



Short Term Rental Ordinance FAQs

New Ordinance Adopted February 8, 2022

Q: Where can I find out information about updates to the STR ordinance?

A: You can find information about the current ordinance at www.placer.ca.gov/str and on this [fact sheet](#). Additionally, presentations and staff reports regarding the Board of Supervisors adoption of the STR ordinance at: STR Ordinance Update Public Process | Placer County, CA. Updates are posted within 24 hours of an event or meeting.

Q: I have an active permit with an expiration date of December 31, 2021. When can I renew my permit? Can I submit an application to renew my permit early?

A: We have extended the expiration date of the 2021 permits through March 31, 2022; however, based on the updated STR ordinance, those permit holders will have 90 days following the March 31, 2022 expiration to apply for a 2022 STR permit renewal. The County is currently updating the STR permit software system and permit portal which will be in place for the 2022 STR permit cycle. The County will be notifying all STR permit holders with instructions for how to apply for a 2022 STR permit renewal. Please wait for instructions and do not try to apply under the current STR permit system.

Q: When will the new STR ordinance be available to view? When will the new STR ordinance take effect?

A: The new ordinance will take effect and will be posted to our website on March 11, 2022. For information on the new ordinance, please review this [fact sheet](#).

Q: How do I find out if my property has an approved exemption to the STR ordinance under the previous STR ordinance? (This exemption is a separate process from the exemption to the moratorium set by the Board of Supervisors on August 31, 2021.)

A: A list of properties by APN that received approved exemptions is available to view on our website here: Short-Term Vacation Rental Program | Placer County, CA



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Q: Will there be any exemptions under the new STR ordinance?

A: 1. The new ordinance eliminates the exemption provisions. Hotels/Motels/Timeshares and Condo hotels are not subject to the new ordinance. The definition of a condotel can be found in this [fact sheet](#). Local residents who live at their properties fulltime and claim the primary homeowners exemption status on their property taxes and short term rent their units or bedrooms are required to apply for a permit and are subject to the updated STR ordinance, but are exempt from the cap under the new ordinance.

Q: When will the waitlist be made available?

A: The County will maintain the overall cap inventory as permits are not renewed or revoked and on a quarterly basis commencing on July 1, 2022 will open up the application process to those on the waitlist. Applications will be processed based on the date of receipt of the application, starting with the oldest date.

Q: If I have a pending application, do I also have to sign up for the waitlist?

A: If the cap is reached before you wish to apply you will not be able to submit an application. Rather, you will have the opportunity to sign up on the waitlist for STR permits.

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

A: The cap will be 3,900 STR permits. Priority will first be given to all current active permit holders. Those permit holders will have 90 days from April 1, 2022 to apply to renew their STR permit. Second priority will be given to all property owners who had approved exemptions. They will also have 60 days to apply for a STR permit. Third priority will be given to new permit applications until the cap is reached.

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 their property.

Moratorium FAQs

On July 27, 2021, the Placer County Board of Supervisors approved an Urgency Ordinance enacting a 45-day moratorium on new STR permits. No new permits were issued during the moratorium. On August 31, 2021, the Placer County Board of Supervisors approved an extension to the Urgency Ordinance moratorium until March 31, 2022.

- I want to apply for a permit under the moratorium exemption. How can I verify that a property has a STR permit?



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- The County is currently building a public portal that will allow folks to search if a property has a STR permit. It is anticipated that this portal will be complete and available on the County's STR website beginning April 1, 2022. Until that time you may contact the STR hotline or email and ask if a specific address has a valid STR permit. str@placer.ca.gov/530-581-6234
- If I'm issued a permit under the exemption to the moratorium, when will the permit expire? Will the permit be prorated?
 - Permits issued for the 2021 STR permit cycle and under the exemption to the moratorium are set to expire on March 31, 2022. However based on the updated STR ordinance, those permit holders will have 90 days following their expiration to apply for a 2022 STR permit renewal. The permit fees for STR permits issued under the moratorium will not be prorated. Additionally, the County will stop issuing STR permits under the moratorium on March 18, 2022 to allow time to transition to the 2022 STR permit cycle. 2021 STR permit holders and those who received a STR permit under the moratorium will have the opportunity to apply to renew their permits beginning April 1, 2022.
- When was the moratorium enacted and how long is it in effect?
 - The moratorium was enacted on July 27, 2021 and was in effect for 45 days. The moratorium is now extended to March 31, 2022. Placer County's STR application website is in the process of being updated to address issues and provide a user friendly experience. During this transition, processing STR permit applications under this exemption will end on March 18 .
- Why did staff request an extension of the moratorium?
 - Staff requested the moratorium be extended until March 31, 2022 so that County staff could further study issues related to STRs and explore revisions to the STR Ordinance that would help preserve residential neighborhood character and integrity, and workforce housing in the Tahoe region.
- What will the STR Ordinance update include?
 - County staff are proposing to analyze and update the following elements of the STR Ordinance: STR permit fees, STR regulatory trends in similar resort communities and local jurisdictions, STR permit exemption process; STR operational standards; and the STR permit and TOT certificate interface.
- During the extension period are there any exemptions to the moratorium?
 - Yes. The moratorium includes two exemptions:
 - 1. Renewals: A short term rental with a valid permit that complies with all provisions of Article 9.42, has no outstanding fees or violations may apply to renew the same. A short term rental that had a valid permit for the 2020 permit



cycle and that complied with all provisions of Article 9.42, had no outstanding fees or violations during that period may apply to renew the same. A short term rental with a valid permit that expired solely due to a change in ownership and that complied with all provisions of Article 9.42, had no outstanding fees or violations prior to said change may apply and be processed as a renewal for the new owner(s).

- 2. New STR Permits: The Community Development Resource Agency is authorized to continue processing an application for a short term rental permit if the same was accepted by the Agency a minimum of twenty-four (24) hours prior to the enactment date of Ordinance 6094-B and the Agency may issue a permit if said application complies with all requirements of Article 9.42.
- What is the renewal process if I meet the requirements for the exemption to the Ordinance?
 - A new application will need to be submitted to ensure you have an active TOT certificate.
- If I don't meet the exemption requirements, can I still submit a new application?
 - No new permits that do not meet the exemption requirements will be processed or issued.
- What does a "valid STR permit" mean?
 - This means that you have been issued a STR permit that did not expire prior to the July 27, 2021 imposition of the moratorium.
- I was recently issued a STR permit. Does the moratorium apply to my permit?
 - The moratorium only applies to NEW STR permit applications submitted on July 27, 2021 and after. Existing (Issued) permits and permits that were submitted prior to the moratorium are not affected.
- I was issued a STR permit in September 2020. I have no violations and have paid all fees. Can I apply for a renewal of this permit next month?
 - Yes. Renewal of a valid 2020 STR permit = is one of the two exemptions to the moratorium.
- I am in escrow to purchase a home that has a valid STR permit and I intend to rent it as a short-term rental. Can I apply for a STR permit application and will it be processed?
 - Yes. If you can provide proof that the seller of the home had a valid STR permit then you may submit a STR permit application and the application will be processed.



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- I submitted an application for a new STR permit after the moratorium was enacted. What happens to my STR permit application? Is there a wait list?
 - There is not a wait list for new STR permits. The STR permit system still accepts permits; however, any new STR permit applications that were submitted after the moratorium went into effect cannot be processed during the moratorium. These permit applications will be held in queue but depending on the anticipated update to the STR update, there is no guarantee of a STR permit being issued.

- I have a business license and TOT certificate for my STR but was not aware that I needed a STR permit. Can I get a STR permit under the moratorium?
 - No, the County cannot issue any new STR permits under the moratorium. You can submit a STR application through the STR permit system, however County staff cannot process the permit until the moratorium is lifted.

- My relative owned a home with a valid STR permit. She passed away recently and I'm the heir. Does this mean the STR permit transfers to me?
 - Issues regarding estates, beneficiaries, wills and/or trusts are complex and highly dependent on the details of the estate documents. Please contact the STR program staff to discuss this further.

- Under the STR moratorium, can I still apply for a TOT certificate?
 - Yes, you can still apply for a TOT certificate. However, under the moratorium no new STR permits will be issued and properties that fall within the regulatory scope of the current STR ordinance and renting without a STR permit will be considered out of compliance with the STR Ordinance. Enforcement could result in fines.

- The current STR program includes "exemptions". Are these different than the ones identified in the ordinance that imposed the moratorium?
 - Yes. The exemptions identified in the ordinance imposing the moratorium address which permit applications may be processed during the pendency of the moratorium. Section 9.42.030 of the ordinance addresses which properties are exempt from the current STR permit requirements.

- What properties are exempt from the STR ordinance and how do I know if my property is exempt?
 - Hotels/Motels, Condotel, Resorts, and some HOAs are exempt from the ordinance. You can submit an exemption request to see if your property qualifies for an exemption.

- My property has been deemed exempt from the STR ordinance under Section 9.42.030. Does the moratorium affect exempt properties?



- No, the moratorium does not apply to exempt STR properties as identified in Section 9.42.030.
- I believe my property may be exempt from the STR ordinance. Under the moratorium, can I submit a request for an exemption determination?
 - Yes, the County will continue to process exemption requests and if your property is deemed exempt, it is not impacted by the moratorium. If a property has been deemed exempt from the STR ordinance and then the property changed ownership, can the exemption determination be transferred to the new owner?
 - Yes, provided the use of the property did not change with the ownership. This can only be done until March 18 under the moratorium exemption provisions. After that, the new ordinance takes effect and STR permits do not provide a vested interest or entitlement in the continued operation of a short-term rental upon a change of property ownership. Short-term rental permits are revocable, non-transferable permits and shall not run with the land. Exemption determinations are based on the property and operational characteristics and therefore if a property has been deemed exempt for a permit cycle, the exemption may be transferred to a new owner for that permit cycle. It should be noted that exemption determinations need to be confirmed annually for each permit cycle.



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