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LCP-3-SCO-25-0049-2-PART B (SHORT-TERM RENTALS)
APRIL 16, 2026 HEARING
EXHIBITS

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Exhibit 1: IP Amendment (shown in strikethrough and underline)
Exhibit 2: Designated Area Maps

13.10.312 Uses in agricultural districts.

Table 13.10.312-1: Agricultural Uses Chart

USE	PERMIT REQUIRED BY ZONE		REFERENCES AND NOTES
	CA	A	
Visitor Accommodations			
Bed and breakfast inn	CUP[A]-PC	CUP	13.10.691; 13.11.037 Not allowed on site with a farmstay use. In CA, allowed only in the main dwelling.
Hosted rental	~~ZC[A]~~ MUP[A]	~~ZC[A]~~ MUP[A]	~~13.10.690~~Hosted rental permit required per SCCC 13.10.694.
New hosted rental in parcels with JADUs	AUP[A]	AUP[A]	Hosted rental permit required per SCCC 13.10.694.
~~Vacation~~ Non-hosted rentals, new, with 3 or fewer bedrooms and all ~~vacation~~ non-hosted rental renewals	AUP[A]	AUP[A]	~~In CA, allowed only within the main dwelling.~~Non-hosted rental permit required per SCCC 13.10.694.
~~Vacation rentals~~Non-hosted, new, with 4 or more bedrooms	CUP[A]	CUP[A]	

13.10.322 Uses in residential districts.

Table 13.10.322 – Residential Uses Chart

USE	PERMIT REQUIRED BY ZONE						REFERENCES AND NOTES
	RA/ SU	RR	R-1	RB	RM	RF	
Residential Units – Commercial Uses (Ancillary to Residential Use)							
Tract offices	CUP	CUP	CUP	CUP	CUP	CUP	
Family day care home	P[A]	P[A]	P[A]	P[A]	P[A]	P[A]	Serving up to 14 children (see 13.10.700-D). Subject to 13.10.613
Home occupations	P[A] / CUP[A]	P[A] / CUP[A]	P[A] / CUP[A]	P[A] / CUP[A]	P[A] / CUP[A]	P[A] / CUP[A]	See 13.10.613 to determine

							when a CUP is required.
Hosted rentals	~~ZC~~[A] MU P[A]	~~ZC~~[A] MUP[A]	~~ZC~~[A]MU P[A]	~~ZC~~[A]MU P[A]	~~ZC~~[A]MU P[A]	~~ZC~~[A]MU P[A]	Hosted rental permit required per SCCC ~~13.10.690~~ 13.10.694.
New hosted rental in parcels with JADUs	AUP[A]	AUP[A]	AUP[A]	AUP[A]	AUP[A]	AUP[A]	Hosted rental permit required per SCCC 13.10.694.
~~Vacation Rentals~~Non-Hosted Rentals	AUP[A] / CUP[A]	AUP[A] / CUP[A]	AUP[A] / CUP[A]	AUP[A] / CUP[A]	AUP[A] / CUP[A]	AUP[A] / CUP[A]	~~MUP~~ AUP for new non-hosted rentals with ~~≤~~3 or fewer bedrooms. ~~AUP for renewals.~~ CUP for new rentals with ~~≥~~ ~~3~~4 or more bedrooms. AUP for renewals.~~Vacation~~ Non-hosted rental permit required per SCCC 13.10.694~~-~~.

13.10.332 Uses in commercial districts.

Table 13.10.332-1: Commercial Uses Chart

USE	USE PERMIT REQUIRED BY ZONE							REFERENCES AND NOTES
	C-1	C-2	VA	CT	PA	C-3	C-4	
Residential Units – Commercial Uses (Ancillary to Residential Use)								
Family day care home	P[A]	P[A]	NA	NA	P[A]	NA	NA	Serving up to 14 children (see SCCC 13.10.700-D). 13.10.613
Home occupations	P[A] / CUP[A]	P[A] / CUP[A]	NA	NA	P[A] / CUP[A]	NA	NA	May include cottage industry. See SCCC 13.10.613 to

								determine when a CUP is required. 13.10.700-C
Hosted Rentals	~~ZC~~[A] MUP[A]	~~ZC~~[A] MUP[A]	NA	NA	~~ZC~~[A] MUP[A]	NA	NA	Hosted rental permit required ~~per SCCC 13.10.690. Vacation rentals~~ and non-hosted rentals~~-~~ are not allowed per SCCC 13.10.694.
New hosted rental in parcels with JADUs	AUP[A]	AUP[A]	NA	NA	AUP[A]	NA	NA	Hosted rental permit required per SCCC 13.10.694.

13.10.352 Uses in the Parks, Recreation and Open Space PR District.

Table 13.10.352-1: Parks, Recreation, and Open Space PR Uses Chart

USE	PERMIT REQUIRED	REFERENCES AND NOTES
Residential Units – Commercial Uses (Ancillary to Residential Use)		
Family (child) day care homes	P[A]	Serving up to 14 children (see 13.10.700-D). 13.10.613
Home occupations	P[A] / CUP[A]	See 13.10.613 to determine when a CUP is required.
Hosted rentals	~~ZC~~[A] MUP[A]	Hosted rental permit required per SCCC ~~13.10.690.~~ 13.10.694.
New hosted rental in parcels with JADUs	AUP[A]	Hosted rental permit required per SCCC 13.10.694.
~~Vacation rentals~~ Non-Hosted rentals	AUP[A] / CUP[A]	~~MUP~~ AUP for new rentals with 3 or fewer bedrooms. ~~AUP for renewals.~~ CUP for new rentals with 4 bedrooms or more ~~than 3 bedrooms~~. AUP for all non-hosted permit renewals.

		~~Vacation rental~~ Non-hosted permit required per SCCC 13.10.694.

13.10.362 Uses in the Public and Community Facilities PF District.

Table 13.10.362-1: Public and Community Facilities Uses Chart

USE	PERMIT REQUIRED	REFERENCES AND NOTES
Residential Units – Commercial Uses (ancillary to residential use)		
Family (child) day care home	P[A]	Serving up to 14 children 13.10.700-D, 13.10.613.
Home occupations	P[A] / CUP[A]	See 13.10.613 to determine when a CUP is required.
Hosted rentals	~~ZC~~[~~A~~]MUP[A]	Hosted rental permit required; ~~per SCCC 13.10.690. and Vacation rentals (SCCC 13.10.694)~~ non-hosted rentals are not allowed per SCCC 13.10.694~~.~~
New hosted rental in parcels with JADUs	AUP[A]	Hosted rental permit required per SCCC 13.10.694.

13.10.372 Uses in the Timber Production TP District.

Table 13.10.372-1: Timber Production TP Uses Chart

USE	PERMIT REQUIRED	REFERENCES AND NOTES
Residential Units – Commercial Uses (ancillary to residential use)		
Family day care homes	P[A]	Serving up to 14 children 13.10.700-D, 13.10.613.
Home occupations	P[A] / CUP[A]	See 13.10.613 to determine when a CUP is required.
Hosted rentals	~~ZC~~[~~A~~]MUP[A]	Hosted rental permit required per SCCC ~~13.10.690.~~ 13.10.694. ~~13.10.964~~
New hosted rental in parcels with JADUs	AUP[A]	Hosted rental permit required per SCCC 13.10.694.
~~Vacation rentals~~ Non-hosted rentals	AUP[A] / CUP[A]	AUP for new rentals with 3 or fewer bedrooms. ~~AUP for renewals.~~ CUP for new rentals with 4 bedrooms or

		more ~~than 3 bedrooms~~. AUP for all non-hosted permit renewals. ~~Vacation rental~~ Non-hosted permit required per SCCC 13.10.694.

13.10.689 Commercial visitor accommodations.

13.10.689 (B)(1) "Commercial visitor accommodations" means commercial visitor serving facilities for short-term (less than 30 days) overnight use. Commercial visitor accommodations do not include agricultural farmstays (see SCCC 13.10.641) or short-term residential rentals (see ~~SCCC~~ 13.10.690 ~~for "hosted rentals" or~~ SCCC 13.10.694 ~~for "vacation rentals"~~).

~~**13.10.690 Hosted Rentals.**~~

~~(A) The purpose of this section is to establish regulations applicable to bedrooms in a dwelling unit that are rented as hosted rentals for periods of less than 30 days at a time. These regulations are in addition to all other provisions of this title. This section does not apply to Pajaro Dunes where hosted rentals are governed by an existing development permit.~~

~~(B) Hosted rentals are allowed in any legal dwelling unit in any zone district where a residential use is allowed without the requirement for any other use. Habitable and nonhabitable accessory structures, accessory dwelling units, legally restricted affordable housing units, balconies, porches, and sheds shall not be used for short-term commercial lodging. Tents and recreational vehicles shall only be used for short-term commercial lodging on parcels appropriately zoned and permitted for such uses and are not allowable as a hosted rental use.~~

~~(C) For the purposes of this section, "hosted rental" means a dwelling unit, where a long-term resident acting as host occupies one bedroom in a dwelling unit while one or two legal bedrooms are rented for the purpose of overnight lodging for a period of less than 30 days.~~

~~For the purposes of these regulations the following are not considered to be hosted rentals: (1) ongoing month-to-month tenancy granted to the same tenant for the same space, (2) a single short-term commercial stay of up to seven days per year, (3) permitted vacation rentals in which the entire home is rented while no host is present, and (4) short-term rentals of up to five bedrooms within a home, which meet the requirements of bed and breakfast inns per SCCC 13.10.691 and are permitted as such.~~

~~(1) "Existing hosted rental" means a dwelling unit that was used as a hosted rental prior to December 5, 2017, and for which transient occupancy tax was paid for any hosted rental activity that took place during the three years preceding December 5, 2017.~~

~~(2) "New hosted rental" means a dwelling unit that was not used as a hosted rental prior to December 5, 2017, or for which transient occupancy tax payment was not made for activity in the three years preceding December 5, 2017.~~

~~(D) Permit Requirements. A hosted rental permit and transient occupancy tax registration, or proof of registry with a verified online platform, are required for each hosted rental. Each permitted hosted rental shall comply with the requirements of this section. Permits are valid for a period of five years at a time. Approval of a hosted rental permit does not legalize any nonpermitted use or structure. Hosted rental permits are issued to property owners for a specific property and are not transferable between owners or properties. Hosted rental permits are subject to revocation as provided for in SCCC 18.10.136, and subject to the violation provisions of subsection (I) of this section.~~

~~(E) Relationship of Hosted Rental Permit to Vacation Rental Permit. If a property owner has obtained a hosted rental permit in a location that is subject to limits on vacation rental permits, pursuant to SCCC 13.10.694, the hosted rental permit does not confer the ability to obtain a vacation rental permit where the limited number of vacation rental permits have already been issued.~~

~~(1) Existing Hosted Rental. At the inception of the Hosted Rental program, the County established a low-barrier method for recognizing and permitting then-existing hosted rentals. The term is retained here as an historic reference, but no longer has regulatory distinction and all hosted rentals are now considered to be either new or renewal hosted rentals.~~

~~(2) New Hosted Rentals. Permits will be made available to new hosted rentals based upon waiting list procedures, on a first come, first served basis, at such time that availability occur when the total number of issued permits falls below 250; however, availability and issuance will also be subject to area and block limitations within Designated Areas (LODA, SALSDA, and DASDA). If permits issued to existing hosted rentals exceed 250, no permits shall be issued to new hosted rentals until the total number of active hosted rental permits falls below 250 through attrition. For applications for new hosted rentals no public hearing shall be required and action on these applications shall be by the Planning Director or designee with no notice provided.~~

~~(a) In the Live Oak Designated Area ("LODA"), the Seacliff/Aptos/La Selva Designated Area ("SALSDA"), or the Davenport/Swanton Designated Area ("DASDA"), as defined in SCCC 13.10.694(C), no new hosted rental shall be approved if parcels with permitted vacation rentals and/or hosted rentals on the same block total 20 percent or more of the total parcels on that block that allow residential use, excluding those parcels in the Mobile Home Park Combining District; except that in the following areas the percentage of parcels that may have vacation rentals and/or hosted rentals is not limited:~~

~~(i) Pot Belly Beach Road;~~

~~(ii) Las Olas Drive;~~

~~(iii) Those residentially zoned parcels in the Rio Del Mar flats consisting of parcels fronting on Stephen Road, Marina Avenue, and Venetian Road between its intersection with the Esplanade and Aptos Beach Drive to its intersection with Lake Court and Stephen Road;~~

~~(iv) Those parcels fronting on or gaining access from Cliff Court or fronting on or gaining access from Rio Del Mar Boulevard between its intersection with Aptos Beach Drive and Beach Drive to its intersection with Kingsbury Drive, Cliff Drive, and Beach Villa Lane;~~

~~(v) Beach Drive; and~~

~~(vi) Via Gaviota.~~

~~(b) Designated Area Caps. Within the LODA, SALSDA, and DASDA, a maximum number of vacation rental permits and hosted rental permits may be issued as established by SCCC 13.10.694(D)(2)(a), excluding those parcels in the Mobile Home Park Combining District.~~

~~(i) Notwithstanding the 20 percent block maximums, each block in the LODA, the SALSDA, or the DASDA that has parcels that allow residential use, excluding those parcels in the Mobile Home Park Combining District, may have at least one parcel with a vacation rental and/or a hosted rental if the applicable vacation rental and hosted rental regulations otherwise allow for issuance of a vacation rental and/or hosted rental permit (i.e., the overall Designated Area limits on numbers of vacation rentals and numbers of hosted rentals within each of the Designated Areas, are not exceeded and applications for available vacation rental and/or hosted rental permits are being accepted for processing by the County Planning Department).~~

~~(ii) A single parcel may hold permits for both a hosted rental and a vacation rental.~~

~~(c) Applicants for a permit for a new hosted rental shall provide the following to the Planning Department:~~

~~(i) Completed application form.~~

~~(ii) Nonrefundable application fee as established by the Board of Supervisors.~~

~~(iii) Affidavit verifying the legality, safety and habitability of the guest room or rooms including the presence of an egress door or window in the sleeping area, access to facilities for sanitation, and the proper number and location of working carbon monoxide detectors and smoke detectors in the residence.~~

~~(iv) Copy of a rental/lease agreement, which shall include, but not necessarily be limited to, the performance standards listed in subsection (F) of this section.~~

~~(v) Copy of County of Santa Cruz transient occupancy tax certificate number, or proof of registry with a verified online platform, for the purpose of the operation of a hosted rental.~~

~~(vi) Hosted rental permits expire on the first business day on or after the date five years after the date of approval of the initial permit unless an application for renewal has been received by the Planning Department.~~

~~(3) Renewal of Hosted Rental Permits. Hosted rental permits must be renewed every five years. An application to renew a permit for a hosted rental shall be made no sooner than 180 days before the expiration date of the existing permit, and no later than the date of expiration of that permit. Determination that the application is complete shall stay the expiration of the existing permit until final action is taken on the renewal application. Except as provided in SCCC 18.10.124(B), no public hearing shall be required and administrative action on permit renewal applications shall be by the Planning Director or designee, with no public notice of the proposed action required.~~

~~(a) Applicants for renewal of a permit for a hosted rental shall provide the following to the Planning Department:~~

~~(i) Completed application form.~~

~~(ii) Nonrefundable application fee as established by the Board of Supervisors.~~

~~(iii) Proof of payment of transient occupancy tax (or proof of registry with a verified online platform) for the use of the dwelling as a hosted rental and a summary of the dates the unit was used as a hosted rental between the time of issuance of the existing permit and the date of application for the renewal. Renewal applications must show significant rental use for three out of the previous five years. Significant rental use shall be interpreted to include no fewer than 10 percent of weekend nights in a given year, or a minimum occupancy of five weekends or 10 nights per calendar year.~~

~~(b) Approval or renewal of a hosted rental renewal permit shall be based on affirmative findings as set forth in SCCC 18.10.230(A), and with consideration of factors identified in the applicable hosted rental violations provisions below. Denial of an application for renewal shall be based on one or more of the required findings not being able to be made, as set forth in SCCC 18.10.230(A), and with consideration to factors that would support non-renewal of the hosted rental permit.~~

~~(F) All permitted hosted rentals shall comply with the following performance standards for their operations:~~

~~(1) Number of People Allowed. The maximum number of guests allowed in a hosted rental shall not exceed three people per hosted bedroom. Children under eight are not counted toward maximum occupancy. Rental to unaccompanied minors under the age of 18 is prohibited.~~

~~(2) Posting of House Rules. Hosted rental house rules shall be included in the rental agreement and also posted inside the hosted rental in a location readily visible to all guests. The house rules shall include, but not necessarily be limited to, the following: number of guests allowed, number of vehicles, noise limits, rules for pets, prohibition on events and outdoor parties, no illegal~~

behavior or disturbances including an explicit statement that fireworks are illegal in Santa Cruz County, directions for trash management (e.g., trash to be kept in covered containers only), and emergency evacuation instructions.

(3) Noise. All hosted rentals shall comply with the standards of Chapter 8.30 SCCC, Noise, and a copy of that chapter shall be posted inside the hosted rental in a location readily visible to all guests. No use of equipment requiring more than standard household electrical current at 110 volts or activities that produce noise, dust, odor, or vibration detrimental to occupants of adjoining dwellings is allowed within the hosted rental room.

(4) Food. No cooking shall be allowed in any guest room or in any bathroom. Food service, if provided, shall be limited to breakfast served to guests only, and shall be subject to applicable regulations of the Santa Cruz County Environmental Health Department.

(5) Pets. Pets, if allowed by the owner, shall be secured on the property at all times. Continual nuisance barking by unattended pets is prohibited.

(6) Events Prohibited. No weddings, outdoor parties, or similar activities are authorized under a hosted rental permit.

(7) Habitability. The hosted rental shall provide facilities for sleeping, bathing, and toileting inside of a permanent dwelling that is suitable for human occupancy. Rental of sleeping space in or on balconies, porches, tents, sheds, vehicles, RVs, or outdoor areas is prohibited as a hosted rental.

(8) Management. The long-term resident of a hosted rental is responsible for ensuring that the property does not become a nuisance due to short-term rental activity.

(9) Signs. On-site advertising signs or other displays indicating that the residence is being utilized as a short-term rental are prohibited.

(10) Parking. Neighborhood parking impact shall be mitigated by limiting guests of hosted rentals to bringing only one car per hosted bedroom to the hosted rental property. These cars may be parked on site or in legal street parking close to the host property.

(11) Advertising. All advertising for hosted rentals shall include the hosted rental permit number in the first two lines of the advertisement text, and where photos are included, a photo containing the permit number shall be included.

(G) Transient Occupancy Tax. Each hosted rental shall meet the regulations and standards set forth in Chapter 4.24 SCCC, and as administered by the County Tax Collector including any required payment of transient occupancy tax.

(H) Transfer of Property with Hosted Rental Permit. When any property transfer triggers reassessment pursuant to the California Revenue and Taxation Code Section 60 et seq. as determined by the Assessor, the hosted rental permit associated with the property shall expire and shall become nonrenewable at the time of property transfer. Availability and issuance of a

hosted rental permit for any property within the Designated Areas (LODA, SALSDA, DASDA) shall be subject to the waiting list procedures of the vacation rental regulations of SCCC 13.10.694.

(I) Violation. It is unlawful for any person to use or allow the use of property in violation of the provisions of this section or any conditions of approval contained in a hosted rental permit. The penalties for violation of this section are set forth in Chapter 19.01 SCCC, Enforcement of Land Use Regulations.

A violation of any of the requirements to obtain a hosted rental permit may be grounds for denial of a new hosted rental permit application. Further, violations of hosted rental regulations, or of any other provisions of the Santa Cruz County Code, may be grounds for denial of a renewal application or revocation of an existing vacation rental permit after consideration at a Level V public hearing by the Zoning Administrator (or by the Planning Commission upon referral).

If more than two significant violations occur on a hosted rental property within a 12-month period, a permit shall be noticed for a Level V public hearing to consider permit revocation. "Significant violations" are: citations for violation of Chapter 8.30 SCCC (Noise); violation of any specific conditions of approval associated with the permit; mis-advertising the capacity and limitations applicable to the hosted rental; written warnings, or other documentation filed by law enforcement; violations of State or County health regulations; non-compliance with a public health order or emergency regulation issued by State or local authorities which may limit use and occupancy of vacation rentals; delinquency in payment of transient occupancy taxes, fines, or penalties; non-responsive property management, including failure by the host or local property manager (as defined in SCCC 13.10.694(E)) to respond to calls within 60 minutes; and failure to maintain signage in compliance with this section. In the event a permit is revoked, the person or entity from whom the permit was revoked shall be barred from applying for a hosted rental permit for the same parcel without prior consent of the Board of Supervisors.

(J) It is unlawful to make a false report to the Sheriff's Office regarding activities associated with hosted rentals. [Ord. 5366 § 7, 2021; Ord. 5346 § 7, 2020; Ord. 5266 § 7, 2018].

13.10.694 – Vacation Rentals.

(A) The purpose of this section is to establish regulations applicable to dwellings that are rented as vacation rentals for periods of not more than 30 days at a time. These regulations are in addition to all other provisions of this title. This section does not apply to Pajaro Dunes, where vacation rentals are governed by an existing development permit.

(B) Vacation rentals are allowed in all zone districts that allow residential use with no requirement for any other use, except that any vacation rental meeting the requirements of

~~subsections (C)(2) and (D)(1) of this section may be permitted in any zone district. Habitable accessory structures, nonhabitable accessory structures, accessory dwelling units ("ADUs") constructed under the provisions of SCCC 13.10.681, 13.20.107, or 13.20.108, and legally restricted affordable housing units shall not be used as vacation rentals. Further, no new vacation rental permits or transfer of permits shall be granted on parcels containing ADUs after March 9, 2018.~~

~~(C) For the purposes of this section, the following terms have the stated meanings:~~

~~(1) "Vacation rental" means a single-family dwelling unit, duplex, or triplex (including condominium and townhouse units, but not including apartments or manufactured homes in a mobile home park), where the owner/operator/local property manager/agent does not occupy the dwelling unit while it is rented, only the renter and guests thereof occupy the dwelling unit while it is rented, and the dwelling unit is rented for the purpose of overnight lodging for a period of not more than 30 days. Where there is more than one dwelling on a property as part of a dwelling group, the owner/operator/contact person/agent may live in a dwelling that is not used as a vacation rental. For the purposes of these regulations, the following are not considered to be vacation rentals: (a) ongoing month-to-month tenancy granted to the same renter for the same unit, (b) one less-than-30-day period per year, (c) a house exchange for which there is no payment, or (d) renting of individual rooms in a dwelling unit while the primary occupant remains on site.~~

~~(2) "Existing vacation rental" means a dwelling unit that was used as a vacation rental prior to April 5, 2011, and for which a vacation rental permit application was made on or before November 28, 2011, and for which a vacation rental permit was granted based on an application submitted on or before November 28, 2011.~~

~~(3) "New vacation rental" means a dwelling unit that was not used as a vacation rental prior to April 5, 2011, or for which a vacation rental permit application was not made on or before November 29, 2011, or for which a vacation rental permit has not been granted.~~

~~(4) The "Live Oak Designated Area" or "LODA" means the Yacht Harbor Special Community (as described in the General Plan – Local Coastal Program and depicted on the General Plan – Local Coastal Program map) and that portion of Live Oak that lies east and south of East Cliff Drive and Portola Drive from the intersection of 9th Avenue and East Cliff Drive to the intersection of Portola Drive and 41st Avenue, as depicted in Figure LODA, attached to the ordinance codified in this section.~~

~~(5) The "Sea Cliff/Aptos/La Selva Designated Area" or "SALSDA" means that portion of the Aptos Planning Area bounded on the west by the Capitola city limit, on the north by Highway 1, and on the east and southeast by Bonita Drive, San Andreas Road, the Urban Services Line from San Andreas Road to Monterey Bay, and the community of La Selva Beach, as depicted in Figure SALSDA, attached to the ordinance codified in this section.~~

~~(6) The "Davenport/Swanton Designated Area" or "DASDA" means that portion of the North Coast Planning Area bounded on the south by Riverside Avenue and San Vincente Street in the unincorporated town of Davenport, and extending north along Highway 1 to include the areas of New Town and Davenport Landing south of Highway 1, and bounded on the north by the intersection of Swanton Road and Highway 1, and including all parcels within one-quarter mile of Swanton Road, but excluding any parcels that abut Last Chance Road, as depicted in Figure DASDA, attached to the ordinance codified in this section.~~

~~(7) "Block" means the properties abutting both sides of a street extending from one intersecting street to another or to the terminus of the street, as indicated on the official Block Map (adopted by the Board of Supervisors on August 18, 2020). In the DASDA, "blocks" shall apply only in the town of Davenport, extending to all the R-1 zoned parcels along San Vincente Street, in New Town on Cement Plant, Adeline, and 1st, 2nd, and 3rd Streets, and on Davenport Landing.~~

~~(D) Permit Requirements. A vacation rental permit and transient occupancy tax registration (or proof of registration with verified vacation rental platforms) are required for each residential vacation rental. Each vacation rental permit shall remain valid as long as the vacation rental operates for at least three out of any consecutive five years, except that each vacation rental permit issued for a vacation rental shall expire the same month and day five years subsequent to the date of issuance of the original permit or as otherwise provided in subsection (D)(3) of this section. If the expiration date falls on a Saturday or a Sunday, the following Monday shall be considered to be the expiration date. Approval of a vacation rental permit does not legalize any nonpermitted use or structure. Vacation rental permits are subject to revocation as provided for in SCCC 18.10.136.~~

~~(1) Existing Vacation Rental. At the inception of the Vacation Rental program, the County established a low-barrier method for recognizing and permitting then-existing vacation rentals. The term is retained here as an historic reference but no longer has regulatory distinction, and all vacation rentals are now considered to be either new or renewal vacation rentals.~~

~~(2) New Vacation Rentals. For new applications for vacation rentals of three bedrooms or fewer, except as provided in SCCC 18.10.124(B), no public hearing shall be required and action on these applications shall be by the Planning Director or designee through the Level IV administrative use permit process as provided in SCCC 18.10.131(B). Appeals of the action on the application may be made by any member of the public pursuant to SCCC 18.10.324, and the Planning Director may refer the application to the Zoning Administrator or Planning Commission for a public hearing in accordance with SCCC 18.10.124(B). For new applications for vacation rentals consisting of four or more bedrooms, the application shall be considered at a public hearing in accordance with Level V use permit public hearing procedures as provided in SCCC 18.10.131(C). Any new vacation rental permit issued for vacation rentals consisting of four or more bedrooms will be given a one-year provisional permit subject to review for compliance with vacation rental code requirements prior to granting the remainder of the standard five-year term. When a public hearing is required, notice of such a public hearing shall~~

be provided not less than 10 calendar days before the public hearing, pursuant to SCCC 18.10.117 through 18.10.119.

(a) Designated Area Caps. Within the LODA, no more than 262 vacation rental permits shall be issued, and no more than 18 hosted rental permits shall be issued, for a total of 280 vacation rentals and hosted rentals in the LODA. Within the SALSDA, no more than 241 vacation rental permits shall be issued, and no more than 45 hosted rental permits shall be issued, for a total of 286 vacation rentals and hosted rentals in the SALSDA. Within the DASDA, no more than three vacation rental permits shall be issued, and no more than four hosted rental permits shall be issued, for a total of seven vacation rentals and hosted rentals in the DASDA.

(b) Designated Area Block Limits. In the LODA, SALSDA or DASDA ("Designated Areas"), no new vacation rental shall be approved if parcels with permitted vacation rentals or permitted hosted rentals on the same block total 20 percent or more of the total parcels on that block that allow residential use. A Block Map adopted by resolution of the Board of Supervisors shall assign parcels to blocks to determine block capacity for future vacation rental permits. In the count of parcels that allow residential use in each of the Designated Areas, parcels in the Mobile Home Park Combining Zone District shall be excluded.

The count of parcels that allow residential use shall not include the following streets and areas because numbers are not limited by caps or block limits in these locations: Pot Belly Beach Road; Las Olas Drive; those residentially zoned parcels in the Rio Del Mar flats consisting of parcels fronting on Stephen Road, Marina Avenue, and Venetian Road between its intersection with the Esplanade and Aptos Beach Drive to its intersection with Lake Court and Stephen Road; those parcels fronting on or gaining access from Cliff Court or fronting on or gaining access from Rio Del Mar Boulevard between its intersection with Aptos Beach Drive and Beach Drive to its intersection with Kingsbury Drive, Cliff Drive, and Beach Villa Lane; Beach Drive; and Via Gaviota.

Notwithstanding these block limits, each block in the LODA, SALSDA, or DASDA that has parcels that allow residential use, excluding those parcels in the Mobile Home Park Combining Zone District, may have at least one vacation rental or hosted rental if otherwise allowable under applicable Designated Area Caps for both vacation rentals and hosted rentals.

(i) Block Map Adjustment. Several areas throughout the County, especially in the LODA and SALSDA, are comprised of incongruous "blocks." The Block Map is intended to clarify that parcels are permanently assigned to a block in the most organized fashion possible; however, adjustment of blocks may be warranted in certain circumstances. In conjunction with applying for a Vacation Rental Permit, an applicant may request a Block Map Adjustment.

(ii) The Planning Director or designee has the discretion to adjust the Block Map upon making the following finding:

~~Adjustment of the Block Map is warranted because the block in question is incongruous and such adjustment of the Block Map will not result in an overconcentration (20 percent or more) of parcels with vacation rentals on the assigned block.~~

~~(c) Applicants for a permit for a new vacation rental shall provide the following to the Planning Department:~~

~~(i) Completed application form.~~

~~(ii) Application fee deposit. The deposit will cover the estimated costs of processing the application for a new vacation rental permit. Upon notice by the Planning Department, applicants may need to deposit additional funds to cover further processing costs.~~

~~(iii) Plans, which do not need to be drawn by a professional, drawn to scale including the following:~~

~~A. Plot plan showing location of all property lines, location of all existing buildings, and location of dimensioned on-site parking spaces.~~

~~B. Floor plan showing all rooms with each room labeled as to room type.~~

~~(iv) Form of a rental/lease agreement to be used, or house rules/requirements, which shall include, but not necessarily be limited to, the following:~~

~~A. Number of guests allowed, which shall not exceed two per legal bedroom plus two additional guests (children under eight years old not counted); for celebrations and gatherings between 8:00 a.m. and 10:00 p.m., the maximum number of people allowed is twice the maximum number of guests allowed.~~

~~B. Number of vehicles a guest is allowed to park on site and off site (specific to the neighborhood), which shall not exceed the number of existing, required, or permitted parking spaces. The on-site parking requirements for new vacation rental permits shall be a minimum of one on-site space for one- and two-bedroom units, and a minimum of two on-site spaces for three- or more bedroom units. The guest will be allowed to park one additional vehicle off site. The guest must use street parking for the off-site vehicle in the vicinity of the vacation rental but will not have any exclusive or assigned use of any available street parking. Should off-site parking occur within a parking district, the vacation rental permit holder will be required to purchase a parking permit at the business rate and will not be eligible for residential parking permit allocations. In situations where the required on-site parking cannot be provided, an on-site parking exception may be requested in conjunction with a Level V Vacation Rental Permit Application, for consideration by the Zoning Administrator at a public hearing, who shall make the following finding in conjunction with approval of the parking exception:~~

~~Existing traffic and parking on nearby streets and properties would not be adversely affected by granting of an on-site parking reduction, as off-site parking is typically available and not subject to significant levels of congestion.~~

~~C. Restrictions on noise, illegal behavior, and disturbances, including an explicit statement that fireworks are illegal in Santa Cruz County; and directions for trash management (e.g., trash to be kept in covered containers only).~~

~~(v) Copy of County of Santa Cruz transient occupancy registration, or proof of registry with a verified online platform, for the purpose of the operation of a vacation rental.~~

~~(vi) No new vacation rental use may be permitted in a dwelling unit having a common wall or walls with another dwelling unit, unless the applicant provides a written agreement acceptable to the County and signed by the record owner(s) of the adjoining dwelling unit(s) either at the time of application submittal or prior to approval of the vacation rental permit, stating that they are aware of the proposed vacation rental use and have no objection to issuance of a permit for such use. The agreement shall be binding on the parties thereto and their successors in interest for so long as the vacation rental permit for which the agreement was submitted, if issued, remains valid, and each party shall be responsible to inform its own successor(s) in interest in the unit of the agreement as part of the sale or transfer of the unit to such successor(s).~~

~~(vii) Only one vacation rental is permitted per parcel regardless of the number or configuration of dwellings on the parcel.~~

~~(d) Residences that are subject to affordable housing covenants and/or are income-restricted for affordable housing purposes are not eligible for a vacation rental permit.~~

~~(e) Waiting List. The Planning Department shall maintain a waiting list in the event that a Designated Area is at or exceeds the established block or designated area maximum, which shall be comprised of property owners who wish to operate either a vacation rental or a hosted rental in the LODA, SALSDA or DASDA. Prospective applicants shall submit requests via a Waiting List Request Form. Applicants for the waiting list must be the current owner/s of the property. The waiting list request shall become void upon transfer of ownership in accordance with the criteria outlined in subsection (D)(4) of this section.~~

~~(3) Renewal of Vacation Rental Permits. All vacation rental permits must be renewed every five years starting on December 15, 2020, except those in the LODA and SALSDA, where vacation rental permits must be renewed every five years from the date of issuance. An application to renew a permit for a vacation rental shall be submitted no sooner than 180 days before the expiration date of the existing permit, and no later than the date of expiration of that permit. Upon receipt of a complete application, the expiration of the existing permit shall be stayed until final action is taken on the renewal application. Except as provided in SCCC 18.10.124(B), vacation rental renewals shall be processed pursuant to the Level IV administrative use permit process as provided in SCCC 18.10.131(B). Appeals of the proposed action on the renewal application may be made by the applicant or any member of the public pursuant to SCCC 18.10.324.~~

~~(a) If a public hearing is required, the Planning Director shall schedule the public hearing before either the Zoning Administrator or the Planning Commission, at the Planning Director's~~

~~discretion. Notice of such a public hearing shall be provided not less than 10 calendar days before the public hearing, pursuant to SCCC 18.10.117 through 18.10.119.~~

~~(b) Applicants for renewal of a permit for a vacation rental shall provide the following to the Planning Department:~~

~~(i) Completed application form.~~

~~(ii) Application fee deposit. The deposit will cover the estimated costs of processing the application for renewal of a vacation rental permit. Upon notice by the Planning Department, applicants may need to deposit additional funds to cover further processing costs.~~

~~(iii) Proof of payment of transient occupancy tax, or proof of registry with a verified online platform, for the use of the dwelling as a vacation rental and a summary of the dates the unit was used as a vacation rental between the time of issuance of the existing permit and the date of application for the renewal. For renewal applications processed prior to November 1, 2016, renewal applications must show significant rental use of the unit for two of the previous five years. For renewal applications processed on or after November 1, 2016, applications must show significant rental use for three out of the previous five years. Significant rental use shall be interpreted to include no fewer than 10 percent of weekend nights in a given year, or a minimum occupancy of five weekends or 10 nights per calendar year.~~

~~(iv) A photograph of the sign installed on the parcel as required by the existing permit, and clearly including all information required under subsection (F) of this section.~~

~~(c) Processing of renewal applications includes a review of any issued or pending building permits or other permits and review of all pertinent information specific to complaints, if any, that have been received about the subject vacation rental. Approval of a vacation rental renewal permit shall be based on affirmative findings as set forth in SCCC 18.10.230. Denial of an application for renewal shall be based on one or more of the required findings not being able to be made, as set forth in SCCC 18.10.230(A). Additionally, a County Code violation or violations related to the property, such as operating the vacation rental while under emergency orders from the State or County that prohibit such operation, mis-advertising the rental, citations for violation of Chapter 8.30 (Noise) SCCC, and/or failure of the local property manager to timely respond to complaints are all grounds for denial.~~

~~(d) Renewals of "Existing Vacation Rentals," or permits issued pursuant to the first-adopted version of the County's vacation rental regulations in 2011, shall not be subject to block density, neighbor sign-off for condominium units with shared walls, on-site parking requirements, or the restriction on operating a vacation rental on a property which is also developed with an ADU. Additionally, the restriction not allowing vacation rentals in ADUs applies only to vacation rental permits originally issued after March 9, 2018.~~

~~(4) Transfer of Property with Vacation Rental Permit in the LODA, SALSDA, or DASDA. Within the Live Oak Designated Area, the Seacliff/Aptos/La Selva Designated Area (except within the La Selva Beach community), and the Davenport/Swanton Designated Area, for~~

properties transferred after September 13, 2016, when a property transfer triggers reassessment pursuant to the California Revenue and Taxation Code Section 60 et seq., as determined by the Assessor, the vacation rental permit(s) associated with the property shall expire and shall become nonrenewable at the time of property transfer. For properties located in all other areas of the County, and including the community of La Selva Beach, that are transferred after December 21, 2020, when a property transfer triggers reassessment pursuant to the California Revenue and Taxation Code Section 60 et seq., as determined by the Assessor, the vacation rental permit(s) associated with the property shall expire and shall become nonrenewable at the time of property transfer. Any future use as a vacation rental shall require approval of an application for a new vacation rental rather than a renewal vacation rental.

(5) Expansion of Permitted Vacation Rental. In addition to any other permits required for a proposal to expand the square footage of a permitted vacation rental structure by an amount equal to or more than 50 percent or to increase the existing number of bedrooms by demolition or remodeling, a new vacation rental permit shall be required in accordance with subsection (D)(2) of this section.

(E) Local Property Manager. All vacation rentals shall designate a local property manager, who is located within 30 miles of the vacation rental. The local property manager shall be available 24 hours a day to respond to tenant and neighborhood questions or concerns. A property owner who lives within 30 miles of the vacation rental may designate themself as the local property manager. Failure to respond within 60 minutes of being contacted, as verified by County Code Enforcement staff or the County Sheriff, shall constitute a significant violation and may lead to revocation of the permit in accordance with *SCCC* 18.10.136.

The applicant shall mail, deliver, or otherwise provide the name, address, telephone number(s) of the local property manager, and the beginning and expiration dates of the vacation rental permit, to the Planning Department, the local Sheriff Substation, the Auditor-Controller-Treasurer Tax Collector, the main County Sheriff's Office, and the local fire agency, and to the property owners of all properties located within a 300-foot radius of the boundaries of the parcel on which the vacation rental is located. Proof of mailing or delivery of the contact information to all of the above shall be submitted to the Planning Department within 30 days of permit approval, amendment, or renewal. The name, address and telephone number(s) of the local property manager shall be permanently posted in the rental unit in a prominent location. Any change in the local property manager's address or telephone number shall be promptly furnished to the agencies and neighboring property owners as specified in this subsection.

(F) Signs. All vacation rentals shall have a sign identifying the structure as a permitted vacation rental and listing the 24-hour local property manager responsible for responding to complaints and providing general information, which shall be placed no more than 20 feet back from the nearest street. For all rentals, the sign must also display the beginning and end dates of the five-year vacation rental permit. This information shall be updated upon any renewal of such a permit. The sign may be of any shape but may not exceed 216 square inches. There is no

~~minimum sign size so long as the information on the sign is legible from the nearest street. A sign required by this subsection shall be continuously maintained while the dwelling is rented.~~

~~(G) Posting of Rules. Vacation rental rules shall be posted inside the vacation rental in a location readily visible to all guests. The rules shall include, but not necessarily be limited to, the following: number of guests allowed; number of vehicles allowed; restrictions on noise, illegal behavior, and disturbances, including an explicit statement that fireworks are illegal in Santa Cruz County; and directions for trash management (e.g., trash to be kept in covered containers only).~~

~~(H) Noise. All residential vacation rentals shall comply with the standards of Chapter 8.30 SCCC (Noise) and a copy of that chapter shall be posted inside the vacation rental in a location readily visible to all guests. No use of equipment requiring more than standard household electrical current at 110 or 220 volts or activities that produce noise, dust, odor, or vibration detrimental to occupants of adjoining dwellings is allowed.~~

~~(I) Transient Occupancy Tax. Each residential vacation rental owner shall meet the regulations and standards set forth in Chapter 4.24 SCCC, including any required payment of transient occupancy tax for each residential vacation rental unit.~~

~~(J) Advertising. All advertising for vacation rentals shall include the vacation rental permit number in the first two lines of the advertisement text, and where photos are included, a photo containing the permit number shall be included, as well as a photo of the required signage that includes the 24-hour contact information and vacation rental identification. Advertising a vacation rental for a property without a vacation rental permit is a violation of this chapter and violators are subject to the penalties set forth in Chapter 19.01 SCCC.~~

~~(K) Dispute Resolution. By accepting a vacation rental permit, vacation rental owners agree to engage in dispute resolution and act in good faith to resolve disputes with neighbors arising from the use of a dwelling as a vacation rental. Unless an alternative dispute resolution entity is agreed to by all parties involved, dispute resolution shall be conducted through the Conflict Resolution Center of Santa Cruz County.~~

~~(L) Violation. It is unlawful for any person to use or allow the use of property in violation of the provisions of this section. The penalties for violation of this section are set forth in Chapter 19.01 SCCC, Enforcement of Land Use Regulations.~~

~~A violation of any of the requirements to obtain a vacation rental permit may be grounds for denial of a new vacation rental permit application. Further, violations of vacation rental regulations, or of any other provision of the Santa Cruz County Code, may be grounds for denial of a renewal application or revocation of an existing vacation rental permit after consideration at a Level V public hearing by the Zoning Administrator (or by the Planning Commission upon referral).~~

~~If more than two significant violations occur on a vacation rental property within a 12-month period, a permit shall be noticed for a Level V public hearing to consider permit revocation.~~

~~"Significant violations" are: citations for violation of Chapter 8.30 SCCC (Noise); violation of any specific conditions of approval associated with the permit; mis-advertising the capacity and limitations applicable to the vacation rental; written warnings, or other documentation filed by law enforcement; violations of State or County health regulations; non-compliance with a public health order or emergency regulation issued by State or local authorities which may limit use and occupancy of vacation rentals; delinquency in payment of transient occupancy taxes, fines, or penalties; non-responsive property management, including failure by the local property manager to respond to calls within 60 minutes; and failure to maintain signage. In the event a permit is revoked, the person or entity from whom the permit was revoked shall be barred from applying for a vacation rental permit for the same parcel without prior consent of the Board of Supervisors.~~

~~(M) It is unlawful to make a false report to the Sheriff's Office regarding activities associated with vacation rentals. [Ord. 5365 § 5, 2021; Ord. 5345 § 5, 2020; Ord. 5266 § 8, 2018; Ord. 5265 § 12, 2018; Ord. 5264 § 13, 2018; Ord. 5229 § 5, 2016; Ord. 5198 § 1, 2015; Ord. 5092 § 6, 2011].~~

13.10.694 Short-Term Rentals.

(A) Purpose. The purpose of this section is to establish regulations applicable to the short-term rental of residential dwelling units or bedrooms in a residential dwelling unit for periods of not more than 30 days at a time. These regulations are in addition to all other provisions of this title. This section does not apply to Pajaro Dunes, where short-term rentals are governed by an existing development permit.

(B) Applicability. Short-term rentals are allowed in zone districts as specified in the Use Charts contained in SCCC 13.10.

(1) Habitable and non-habitable accessory structures, accessory dwelling units (ADUs), legally restricted affordable housing units, balconies, porches, and sheds shall not be used for short-term rental. Recreational vehicles shall only be used for short-term commercial lodging on parcels appropriately zoned and permitted for such uses and are not allowable for short-term rental use. Short-term rentals may be allowed in properties with Junior Accessory Dwelling Units (JADUs) pursuant to SCCC 13.10.694(D)(7)(c)(i).

(2) Short-term rentals are prohibited within the Mobile Home Park (MH) Combining District, multifamily dwellings of four units or more, units approved pursuant to SCCC 13.10.327, and parcels that have been subject to an urban lot split pursuant to SCCC 13.10.328.

(3) Notwithstanding other provisions of this section, an existing short-term rental permit shall not be revoked due to additional requirements contained in this section adopted after the ordinance implementing changes to this section takes

effect, as long as ownership of the parcel does not change. This exception extends to renewal applications for permits existing at the time changes to this section take effect, except as provided in SCCC 13.10.694(D)(4).

(C) Definitions. For the purposes of this section, the following words and phrases shall be defined as set forth in this section. In the event of any conflict between the definitions in this section and definitions of the same or similar terms in SCCC 13.10.700, the definitions herein shall prevail.

(1) "Block" means the properties abutting both sides of a street, or one side of a one-sided street, extending from one intersecting street to another, or to the terminus of the street, as indicated on the official Block Maps (adopted by the Board of Supervisors on August 18, 2020). In the DASDA, "blocks" shall apply only in the town of Davenport, extending to all the R-1 zoned parcels along San Vincente Street, in New Town on Cement Plant Road, Adeline, and 1st, 2nd, and 3rd Streets, and on Davenport Landing.

(2) "Davenport/Swanton designated area" or "DASDA" means that portion of the North Coast Planning Area bounded on the south by Riverside Avenue and San Vincente Street in the unincorporated town of Davenport, and extending north along Highway 1 to include the areas of New Town and Davenport Landing south of Highway 1, and bounded on the north by the intersection of Swanton Road and Highway 1, and including all parcels within one-quarter mile of Swanton Road, but excluding any parcels that abut Last Chance Road, as depicted in Figure DASDA, which is incorporated within the ordinance codified in this section.

(3) "Director" means the Director of the Community Development and Infrastructure Department, or their designee.

(4) "Department" means the Community Development and Infrastructure Department.

(5) "Hosted rental" means a legal dwelling unit with two or more bedrooms, where a long-term resident acting as host occupies one or more bedrooms in a dwelling unit, while no more than three legal bedrooms are rented for the purpose of overnight lodging for a period of no more than 30 days.

For the purposes of these regulations the following are not considered to be hosted rentals: (1) ongoing month-to-month tenancy granted to the same tenant for the same space, (2) permitted non-hosted rentals in which the entire home is rented while no host is present, and (3) short-term rentals within a home, which

meet the requirements of bed and breakfast inns per SCCC 13.10.691 and are permitted as such.

(6) "Hosting platform" means a marketplace in whatever form or format facilitating short-term rental activity through advertising, matchmaking, or any other means, using any medium of facilitation, and from which the operator of the hosting platform derives revenues, directly or indirectly, including fees for booking transactions or advertising revenues from providing or maintaining the marketplace.

(7) "Live Oak designated area" or "LODA" means the Harbor Area Special Community (as described in the General Plan—Local Coastal Program and depicted on the General Plan—Local Coastal Program map) and that portion of Live Oak that lies east and south of East Cliff Drive and Portola Drive from the intersection of 9th Avenue and East Cliff Drive to the intersection of Portola Drive and 41st Avenue, as depicted in Figure LODA, which is incorporated within the ordinance codified in this section.

(8) "Non-hosted rental" means a legal dwelling unit where the owner/operator/local property manager/agent does not occupy the dwelling unit while it is rented, only the guests thereof occupy the dwelling unit while it is rented, and the dwelling unit is rented for the purpose of overnight lodging for a period of not more than 30 days.

Where there is more than one dwelling on a property as part of a legal dwelling group, not more than one dwelling part of the dwelling group can be permitted as a non-hosted rental and the owner/operator/contact person/agent may live in a dwelling that is not used as a non-hosted rental. For the purposes of these regulations, the following are not considered to be non-hosted rentals: (1) ongoing month-to-month tenancy granted to the same renter for the same unit, (2) a house exchange for which there is no payment, (3) renting of individual rooms in a dwelling unit while the primary occupant remains on site, or (4) permitted hosted rentals.

(9) "Sea Cliff/Aptos/La Selva designated area" or "SALSDA" means that portion of the Aptos Planning Area bounded on the west by the Capitola city limit, on the north by Highway 1, and on the east and southeast by Bonita Drive, San Andreas Road, the Urban Services Line from San Andreas Road to Monterey Bay, and the community of La Selva Beach, as depicted in Figure SALSDA, which is incorporated within the ordinance codified in this section.

Short-term rentals in the following areas and streets shall not be limited by, or count toward, SALSDA caps or block density limits: Pot Belly Beach Road; Las Olas Drive; those residentially zoned parcels in the Rio Del Mar flats consisting of parcels fronting on Stephen Road, Marina Avenue, and Venetian Road between its intersection with the Esplanade and Aptos Beach Drive to its intersection with Lake Court and Stephen Road; those parcels fronting on or gaining access from Cliff Court or fronting on or gaining access from Rio Del Mar Boulevard between its intersection with Aptos Beach Drive and Beach Drive to its intersection with Kingsbury Drive, Cliff Drive, and Beach Villa Lane; Beach Drive; and Via Gaviota.

(10) "Short-term rental" includes a hosted rental or a non-hosted rental, or both.

(D) Short-Term Rental Program Operation.

(1) Short-Term Rental Permits.

(a) Every short-term rental property shall hold both a valid short-term rental permit and a Transient Occupancy Tax registration certificate. Both must remain valid for the duration of the operation of the short-term rental.

(b) Short-term rental permits shall remain valid for a period of five years at a time, beginning on the effective date of issuance of the permit.

(c) Approval of a short-term rental permit does not legalize any non-permitted use or structure.

(d) Short-term rental permits are issued to property owners for a specific property and are not transferable between owners or properties.

(e) Transfer of property with current short-term rental permit. When a property transfer triggers reassessment pursuant to California Revenue and Taxation Code Section 60 et seq., as determined by the Assessor, the short-term rental permit associated with the property shall expire and shall become nonrenewable at the time of property transfer. Any future use of the subject property as a short-term rental shall require approval of an application for a new short-term rental permit rather than a renewal application.

(f) Short-term rental permits are subject to revocation as provided for in SCCC 18.10.136, and subject to the violation provisions of SCCC 13.10.694(E)(12).

(2) Short-Term Rental Registry. The Department shall keep a current registry of all valid short-term rental permits.

(3) STR Hotline. The County will utilize a short-term rental (STR) hotline applicable to all short-term rental properties:

(a) Purpose of Hotline: The STR hotline will serve as a centralized resource for receiving and addressing complaints or inquiries related to properties permitted for short-term rental use, ensuring timely responses to neighborhood concerns and regulatory compliance.

(b) Hotline Signage: Each short-term rental property must display a sign that includes the County's STR hotline number. The sign shall be placed on the subject property so as to be clearly seen and readily readable from each right-of-way providing primary vehicle access to the subject property. Signs shall be located so as to not interfere with vehicular line of sight and must conform to County-established specifications for size and format.

(c) Cost Allocation: Costs associated with the establishment, operation, and maintenance of the STR hotline shall be distributed among permit holders as part of the permit fees. These fees will be periodically reviewed and adjusted as necessary by the Board of Supervisors to reflect actual County expenses to operate the STR hotline.

(4) Short-Term Rental Concentrations, Caps, and Permit Waiting Lists.

(a) Designated Area Caps. In the Live Oak Designated Area ("LODA"), the Seacliff/Aptos/La Selva Designated Area ("SALSDA"), and the Davenport/Swanton Designated Area ("DASDA"), as defined in SCCC 13.10.694(C), the maximum number of short-term rental permits is as follows:

(i) Within the LODA, no more than 262 non-hosted rental permits shall be issued, and no more than 18 hosted rental permits shall be issued, for a total of 280 short-term rentals in the LODA. Within the SALSDA, no more than 147 non-hosted rental permits shall be issued, and no more than 45 hosted rental permits shall be issued, for a total of 164 short-term rentals in the SALSDA. Within the DASDA, no more than three non-hosted rental permits shall be issued, and no more than four hosted rental permits shall be issued, for a total of seven short-term rentals in the DASDA.

(ii) Effective January 1, 2026, if unused permits are available in designated areas, the total number of non-hosted rental permits in each Designated Area shall be reduced by up to 10 permits per year over a five-year period. No existing permit holder shall lose

their permit or ability to renew if the short-term rental is consistent with the provisions of SCCC 13.10.694(B)(3).

(b) Designated Area Block Density Limits. In the LODA, the SALSDA, and the DASDA, as defined in SCCC 13.10.694(C), no new short-term rental shall be approved if its approval would result in a block density greater than 20 percent, when counting parcels on the same block with short-term rentals of the total parcels on that block that allow residential use. In these cases, the applicant may choose to be placed on the short-term rental waiting list until such time that their application for a short-term rental permit will not cause the block density to exceed 20 percent. Regardless of the block density limit, short-term rental permit renewals for existing non-hosted rentals may still be granted.

(i) A Designated Area Block Map adopted by resolution of the Board of Supervisors shall assign parcels to blocks to determine block capacity for future short-term rental permits within each Designated Area.

(ii) Designated Area Block Map Adjustment. Several areas throughout the County, especially in the LODA and SALSDA, are comprised of incongruous, or atypically shaped, "blocks." The Designated Area Block Map is intended to clarify that parcels are permanently assigned to a block in the most organized fashion possible; however, adjustment of blocks may be warranted in certain circumstances. In conjunction with applying for a short-term rental permit, an applicant may apply for a Designated Area Block Map Adjustment.

(iii) Designated Area Block Map Adjustment Application. An application to amend the Designated Area Block Map or "Block Map" shall be approved by the Planning Commission. The application shall be accompanied by a written description of the proposed amendment, a map showing the proposed amendment, the reasons for the request, and by any supporting information as may be available and appropriate or as may be requested by the Director to process the application.

(iv) Fees. Applications for Designated Area Block Adjustment shall be processed in accordance with the Unified Fee Schedule adopted by the Board of Supervisors.

(v) A Block Map Adjustment may be approved based on the following finding:

Adjustment of the Block Map is warranted because the block in question is incongruous and such adjustment of the Block Map will not result in an overconcentration (20 percent or more) of parcels with short-term rentals on the assigned block.

Notwithstanding the 20 percent block maximums, each block in the LODA, the SALSDA, or the DASDA may have at least one parcel with a short-term rental, if the applicable short-term rental regulations otherwise allow for issuance of a short-term rental permit (i.e., the overall Designated Area limits on numbers of short-term rentals are not exceeded).

(c) Short-Term Rental Caps Outside of Designated Areas.

(i) Non-Hosted Rental Caps Outside the Designated Areas. No more than 270 non-hosted rental permits shall be issued outside of the Designated Areas. If permits issued to existing non-hosted rentals equals or exceeds 270, no permits shall be issued to new non-hosted rentals outside the Designated Areas until the total number of active non-hosted rental permits outside the Designated Areas falls below 270 through attrition.

(ii) Hosted Rental Caps Outside the Designated Areas. No more than 185 hosted rental permits shall be issued outside of the Designated Areas. If permits issued to existing hosted rentals equals or exceeds 185, no permits shall be issued to new hosted rentals outside the Designated Areas until the total number of active hosted rental permits outside the Designated Areas falls below 185 through attrition.

(iii) Short-term rentals in the following areas and streets shall not be limited by, or count toward, countywide caps: Pot Belly Beach Road; Las Olas Drive; those residentially zoned parcels in the Rio Del Mar flats consisting of parcels fronting on Stephen Road, Marina Avenue, and Venetian Road between its intersection with the Esplanade and Aptos Beach Drive to its intersection with Lake Court and Stephen Road; those parcels fronting on or gaining access from Cliff Court or fronting on or gaining access from Rio Del Mar Boulevard between its intersection with Aptos Beach Drive and Beach Drive to its intersection with Kingsbury Drive, Cliff Drive, and Beach Villa Lane; Beach Drive; and Via Gaviota.

(d) Limitation on Proximity of Non-Hosted Rentals. No new permits shall be issued if approval would cause a residentially zoned parcel to be adjacent to more than two parcels with active non-hosted rental permits. For the purposes of this provision, adjacent shall mean a shared parcel line or two parcels that

would share a parcel line if the road or alley between them were removed. In these cases, the applicant may choose to be placed on the short-term rental waiting list until such time that their application for a short-term rental will not result in such a configuration. An existing short-term rental which is in good standing with the County as of the effective date of this ordinance shall not be denied renewal of their short-term rental permit solely on this basis.

(e) Limitation on Multiple Short-Term Rental Permits Per Person. No one person or entity shall be issued more than one short-term rental permit, either for a hosted rental or a non-hosted rental. When a short-term rental permit is due for renewal for an applicant who has been previously issued more than one short-term rental permit, the applicant shall choose one short-term rental permit to renew, and the remaining rental permit(s) shall be revoked and operation as a short-term rental ceased.

(f) Limitation on Multiple Short-Term Rental Permits Per Parcel. A single parcel may be issued only one short-term rental permit. When a short-term rental permit is renewed on a property with more than one short-term rental, the applicant shall choose one short-term rental to renew, and the remaining rental permit(s) shall be revoked and operation as a short-term rental ceased.

(g) Short-Term Rental Permit Waiting List. The Department shall maintain a short-term rental permit waiting list or "waiting list" if the number of short-term rental permits is at or exceeds the limits and caps established under this section. Prospective applicants shall submit requests via a Short-Term Rental Permit Waiting List Request Form. Applicants for the waiting list must be the current owner(s) of the property. The waiting list request shall become void upon transfer of ownership in accordance with the criteria outlined in SCCC 13.10.694(D)(1)(e).

(i) Non-refundable Short-Term Rental Permit Wait List Fee. The Director may charge a waiting list fee, as prescribed in the Unified Fee Schedule, for the administrative cost of maintaining a Short-Term Rental Permit Waiting List.

(5) New Short-Term Rental Permits.

(a) Application Requirements. Permits will be made available to new short-term rentals on a first come, first served basis, at such time that availability occurs and in conformance with SCCC 13.10.694(D)(4)(g). Applicants for a new short-term rental permit shall provide all application materials required by the Department, including, but not limited to, the following:

(i) Completed application form.

(ii) Nonrefundable application fee as established by the Board of Supervisors. The fee will cover the estimated costs of processing the application for a new short-term rental permit. Upon notice by the Department, applicants may need to provide additional funds to cover further processing and enforcement costs.

(iii) Copy of County of Santa Cruz Transient Occupancy Tax Certificate number, for the purpose of the operation of a short-term rental.

(iv) Plans, which do not need to be drawn by a professional, drawn to scale including the following:

a. Plot plan showing location of all property lines, location of all existing buildings, and location of dimensioned on-site parking spaces.

b. Floor plan showing all rooms with each room labeled as to room type.

(v) Proof of registration with the County Emergency Alert and Warning platform, CruzAware.

(vi) List with the names of all hosting platforms or any other mediums in which the proposed short-term rental will be advertised.

(vii) Copy of listing to be used on hosting platforms or any other mediums to advertise the proposed short-term rental. Listings of the proposed short-term rental shall conform to specifications outlined in SCCC 13.10.694(E)(10).

(viii) Copy of Short-Term Rental Housing Rules which shall conform to specifications outlined in SCCC 13.10.694(E)(3).

(ix) Affidavit or other proof of compliance with the Tenant Displacement Protection provision outlined in SCCC 13.10.694(D)(5)(c).

(b) Site Visit Requirement. New hosted and non-hosted rental permit applications may require an on-site inspection of the property as determined by County staff to verify compliance with applicable safety, habitability, and zoning requirements. Site inspections shall also confirm adherence to permit application standards outlined in this section.

(c) Tenant Displacement Protection. If a new short-term rental permit would require the termination of an existing tenancy without just cause as defined in Civil Code Section 1946.2 as amended, the applicant shall be

liable to pay the lessee six months of the dwelling's actual rent. The application shall include evidence, under penalty of perjury, that this provision has been met.

(6) Renewal of Short-Term Rental Permit. Short-term rental permits must be renewed every five years. Short-term rental permits expire on the first business day on or after the date five years after the effective date of the initial permit unless an application for renewal has been received by the Department. An application to renew a permit for a short-term rental shall be made no sooner than 180 days before the expiration date of the existing permit, and no later than the date of expiration of that permit. Determination that the application is complete shall stay the expiration of the existing permit until final action is taken on the renewal application. Except as provided in SCCC 18.10.124(B), no public hearing shall be required and administrative action on permit renewal applications shall be by the Director.

(a) Renewal Application Requirements. Applicants for renewal of a permit for a short-term rental shall provide the following to the Department:

(i) Completed application form.

(ii) Nonrefundable application fee as established by the Board of Supervisors. The fee will cover the estimated costs of processing the application for a renewed short-term rental permit. Upon notice by the Department, applicants may need to provide additional funds to cover further processing and enforcement costs. Department staff may require a site visit as part of the renewal application process.

(iii) Proof of payment of Transient Occupancy Tax for the use of the dwelling as a short-term rental and a summary of the dates the unit was used as a short-term rental between the time of issuance of the existing permit and the date of application for the renewal.

(iv) Proof of Significant Use. Renewal applications must show significant rental use for three out of the previous five years. Significant rental use shall be interpreted to include no fewer than 10 percent of weekend nights in a given year, or a minimum occupancy of five weekends or 10 nights per calendar year.

(v) Proof of registration with the County Emergency Alert and Warning platform, CruzAware.

(vi) List with the names of all hosting platforms or any other mediums in which the proposed short-term rental will be advertised.

(vii) Copy of listing to be used on hosting platforms or any other mediums to advertise the proposed short-term rental. Listings of the proposed short-term rental shall conform to specifications outlined in SCCC 13.10.694(E)(10).

(viii) Copy of Short-Term Rental Housing Rules which shall conform to specifications outlined in SCCC 13.10.694(E)(3).

(ix) Any additional requirements for hosted and non-hosted rental permits shall be applicable pursuant to SCCC 13.10.694(D)(7) and 13.10.694(D)(8), respectively.

(b) Approval for renewal of a short-term rental renewal permit shall be based on affirmative findings as set forth in SCCC 18.10.230(A), and with consideration of factors identified in the applicable short-term rental violations provisions herein. Denial of an application for renewal shall be based on one or more of the required findings not being able to be made, as set forth in SCCC 18.10.230(A), and with consideration to factors that would support non-renewal of the short-term rental permit, or if applicants do not provide all required renewal materials as detailed herein.

(7) Hosted Rentals.

(a) The purpose of this section is to establish regulations specifically applicable to bedrooms in a dwelling unit that are rented as hosted rentals for periods of no more than 30 days at a time. These regulations are in addition to all other provisions of this title.

(b) New or renewal hosted rental permits shall require a Minor Use Permit as defined in SCCC 18.10.

(i) Applications for new hosted rental permits for properties containing a permitted JADU shall require an Administrative Use Permit as defined in SCCC 18.10.

(c) Hosted rentals are allowed in any legal dwelling unit with no more than three bedrooms in any zone district where a residential use is allowed unless otherwise specified in the Use Charts contained in SCCC 13.10.

(i) Properties containing a permitted JADU may be used as a hosted rental provided that the property owner or immediate family member resides on the property.

(8) Hosted Rental Permit Requirements.

(a) Applications for new hosted rental permits shall meet the requirements provided in SCCC 13.10.694(D)(5).

(b) Applications for a hosted rental renewal permit shall meet the requirements provided in SCCC 13.10.694(D)(6).

(c) Applicants for a new or renewal permit for a hosted rental shall also provide the following to the Department:

(i) An affidavit verifying the legality, safety and habitability of the guest room or rooms including the presence of an egress door or window in the sleeping area, access to facilities for sanitation, and the proper number and location of working carbon monoxide detectors and smoke detectors in the residence.

(d) All permitted hosted rentals shall comply with the following performance standards in addition to the standards in SCCC 13.10.694(E) for their operations:

(i) Number of Allowed Guests. The maximum number of guests allowed in a hosted rental shall not exceed three people per hosted bedroom. Children under eight (8) are not counted toward maximum occupancy. Rental to unaccompanied minors under the age of eighteen (18) is prohibited.

(ii) Advertisements. Except as required by SCCC 13.10.694(D)(3), on-site advertising signs or other displays indicating that the residence is being utilized as a short-term rental are prohibited.

(iii) Food. No cooking shall be allowed in any guest room or in any bathroom. Food service, if provided, shall be limited to breakfast served to guests only, and shall be subject to applicable regulations of the Environmental Health Division of the Santa Cruz County Health Services Agency.

(iv) Habitability. The hosted rental shall provide facilities for sleeping, bathing, and bathroom access inside of a permanent dwelling that is suitable for human occupancy. Rental of sleeping space in or on balconies, porches, tents, sheds, vehicles, RVs, or outdoor areas is prohibited as part of a hosted rental.

(v) Parking. Guests of hosted rentals shall bring only one car per hosted bedroom to the hosted rental property. These cars may be parked on site or in legal street parking close to the host property.

(9) Non-Hosted Rentals.

(a) The purpose of this section is to establish regulations specifically applicable to dwellings that are rented as non-hosted rentals for periods of not more than 30 days at a time. These regulations are in addition to all other provisions of this title.

(b) Non-hosted rentals are allowed in all zone districts that allow residential use with no requirement for any other use, unless otherwise specified in the Use Charts contained in SCCC 13.10. Habitable accessory structures, non-habitable accessory structures, accessory dwelling units ("ADUs") constructed under the provisions of SCCC 13.10.681, 13.20.107, or 13.20.108, and legally restricted affordable housing units shall not be used as non-hosted rentals.

(c) For new non-hosted rental permit applications for dwellings of three bedrooms or fewer, except as provided in SCCC 18.10.124(B), no public hearing shall be required and action on these applications shall be by the Director through the Administrative Use permit process as provided in SCCC 18.10.131(B). Appeals of the action on the application may be made by any member of the public pursuant to SCCC 18.10.324, and the Director may refer the application to the Zoning Administrator or Planning Commission for a public hearing in accordance with SCCC 18.10.124(B).

(d) For new non-hosted permit applications for dwellings consisting of four or more bedrooms, the application shall be considered at a public hearing in accordance with Conditional Use permit public hearing procedures as provided in SCCC 18.10.131(C). Any new non-hosted rental permit issued for non-hosted rentals consisting of four or more bedrooms will be given a one-year provisional permit subject to review for compliance with non-hosted rental code requirements prior to granting the remainder of the standard five-year term. When a public hearing is required, notice of such a public hearing shall be provided not less than 10 calendar days before the public hearing, pursuant to SCCC 18.10.117 through 18.10.119.

(e) Applications for new non-hosted rental permits shall meet the requirements provided in SCCC 13.10.694(D)(5), and in addition, the following shall apply to applications for a permit for a new non-hosted rental:

(i) Applicants for a permit for a new non-hosted rental shall provide a copy of the sign to be posted identifying the dwelling unit as a permitted non-hosted rental pursuant to the requirements of SCCC 13.10.694(9)(l).

(f) For renewal applications for non-hosted rentals, except as provided in SCCC 18.10.124(B), no public hearing shall be required and action on these applications shall be by the Director through the Administrative Use permit process as provided in SCCC 18.10.131(B). Appeals of the action on the application may be made by any member of the public pursuant to SCCC 18.10.324, and the Director may refer the application to the Zoning Administrator or Planning Commission for a public hearing in accordance with SCCC 18.10.124(B).

(g) Applications for non-hosted rental renewal permits shall meet the requirements provided in SCCC 13.10.694(D)(6), and in addition, the following shall apply to applications for a permit for a new non-hosted rental:

(i) Applicants shall provide a copy of the sign to be posted identifying the dwelling unit as a permitted non-hosted rental pursuant to the requirements of SCCC 13.10.694(D)(9)(l).

(h) All permitted non-hosted rentals shall comply with the following performance standards in addition to SCCC 13.10.694(E) for their operations:

(i) Shared-Wall Affidavit Requirement. No new non-hosted rental use may be permitted in a dwelling unit having a common wall or walls with another dwelling unit, unless the applicant provides a written agreement acceptable to the County and signed by the record owner(s) of the adjoining dwelling unit(s) either at the time of application submittal or prior to approval of the non-hosted rental permit, stating that they are aware of the proposed non-hosted rental use and have no objection to issuance of a permit for such use. The agreement shall be binding on the parties thereto and their successors in interest for so long as the short-term rental permit for which the agreement was submitted, if issued, remains valid, and each party shall be responsible to inform its own successor(s) in interest in the unit of the agreement as part of the sale or transfer of the unit to such successor(s).

(ii) Affordable Housing Restriction. Residences that are subject to affordable housing covenants and/or are income-restricted for affordable housing purposes are not eligible for a non-hosted rental permit.

(iii) New Permit Required Following Expansion of Permitted Non-Hosted Rental. In addition to any other permits required for a proposal to expand the square footage of a permitted non-hosted

rental structure by an amount equal to or more than 50 percent or to increase the existing number of bedrooms by demolition or remodeling, a new non-hosted rental permit shall be required for an existing non-hosted rental and shall be subject to the limits and caps set forth in SCCC 13.10.964(D)(4)

(iv) Local Property Manager. All non-hosted rentals shall designate a local property manager who is located within 30 miles of the permitted non-hosted rental property. The local property manager shall be available 24 hours a day to respond to tenant and neighborhood questions or concerns. A property owner who lives within 30 miles of the permitted non-hosted rental property may designate themself as the local property manager. Failure to respond within 60 minutes of being contacted, as verified by County Code Enforcement staff or the County Sheriff, shall constitute a significant violation and may lead to revocation of the permit in accordance with SCCC 18.10.136.

(v) CruzAware. Local property managers must be registered for the County Emergency Alert and Warning platform, CruzAware, for all locations that they manage to ensure that if there is an emergency or pending emergency, they can notify non-hosted rental occupants in a timely manner.

(vi) Permit Noticing. The applicant shall mail, deliver, or otherwise provide the name, address, email contact, and telephone number(s) of the local property manager, and the beginning and expiration dates of the non-hosted rental permit, to the Department, the Auditor-Controller-Treasurer-Tax Collector, the County Sheriff's Office, and the local fire agency, and to the property owners of all properties located within a 300-foot radius of the boundaries of the parcel on which the non-hosted rental is located. Proof of mailing or delivery of the contact information to all of the above shall be submitted to the Department within 30 days of permit approval, amendment, or renewal. The name, address, email and telephone number(s) of the local property manager shall be permanently posted in the non-hosted rental unit in a prominent location. Any change in the local property manager's address or telephone number shall be promptly furnished to the agencies and neighboring property owners as specified in this subsection. Property manager contact information shall be furnished to the Department annually to ensure current, comprehensive information is available to notify property managers or occupants of emergency or hazardous conditions. This provision is applicable to all active

non-hosted permit holders, including those holding permits at the time this provision is enacted.

(vii) Signs. All non-hosted rentals shall have a sign identifying the structure as a permitted non-hosted rental, which shall be placed no more than 20 feet back from the nearest street. The sign must display the beginning and end dates of the five-year term of the non-hosted rental permit. Additionally, all signs shall prominently display the Short-term Rental Hotline, pursuant to SCCC 13.10.694(D)(3), with the hotline information being the largest and most visible text on the sign. This information shall be updated upon any renewal of the permit. The sign shall conform to County-established specifications as outlined in SCCC 13.10.580 and SCCC 13.10.581. A sign required by this subsection shall be continuously maintained while the dwelling is used as a non-hosted rental.

(viii) Number of Guests Allowed. The number of guests allowed in a non-hosted rental shall not exceed two per legal bedroom plus two additional guests (children under eight years old not counted). For celebrations and gatherings between 8:00 a.m. and 10:00 p.m., the maximum number of people allowed is twice the maximum number of guests allowed.

(ix) Vehicle Parking.

a. The number of vehicles a non-hosted rental guest is allowed to park on-site and off-site (specific to the neighborhood) shall not exceed the number of existing, required, or permitted parking spaces.

b. The on-site parking requirements for new non-hosted rental permits shall be a minimum of one on-site space for one- and two-bedroom units, and a minimum of two on-site spaces for three- or more bedroom units.

c. The guest will be allowed to park one additional vehicle off-site, except on roads which do not allow for street parking. Where street parking is allowed, the guest must use street parking for the off-site vehicle in the vicinity of the non-hosted rental but will not have any exclusive or assigned use of any available street parking. Should off-site parking occur within a parking district, the non-hosted rental permit holder will be required to purchase a parking

permit at the business rate and will not be eligible for residential parking permit allocations.

d. In situations where the required on-site parking cannot be provided, an on-site parking exception may be requested in conjunction with a Conditional Use Permit application for a non-hosted rental permit, for consideration by the Zoning Administrator at a public hearing. The Zoning Administrator shall make the following finding in conjunction with approval of the parking exception:

Existing traffic and parking on nearby streets and properties would not be adversely affected by granting of an on-site parking reduction, as off-site parking is typically available and not subject to significant levels of congestion.

The Zoning Administrator shall not make the above finding if an encroachment into the public right-of-way exists that prevents parking along the frontage of the subject property. In these cases, the applicant for the short-term rental permit shall be required to remove the encroachment in order to provide parking along the frontage of the subject property.

(E) Operation Standards for Short-Term Rentals. All permitted short-term rentals shall comply with the following performance standards for their operations:

(1) Short-term rentals shall be operated, maintained, advertised, booked, and facilitated in a manner that complies with the County Code, and all other applicable State and federal laws and regulations.

(2) Short-term rentals must not adversely affect the residential character of the neighborhood by causing nuisance activities, including, but not limited to, illegal parking, disturbances of the peace, excessive noise, vibration, glare, light, odors, littering, or create other impacts that unreasonably interfere with a community, neighborhood, or any person's reasonable enjoyment of their residence.

(3) Posting of House Rules. Short-term rental house rules shall be included in the rental agreement, if applicable, and posted inside the short-term rental in a location readily visible to all guests. The house rules shall include, but not necessarily be limited to, the following: number of guests allowed, number of vehicles, noise limits, rules for pets, prohibition on events and outdoor parties, prohibition on illegal behavior or disturbances including an explicit statement that fireworks are illegal in Santa Cruz County, directions for trash management (e.g.,

trash to be kept in covered containers only), and emergency evacuation instructions.

(4) County Emergency Alert and Warning platform registration. CruzAware registration information shall be posted in a prominent location inside the short-term rental to ensure access to emergency alerts is available to occupants during their stay.

(5) Noise. All short-term rentals shall comply with the noise standards set forth in SCCC 8.30, and a copy of that Chapter shall be posted inside the rental in a location readily visible to all guests. No use of equipment requiring more than standard household electrical current at 110 volts or activities that produce noise, dust, odor, or vibration detrimental to occupants of adjoining dwellings is allowed within the short-term rental.

(6) Pets. Pets, if allowed by the owner, shall be secured on the property at all times. Continual nuisance barking by unattended pets is prohibited.

(7) Events Prohibited. No weddings, outdoor parties, or similar activities are authorized under a short-term rental permit.

(8) Management. The short-term rental permit holder is responsible for ensuring that the property does not become a nuisance due to short-term rental activity.

(9) Transient Occupancy Tax. Each short-term rental shall meet the regulations and standards set forth in SCCC 4.24, and as administered by the County Tax Collector including any required payment of Transient Occupancy Tax.

(10) Listings and Advertising. All listings on hosting platforms and any other advertising for short-term rentals shall include the short-term rental permit number in a prominent location. Where photos with numbers are allowed, a photo containing the permit number shall be included where the permit number is visible and legible. Additionally, for non-hosted rentals, a photo of the required signage, if applicable, that includes the 24-hour contact information and non-hosted rental identification is required. Advertising shall also include the number of overnight guests allowed, maximum number of people allowed for celebrations, number and location of on-site parking spots, approximate location of off-site parking spots, restrictions on noise, permit number, and language on road conditions if the property is located in a mountainous area. Advertising a short-term rental for a property without a short-term rental permit and out of compliance with the requirements listed herein is a violation of this Chapter and violators are subject to the penalties set forth in SCCC 13.10.696 and 19.01. Hosting platforms shall comply by listing only permitted properties.

(11) Dispute Resolution. By accepting a short-term rental permit, short-term rental owners agree to engage in dispute resolution and act in good faith to resolve

disputes with neighbors arising from the use of a dwelling as a short-term rental. Unless an alternative dispute resolution entity is agreed to by all parties involved, dispute resolution shall be conducted through the Conflict Resolution Center of Santa Cruz County.

(12) Violation. It is unlawful for any person to use or allow the use of property in violation of the provisions of this section or any conditions of approval contained in a short-term rental permit. The penalties for violation of this Section are set forth in SCCC 13.10.696 and 19.01, Enforcement of Land Use Regulations.

(a) A violation of any of the requirements to obtain a short-term rental permit may be grounds for denial of a new short-term rental permit application. Further, violations of short-term rental regulations, or of any other provisions of the Santa Cruz County Code, may be grounds for denial of a renewal application or revocation of an existing short-term rental permit after consideration at a public hearing by the Zoning Administrator (or by the Planning Commission upon referral).

(b) If more than two significant violations occur on a short-term rental property within a 12-month period, the permit shall be noticed for a public hearing to consider permit revocation pursuant to SCCC 18.10.117.

(i) "Significant violations" are: citations for violation of SCCC 8.30 (Noise); violation of any specific conditions of approval associated with the permit; mis-advertising the capacity and limitations applicable to the short-term rental; written warnings, or other documentation filed by law enforcement; violations of State or County health regulations; non-compliance with a public health order or emergency regulation issued by State or local authorities which may limit use and occupancy of short-term rentals; delinquency in payment of Transient Occupancy Taxes, fines, or penalties; non-responsive property management, including failure by the host or local property manager to respond to calls within 60 minutes; and failure to maintain required signage. In the event a permit is revoked, the person or entity from whom the permit was revoked shall be barred from applying for a short-term rental permit for the same parcel without prior consent of the Board of Supervisors.

(c) It is unlawful to make a false report to the Sheriff's Office regarding activities associated with short-term rentals.

(F) Annual Reports. The Department shall provide information annually to the Board of Supervisors on permit and enforcement activity pursuant to this Chapter.

13.19.695 Hosting Platform Responsibilities.

(A) Subject to applicable laws and as requested by the County, hosting platforms shall disclose to the County the URL and permit number for each short-term rental listing located in the County.

(B) All hosting platforms that display short-term rental listings for properties located in Santa Cruz County shall require all owners using the platform to include a permit number in any listing for a short-term rental on the platform, at the time the hosting platform receives a fee for the booking transaction.

(C) A hosting platform shall remove any listing for a short-term rental from the platform after notification by the County that the short-term rental listing lacks a permit number or the permit number is invalid, expired, or has been revoked. The notification must identify the listing(s) to be removed by its URL and state the reason for removal. The platform shall remove the listing within 10 business days of notification.

(D) A hosting platform that collects money on behalf of the short-term property owner must collect and remit to the County of Santa Cruz all transit occupancy taxes payable pursuant to SCCC 4.24.

(E) Safe Harbor. A hosting platform operating exclusively on the internet, which operates in compliance with subsections (A), (B), (C), and (D) above, shall be presumed to be in compliance with this Chapter, except that the hosting platform remains responsible for compliance with the administrative subpoena provisions of this Chapter.

(F) The provisions of this Section shall be interpreted in accordance with otherwise applicable State and federal law(s) and will not apply if determined by the County to be in violation of, or preempted by, any such law(s).

13.10.696 Enforcement – Hosting Platforms.

(A) The provisions of this Section shall be interpreted in accordance with otherwise applicable State and federal law(s) and will not apply if determined by the County to be in violation of, or preempted by, any such law(s).

(B) In addition to any other remedy provided by law, any hosting platform that violates its obligations under SCCC 13.10.695 shall be subject to an administrative penalty of up to one thousand dollars ($1,000) per violation per day, notwithstanding any contrary limitations set forth in SCCC 1.13. Such penalties may be issued and processed per any procedure authorized under State or local law.

(C) Any interested person may seek an injunction or other relief to prevent or remedy violations of SCCC 13.10.695. The prevailing party in such an action shall be entitled to recover reasonable costs and attorney's fees.

(D) The County may issue and serve upon hosting platforms administrative subpoenas as necessary to obtain specific information regarding home-sharing and short-term rental listings located in the County, including, but not limited to, the names of the persons responsible for each such listing, the address of each such listing, the length of stay for each such listing and the price paid for each stay, to determine whether the home-sharing and short-term rental listings comply with this Chapter. Any subpoena issued pursuant to this section shall not require the production of information sooner than thirty days from the date of service. A person that has been served with an administrative subpoena may seek judicial review during that thirty-day period.

(E) The remedies provided in this Section are not exclusive, and nothing in this Section shall preclude the use or application of any other remedies, penalties or procedures established by law.

13.10.700-H "H" definitions.

~~"Hosted rental" means a dwelling unit where a property owner or long-term resident acting as host occupies one bedroom in a dwelling unit while one or two legal bedrooms are rented for the purpose of overnight lodging for a period of less than 30 days, subject to SCCC 13.10.690.~~

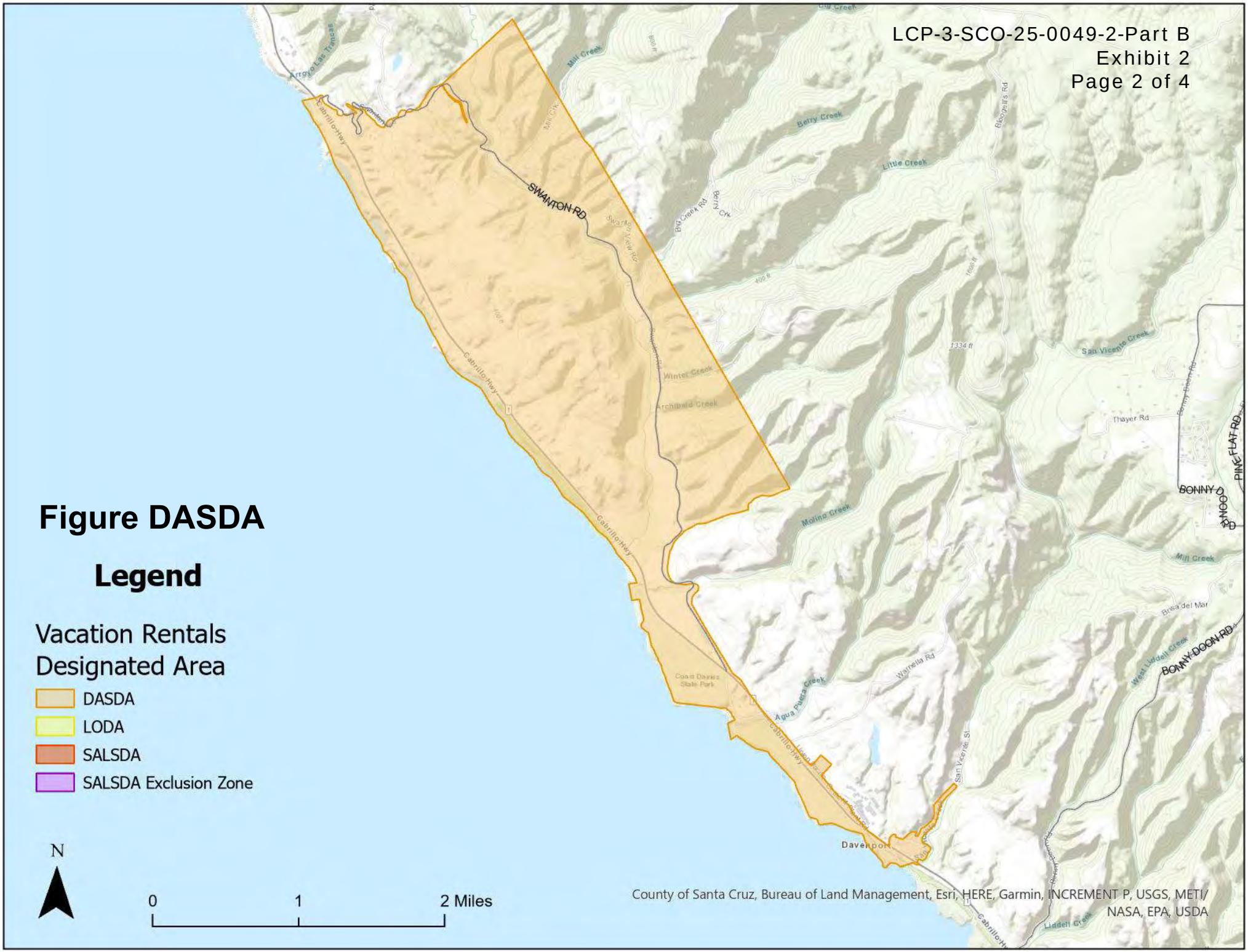
13.10.700-V "V" definitions.

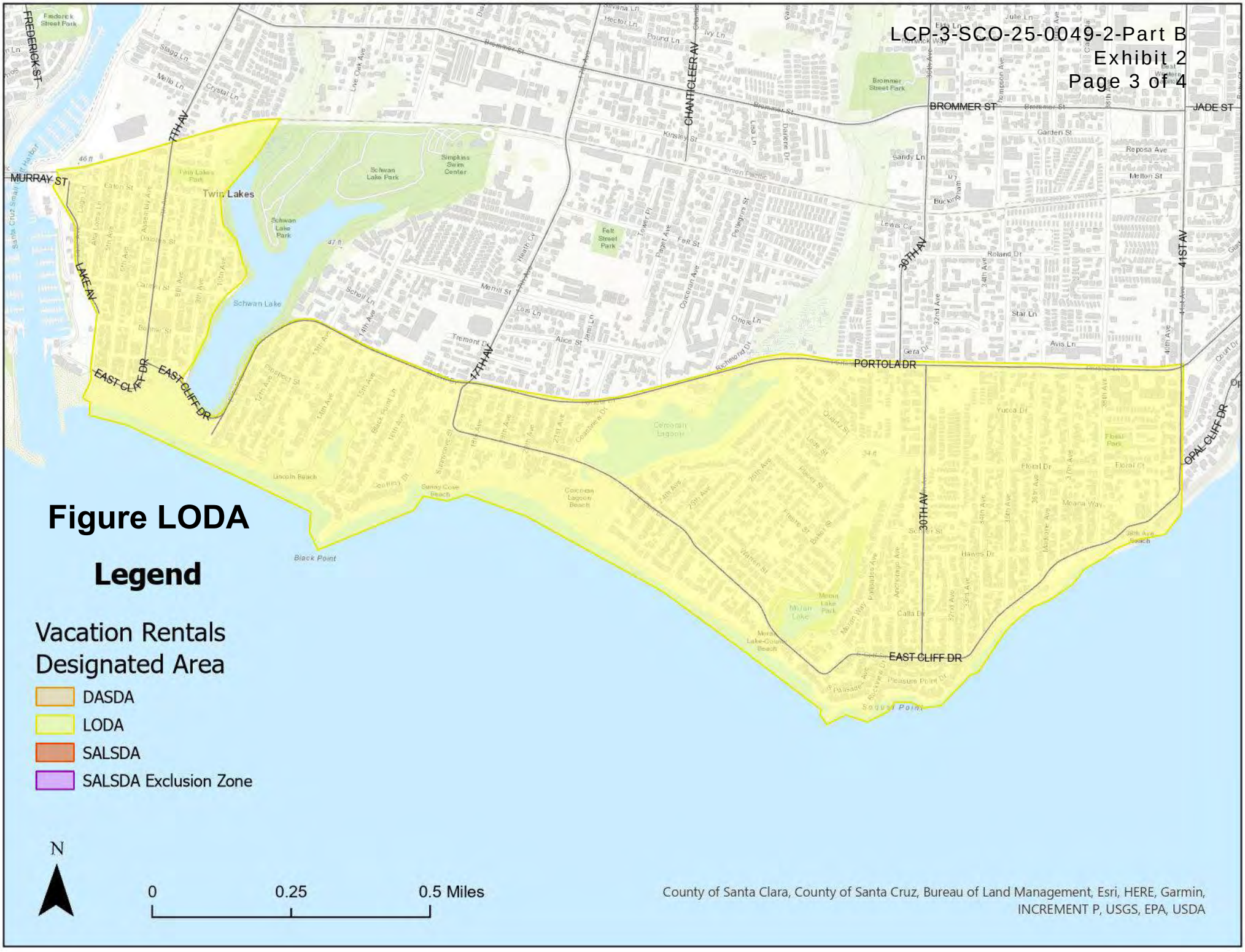
~~"Vacation rental" means a single-family dwelling unit, duplex, or triplex (including condominium and townhouse units, but not including apartments or manufactured homes in a mobile home park), where the owner/operator/contact person/agent does not live in the dwelling unit while it is rented for use as a vacation rental and no one but the renter of the vacation rental dwelling and guests of the renter live in the dwelling unit while it is rented for use as a vacation rental and the entire dwelling unit is rented for the purpose of overnight lodging for a period of not more than 30 days other than (1) ongoing month-to-month tenancy granted to the same renter for the same unit, (2) one less-than-30-day period per year, or (3) a house exchange for which there is no payment. Where there are multiple dwelling units on a site, the owner/operator/contact person/agent may live in one of the dwellings that is not being used as a vacation rental. Renting of individual rooms does not constitute use of a dwelling unit as a vacation rental. Habitable accessory structures, non-habitable accessory structures, second units constructed under the provisions of SCCC 13.10.681, 13.20.107, or 13.20.108, and legally restricted affordable housing units shall not be used as vacation rentals.~~

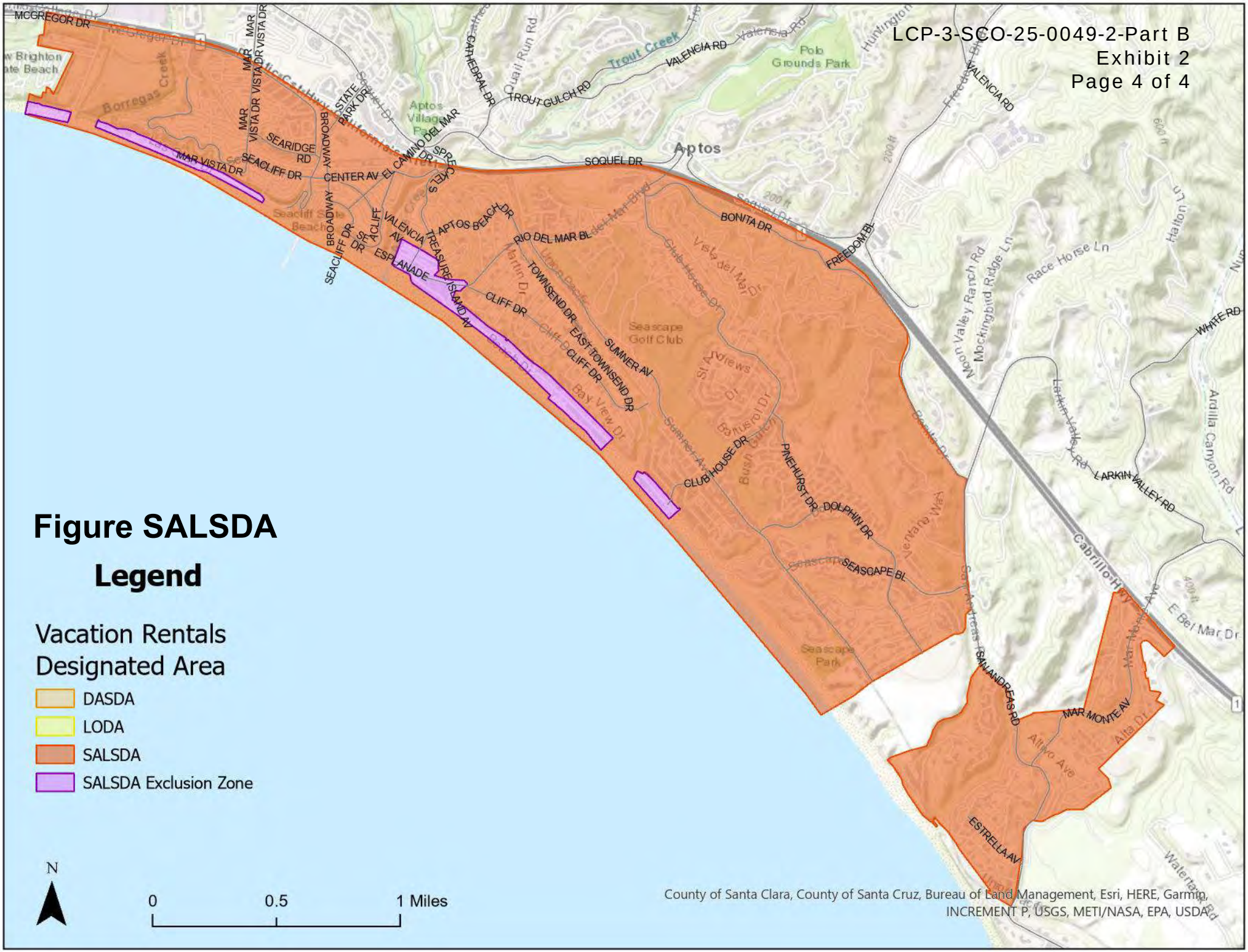
"Vacation rental" where used in this code refers to "non-hosted rental" as defined in 13.10.694 (C)(6).

"Visitor accommodations, commercial" means commercial visitor serving facilities for short-term (less than 30 days) overnight use. Commercial visitor accommodations do not include agricultural farmstays (see SCCC 13.10.641) or short-term residential rentals (see ~~SCCC~~ 13.10.690 ~~for "**hosted** rentals" or~~ SCCC 13.10.694 ~~for "vacation rentals"~~).


Saratoga
Pescadero Creek County Park
Portola Redwoods State Park
Butano Creek
Castle Rock State Park
SAN MATEO
Butano State Park
3185 ft
Sanborn County Park
El Sereno Open Space Preserve
Los Gatos
SANTA CLARA VALLEY
Santa Teresa County Park
Sierra Azul Open Space Preserve
Almaden Quicksilver County Park
SIERRA AZUL
Calero Reservoir County Park
Cascade Ranch State Park
Big Basin State Park
SANTA CRUZ MOUNTAINS
San Lorenzo River
Scott Creek
Año Nuevo State Park
Boulder Creek
Zayante Creek
SANTA CLARA
SANTA CRUZ
Ben Lomond
Soquel Creek
Soquel Demonstration State Forest
Uvas Canyon County Park
Uvas Reservoir Park
Henry Cowell Redwoods State Park
Scotts Valley
Forest of Nisene Marks State Park
Davenport
821 ft
Wilder Ranch State Park
Santa Cruz
Capitola
Aptos
Mt Madonna County Park
Corralitos Creek
Freedom
Watsonville
Riverside Rd
PAJARO VALLEY
N
County Boundary line
Coastal Zone
Short-Term Rentals Designated Areas
DASDA
LODA
SALSDA, 20%
SALSDA, No Limit
0 1.5 3 6 Miles
County of Santa Clara, County of Santa Cruz, Bureau of Land Management, Esri, HERE, Garmin, INCREMENT P, USGS, METI/NASA, NGA, EPA, USDA


SWANTON RD
Swanton Blvd
Swanton View Rd
Gabrillo Hwy
Mill Creek
Berry Creek
Little Creek
Bloodgett's Rd
Berry Crk Rd
Winter Creek
Archibald Creek
San Vicente Creek
Thayer Rd
Bonny Doon Rd
PINE FLAT RD
Molino Creek
Mill Creek
Brisa del Mar
Warnella Rd
West Liddell Creek
BONNY DOON RD
Agua Puerca Creek
Coast Dairies State Park
San Vicente St
Davenport
Liddell Creek
1334 ft
400 ft
Figure DASDA
Legend
Vacation Rentals Designated Area
DASDA
LODA
SALSDA
SALSDA Exclusion Zone
N
0
1
2 Miles
County of Santa Cruz, Bureau of Land Management, Esri, HERE, Garmin, INCREMENT P, USGS, METI/ NASA, EPA, USDA


Figure LODA
Legend
Vacation Rentals
Designated Area
DASDA
LODA
SALSDA
SALSDA Exclusion Zone
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0
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0.5 Miles
County of Santa Clara, County of Santa Cruz, Bureau of Land Management, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA
MURRAY ST
BROMMER ST
JADE ST
PORTOLA DR
EAST CLIFF DR
OPAL CLIFF DR
7TH AV
17TH AV
30TH AV
41ST AV
CHANTICLEER AV
LAKE AV
Twin Lakes
Schwan Lake
Black Point


MCGREGOR DR
Borregas Creek
MAR VISTA DR
SEACLIFF DR
SEARIDGE RD
BROADWAY
CENTER AV
EL CAMINO DEL MAR
STATE PARK DR
CATHEDRAL DR
Quail Run Rd
TROUT GULCH RD
Trout Creek
VALENCIA RD
Polo Grounds Park
Aptos Village Park
Aptos
SOQUEL DR
APTOS BEACH DR
RIO DEL MAR BL
Rio del Mar Blvd
BONITA DR
FREEDOM BL
Moon Valley Ranch Rd
Mockingbird Ridge Ln
Race Horse Ln
WHITE RD
Halton Ln
Ardilla Canyon Rd
LARKIN VALLEY RD
Larkin Valley Rd
Cabrillo Hwy
E Bel Mar Dr
SAN ANDREAS RD
MAR MONTE AV
Alta Dr
Alivo Ave
ESTRELLA AV
Walerga Rd
SEACLIFF DR
ESPLANADE
TREASURE ISLAND AV
CLIFF DR
TOWNSEND DR
EAST TOWNSEND DR
SUMNER AV
Seascape Golf Club
St Andrews Dr
Bay View Dr
CLUB HOUSE DR
PINEHURST DR
DOLPHIN DR
SEASCAPE BL
Seascape Park
Ventana Way
Vista del Mar Dr
Club Horse Dr
Bush Gulch
Beach Dr
Summer Ave
Martin Dr
Cliff Dr
Figure SALSDA
Legend
Vacation Rentals
Designated Area
DASDA
LODA
SALSDA
SALSDA Exclusion Zone
N
0
0.5
1 Miles
County of Santa Clara, County of Santa Cruz, Bureau of Land Management, Esri, HERE, Garmin, INCREMENT P, USGS, METI/NASA, EPA, USDA