Rental of sleeping space in or on balconies, porches, tents, sheds, vehicles, RVs, or outdoor areas is also prohibited.

Check-in is [TIME]. Check-out is [TIME].

Local 24-Hour Contact: [ENTER CONTACT INFORMATION]

**The Guest agrees to follow the House Rules:**

* **Age requirement.** Rental to unaccompanied minors under the age of eighteen is prohibited.
* **Number of guests allowed:** 3 people per hosted bedroom (children under 8 years old not counted toward maximum occupancy).
* **Number of vehicles**. One car is allowed per hosted bedroom. Cars may be parked on site or in legal street parking close to the host property.
* **Noise limits**: Comply with standards of Santa Cruz County Code 8.30: **quiet hours 10PM – 8AM every day**. No use of equipment requiring more than standard household electrical current at 110 volts or activities that produce noise, dust, odor, or vibration detrimental to occupants of adjoining dwellings is allowed within the hosted rental room.
* **Food**. No cooking shall be allowed in any guest room or in any bathroom. Food service, if provided, shall be limited to breakfast served to guests only, and shall be subject to applicable regulations of the Santa Cruz County Environmental Health department.
* **Pets** (if allowed by the owner). Pets shall be secured on the property at all times. Continual nuisance barking by unattended pets is prohibited.
* **Events prohibited**. No weddings, outdoor parties, or similar activities are authorized under a Hosted Rental Permit.
* **No illegal behavior or disturbances allowed**. Fireworks are illegal in Santa Cruz County.
* **Trash management.** [DESCRIBE TRASH MANAGEMENT AT YOUR HOME. Example: Guests are responsible for taking out the trash and recycling from the home to the outside bins at the end of their stay. Trash and recycling pick-up day is [DAY]. Guests are responsible for taking the trash and recycling bins out to [LOCATION] by [TIME] on [DAY] and retrieving the bins on [DAY] by [TIME].]
* **Emergency evacuation instructions**. [PROVIDE EMERGENCY EVACUATION INSTRUCTIONS. Example: In the event of an emergency where evacuation is necessary, guest(s) shall gather [MEETING PLACE]. When safe, guests shall call Host as soon as possible.

Signed: [DIGITAL SIGNATURES ARE OKAY]

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HOST (Printed) GUEST (printed)

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HOST (Signed) GUEST (signed)

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DATE DATE