



Short Term Rental FAQs

STR Permit Application Requirements

Q: Do I need a Bear Bin for my Short-Term Rental?

A: Each short-term rental shall provide a bear box enclosure (single family home) or dumpster (condo).

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.

STR Permit Renewal Requirements

Q: Do I need to renew my TOT?

A: No, the TOT doesn't need to be renewed, but you must have an active certificate on file.

Q: What is the cost of a STR permit renewal?

A: It has an annual cost of \$306 for all types of STRs.

Q: When can I renew my permit?

A: You will receive an email to begin the renewal process 30 days before your STR permit expiration date. You will not be able to do so before that date. Also, you must complete your renewal application before your expiration date, or your permit will automatically expire, and you will have to reapply.

Cap and Waitlist

Q: What is the cap?

A: The current cap is 3,900 STR permits. Once the cap is met, a Waitlist will be created. You can check the current numbers on our Public Portal Map: <https://placer-ca-str-public-portal.deckard.com/>



COUNTY OF PLACER
www.placer.ca.gov/str

Please contact our 24/7 hotline at 530-448-8003 to report a violation.



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.

Q: Can I use the previous homeowner's passing fire inspections?

A: No, all new homeowners must get their own passing fire inspections (both fire life safety and defensible space).

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>

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



COUNTY OF PLACER
www.placer.ca.gov/str

Please contact our 24/7 hotline at 530-448-8003 to report a violation.



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 2023 application cycle?

A: No, all new applicants are now NOT required to have both passing inspections before applying. The Placer County Board of Supervisors has recently heard a minor adjustment to the Ordinance, and we anticipate the requirement being extended until 4/1/2024.

Q: Will STR operators need a completed Fire Life Safety and Defensible Space inspection to renew a permit?

A: We are allowing STR permit holders to renew their STR permits until April 1, 2024, without proof that your STR property has passed either or both required inspections. After that date, all STR renewal applications will require passing inspections. Your STR permit will be revoked if you fail to provide proof of passing both your fire inspections by the end of day on March 31, 2024. If your STR permit is revoked because you failed to complete your fire inspection requirement, you may not apply for a new permit for two years.

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

A: The 2023 STR permit application will require a passing inspection be conducted within 12 months prior to submitting a STR application. You will be able to apply in 2023 without having a passed inspection. For renewals, you will need your passings inspections by 03/31/23, and we will accept proof of a passing inspection dating back to Jan. 2020.

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

Commented [ES1]: Same question as above – are we honoring permits for 23 cycle too? What if we honored one for 22 cycle, does that mean they need one this year for 23?



COUNTY OF PLACER
www.placer.ca.gov/str
Please contact our 24/7 hotline at 530-448-8003 to report a violation.



A: As of 4/1/23, all North Tahoe Fire District (www.ntfire.net) and Truckee Fire District (www.truckeefire.org) properties will pay those districts directly to them. For those in Olympic Valley and Northstar, you will continue to pay the fees to Placer County.

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. 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: 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 showing the homeowner exemption for your STR property. [Homeowners' Exemption | Placer County, CA](#)

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, the actual homeowners contact information must be listed.



COUNTY OF PLACER
www.placer.ca.gov/str
Please contact our 24/7 hotline at 530-448-8003 to report a violation.



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 Notice of Violation will be issued. After 30 days of further non-compliance, 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.

ADU's

Q: What are ADU's, and can I short-term rent them?

A: *Rental of the Accessory Dwelling Unit (ADU or JADU) for 30 days or less is prohibited.*

An ADU will always contain everything someone needs to live independently, including permanent sleeping, eating, cooking, and sanitation facilities. ADUs can range from 220 square-foot studios to 1,200 square foot houses with multiple bedrooms. ADUs can be detached from or attached to the primary dwelling.

ADUs/JADUs need to have a kitchen facility, by definition: any appliances for the preparation or preservation of food, including, but not limited to, gas or electric ranges, ovens or stovetops, refrigerators, or freezers of more than five cubic feet capacity, and cabinets designed to accommodate such appliances. Microwaves alone would not constitute "cooking facilities." That is more aligned with a guest house or wet bar.

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.



COUNTY OF PLACER
www.placer.ca.gov/str

Please contact our 24/7 hotline at 530-448-8003 to report a violation.