



CODE COMPLIANCE SERVICES

List of Required Information (LORI) for Exemption Requests

The Placer County Short Term Vacation Rental Ordinance provides an exemption from permit requirements for single family dwellings within existing resorts and residential associations provided a formal written request is submitted. This document outlines the information that is required to be included with the exemption request. Timeshares, fractional ownership lodging facilities, hotels, motels, or existing resorts with existing permits, business licenses, and a valid Transient Occupancy Tax (TOT) certificate are **not** required to submit an exemption request.

Exemption requests are reviewed on a case-by-case basis by the Community Development Resource Agency Director. An exemption may be revoked if five or more complaints are made to the County within a six-month time period.

Resort Exemptions

Single-family dwellings within existing resorts that are used for short-term vacation rentals may be exempt from permit requirements. To qualify for an exemption, the resort must be able to demonstrate there are standards in place for parking, noise, trash, and guest safety. The following information is required from the resorts to consider an exemption request:

- A copy of resort rules and regulations that includes rules for noise, parking, occupancy, garbage collection and guest safety
- Information on how non-compliance is handled (i.e., fines, liens, notices)
- Parking layout
- Location of garbage bins and garbage collection schedule
- Safety Self-Certification form for each exempted address
- Property owner information including name, address and contact information
- A list of the exempted addresses
- Acknowledgement of commitment to meet and/or exceed the requirements of the Placer County Short Term Rental Ordinance
- Acknowledgement of potential exemption revocation if five or more complaints are received within a six-month time period

Residential Association Exemptions

Single-family dwellings within existing residential associations (i.e. HOAs, condo associations, townhouse associations) that are used for short-term vacation rentals may be exempt from permit requirements. To qualify for an exemption, the owner of the short-term vacation rental must provide a written exemption request and provide accompanying acknowledgment by the association demonstrating there are requirements in place through CC&Rs for noise, trash, parking, and guest safety and that the association can demonstrate a history of enforcement of their requirements. If changes are made to the CC&Rs subsequent to granting the exemption request that impact the Associations' ability to manage and enforce their requirements for short-term rentals, the Association must inform the County and provide the revised CC&Rs. The following information is required to consider an exemption request:

- A copy of the CC&Rs

- Contact information for the residential association including name, phone number, and email
- Compliance history from the residential association- this can be in the form of fines or liens that have been issued to property owners for noncompliance, or if the residential association has staff available 24/7 to respond to issues
- Safety Self-Certification form
- Acknowledgement from the residential association of the exemption request
- Acknowledgement of commitment to meet and/or exceed the requirements of the Placer County Short Term Rental Ordinance
- Acknowledgement of potential exemption revocation if five or more complaints are received within a six-month time period