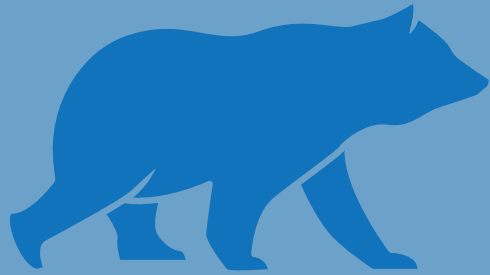




# QUICK Short-Term Rental Rules GUIDE in Eastern Placer County

## Bear bins

Dispose of trash in a bear-proof receptacle.



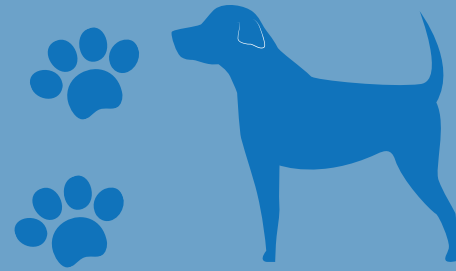
## Noise

Be courteous to your neighbors. Quiet hours are 10 p.m. - 7 a.m.



## Pets

Keep pets secured at your rental property or on a leash when off the property.



## Off-street parking

Vehicles cannot be parked on any public roadway, or on the shoulders of the roadway from Blue Canyon to the California-Nevada state line from Nov. 1 to May 1.

Park only in designated parking areas provided by your rental unit.



## BBQs & fire pits

Charcoal BBQs, open wood-burning pits, bonfires or campfires are strictly prohibited. Propane grills are permitted, but not allowed under flammable sources. Natural gas and propane-burning outdoor fireplaces and fire pits are allowed if set back 10 feet from any structure or combustible material.



## Fire inspections

Working fire extinguishers, smoke alarms and carbon monoxide detectors are required at the rental property.



## Occupancy limits

No more than two adults per bedroom, plus two additional adults allowed after 10 p.m., excluding minors under 16.



## Special events

Special events, such as weddings or corporate events, at short-term rental properties are allowed only with the issuance of a permit.



Placer County's short-term rental ordinance is intended to strike a balance of welcoming guests to our communities while reducing nuisances associated with short-term rental properties. Both guests and property owners may be cited and/or fined for non-compliance.

Call the Short-Term Rental Helpline for 24/7 assistance quickly and discreetly resolving vacation rental compliance issues: (530) 581-6234.





## About Placer County's Short-Term Rental Ordinance

Placer County's short-term rental ordinance, approved in November 2019, is intended to strike a balance of reducing neighborhood nuisances like noise and parking issues related to vacation rentals without undermining the market for this important guest accommodation. Among its key provisions, the ordinance establishes a new permitting requirement to operate a residence as a vacation rental property. The ordinance is in effect as of Jan. 1, 2020. Permit applications will be available beginning Jan. 20 at [placer.ca.gov/str](http://placer.ca.gov/str).

## Applicability

The ordinance applies only to properties above 5,000 feet in elevation in eastern Placer County. Vacation rentals in western Placer County do not require a short-term rental permit but are required to obtain a transient occupancy tax certificate and comply with the TOT ordinance.

Vacation rental owners within a residential association may request an exemption from the short-term rental ordinance's permitting requirement and must demonstrate that the association requirements cover noise, parking and trash and that fire requirements are met. Single-family homes in resort areas managed by the resort are also eligible for an exemption if they meet those requirements.

Short-term rental permits are not required for more traditional lodging types like hotels or timeshares, or homes within resorts that are managed through a resort management company.

## Permitting Process

Property owners are required to apply for or renew a short-term rental permit by March 31 of each calendar year. The application for a permit requires a periodic safety inspection by the local fire district to verify installation of smoke and carbon monoxide detectors and a fire extinguisher, and that barbecues and outdoor fireplaces comply with fire code.

Property owners must also designate a local contact person who is able to respond in person to matters related to the short-term rental ordinance within one hour of being contacted.

Permit fees are \$200.18 for professionally managed properties and \$337.13 for privately managed properties. The fees are intended to cover the cost to administer the short-term rental program, as well as the cost of fire inspections by local fire departments. Fees for rentals managed professionally are lower because those properties have historically presented fewer code compliance issues and better response to complaints.

The permit application and further instructions and requirements are available on the Placer County website at [placer.ca.gov/str](http://placer.ca.gov/str). You can also reach the Short-Term Rental Program staff by phone at (530) 581-6234 or by email at [str@placer.ca.gov](mailto:str@placer.ca.gov).

## Compliance

Placer's Code Compliance Division makes every effort to work with guests and property managers to resolve issues of non-compliance with the short-term rental ordinance before issuing citations or fines. The fine for code violation may be an administrative penalty of up to \$500 per day for each violation contained in a first administrative citation, and up to \$1,000 per day for each violation contained in a second or subsequent administrative citation. Either the guest or the property manager may be fined depending on the nature of the violation, and three or more citations within 12 months may result in revocation of a short-term rental permit. Placer's Short-Term Rental Helpline is available to assist with fast, discreet resolution of code compliance issues 24/7 at (530) 448-8003.