



Short Term Rental Ordinance FAQs

STR Permit Application Requirements

Q: If I submitted an application in the old system during the moratorium (between July 31, 2021 to March 31, 2022) will that application be transferred into the new system, or will I have a priority for submitting an application before April 1, 2022?

A: Applications submitted during the moratorium will not be transferred. Applicants will need to apply in the new system. All applications will be processed in the order received and in accordance with the STR Ordinance.

Q: Do I need to upload an image of my bear bin or dumpster if I am renewing my STR permit and have provided it in previous years?

A: Yes. We switched permit application systems and the image of the bear bin or dumpster is required to complete both new and renewal applications.

Q: Do I need a landline or Voice Over Internet Protocol (VOIP) if I have good cell reception at my STR property?

A: The ordinance requires all STRs to provide a landline or VOIP as a safety precaution.

Q: Who is required to have a business license? How do I apply for a business license?

A: A business license is required for all homeowners who Short-Term Rent (STR) their property. The link to apply for business licenses is here: <https://www.placer.ca.gov/1389/Business-Licenses>

Q: Do I need a business license if I have a professional property manager?

A: Yes, homeowners are required to obtain a business license even if they have a property manager.

Q: Can I still apply for a STR permit if my business license is pending?

A: Yes, you can apply for a STR permit while your business license application is pending. We will verify that you applied for a business license in our system and will continue to process your STR permit application.



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Cap and Waitlist

Q: When can I sign up on the waitlist for a STR permit?

A: If the cap is reached prior to processing your application, we will notify you to add yourself to the waitlist. In the case where the cap is reached prior to your application submission, you will not be able to apply, and you will receive a notification to sign up for the waitlist.

Q: What is the cap and how will applications be prioritized?

A: The cap is 3,900 STR permits. First priority is given to owners renewing their STR permit and will have through June 30, 2022, to submit their renewal application. The second priority is given to owners who had an approved exemption under the previous STR Ordinance and will also have through June 30, 2022 to apply for an STR permit. The third priority is given to new permit applicants. Processing these applications will begin on July 1, 2022, until the cap is reached.

Change in Ownership

Q: If someone has a current STR permit and sells their property, can they use the STR permit for the new property?

A: No, STR permits are NOT transferrable for any reason even if you own multiple properties.

Q: If a new owner buys a property, can the existing STR permit (if in good standing) apply to the new owner?

A: No, the STR permit runs with the owner for a specific property and is not transferrable to another property.

Condo-Hotels

Q: If my STR is a Condo-Hotel do I need to apply for an STR permit?

A: Condo-Hotels are not subject to the STR ordinance; therefore, owners do not need a STR permit. They are required to obtain a business license and TOT certificate. The list of County approved Condo-Hotels that are not subject to the STR Ordinance can be found on the homepage of our website:

<https://www.placer.ca.gov/str>



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Q: What is the definition Condo-Hotel?

A: "Condo-Hotel" means a facility meeting the definition of a hotel or motel, rented to the general public for overnight or other temporary lodging, with ownership structured as a condominium, cooperative or other 240 ownership/financing arrangement, but shall not include timeshares in or interval or fractional ownership of a hotel. The Condo-Hotel has front desk in-person management with access to all units who responds to complaints, enforces trash, noise, and parking rules, and includes NFPA 13-R or 13 fire sprinkler systems and NFPA 72 centrally monitored fire alarm system connected to all individual units and is inspected annually.

Fire Life Safety and Defensible Space Inspections

Q: Will STR operators need a completed Fire Life Safety and Defensible Space inspection for the 2022 application cycle?

A: No, but prior to applying for the 2023 permit cycle a passed fire life safety and defensible space inspection is required.

Q: What if you have a completed Fire Life Safety inspection?

A: We will honor all inspections completed in 2020 and 2021 for the 2022 permit cycle. The 2023 STR permit application will require a passing inspection be conducted within 12 months prior to submitting a STR application. You will be unable to apply in 2023 without having a passed inspection.

Q: Will the Fire Life Safety inspection fee be paid through the permit portal or directly to the Fire Department in our district?

A: Fees for Fire Life Safety inspections during the 2022 permit cycle will be collected by Placer County's Revenue Services department. Beginning 2023, fees for the 2023 permit cycle and beyond will be collected directly by the Fire District.

Posting Requirements

Q: If I list my property on Airbnb, do I need to post the Good Neighbor Flyer on advertisement sites as well?

A: Yes, a link to the Good Neighbor Flyer is required in your listing or you can upload it as a photo on your ad.



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Q: Does the Good Neighbor Flyer need to be posted in every bedroom?

A: The flyer is required to be posted within the interior of the rental unit, in a visible location by the front door, and on the interior of each bedroom door, as well as in all online or printed advertisements and listings.

Q: Are there other posting requirements?

A: Yes, each STR operator will receive a sticker or a magnet. This exterior posting is required to be posted so it is seen from the street; the sticker is to be posted on a window or the magnet on the bear bin. After the STR permit is issued, you will receive an email letting you know when you can pick up your magnet or sticker from the Tahoe City office.

Owner Occupied STR

Q: Do primary residence STRs also have a 30-night minimum?

A: Yes, all STR permit holders are required to meet the 30-night minimum.

Q: What proof do I need to provide, when applying as a primary homeowner on my STR permit application?

A: You will need to attach a copy of your property tax bill, specifying that it is your primary residence to your STR permit application.

Approved Exempted STRs (under the previous Ordinance)

Q: What are “currently approved exempted properties” that get Priority 2?

A: Properties that requested an exemption under the previous ordinance and received approval based on the operational standards of their community HOA or resort association. This exemption provision has been removed from the STR Ordinance that took effect on March 11, 2022.



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Property Managers

Q: May property managers handle the STR permit applications on behalf of the homeowners?

A: Yes, a professional property manager may apply on behalf of the homeowner. However, any contact information belonging to the property management company entered under the owner fields will result in a denied STR permit application.

Complaints, Violations and Fines

Q: Who can be cited?

A: Depending on the circumstance, the owner, guest, or the property manager. Administrative fines begin at \$1,500.

Q: What is the penalty for renting a without a STR permit?

A: A warning may be issued. If a STR permit is not obtained a citation will be issued starting at \$1,500.

Q: If a STR property frequently receives complaints and the complaints are resolved, can the STR permit be revoked for the number of complaints?

A: When the complaint is verified as a violation, the STR permit can be revoked after three violations within 24 months. Additionally, three violations in 90 days for certain violations will constitute a citation.

Miscellaneous

Q: I am interested in buying a home in Placer County. Can I apply for a STR permit even though I do not yet own a property in Placer County?

A: No, to apply for a STR permit the transfer of ownership needs to be complete.

Q: I sometimes use my property with a STR permit for ski leases. Can I let the county know when it's not being short-term rented but rather used as a ski lease?

A: Yes, please email str@placer.ca.gov so we can make note of the usage change and time period.



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