

| City/ County | Vacation Rentals Allowed* | Home Sharing Allowed* | Annual Limits | Limits on Occupancy | Landlord Notification | Neighbor Notification | Permit Required | Inspections Required | Minimum Insurance | TOT Required | Other |
|-----------------------------|---------------------------|---|---------------|---|-----------------------|---|---|--|--|--------------|---|
| San Francisco 2014 | No | Yes May be owner or tenant. Must be permanent resident. A multi-unit building owner may only register the specific residential unit in which they reside. | 90 day limit | No. but must disclose | Yes | No | Yes, and Business License | No – but must prove residency. | Yes. Liability insurance in the amount of no less than \$500,000 | Yes | Your residential unit must not have any outstanding Planning, Building, Housing, Fire, Health, Police, or other applicable City code violations. You may only register <u>one</u> residential unit. Residential units that are subject to the Inclusionary Affordable Program and residential units designated as below market rate (BMR) or income-restricted under City, state, or federal law are not eligible to register. |
| San Luis Obispo 2015 | No | Yes Must be owner occupied dwelling unit. Renters Prohibited | No | No more than 4 adults. Bedrooms must meet minimum size requirements as defined in the Building Code | n/a | Yes – Must also provide contact information | Yes, and Business License. Must verify owner occupancy annually. | No – but must provide site plan and provide one off-street on-site parking space for guest use. Required to conform to standards established for bed and breakfasts. Must meet all building and fire code regulations. | Yes – via Bed & Breakfast regs. | Yes | Owner or responsible party must be within 15 minutes of the unit. Onsite advertising prohibited. |

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| Palm Springs Updated 2015 | Yes Must be property owner. | Law is not specific, however, it appears that this type of rental would be allowed. | No | Limits are based on the number of bedrooms. 1 bdrm = 4 overnight occupants / 6 daytime 7 bedrooms = 16 overnight/ 24 daytime | n/a | No | Yes, and Business License | Not to obtain permit, but permit provides City with the authority to inspect as needed. Law required use of “reasonable prudent business practices” to ensure compliance with fire, building and health and safety laws. | No | Yes | Various other requirements related to minimizing impacts on neighbors. Owner or responsible agent must be within 45 minutes of the unit. Hotline established by law to handle complaints. |
| Napa 2009 | Yes Must be property owner. Cap of 44 for the City – Council may increase | Yes | Yes # of permits 41 hosted 60 un-hosted | Two persons per bedroom plus two additional guests with no more than 10. Limits disclosed as part of permit, in compliance w/building and fire code. | n/a | Yes – Public mailing to neighbors within 300 feet, and annual notification | Yes, and Business License | Fire – Annual, smoke detectors, no double keyed dead bolts, portable fire extinguishers, electrical, outdoor BBQ, garage firewall, emergency contact information, emergency escape or exit. Must provide documentation establishing that all designated bedrooms meet all local building code requirements. | No | Yes | Various other requirements related to minimizing impacts on neighbors. Events prohibited. |

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| Santa Monica 2015 | No | Yes | No | No | No | No | Yes, Business License | No | No | Yes | |
| Anaheim Aug. 2016 | No | No | | | | | | | | Yes | Banned all with Phase out period of 18 months takes effect Feb. 12, 2018 |
| Los Angeles Proposed June 14 Ord | No | Y – Must live there 6 mo. of the year | 120 days | No | No | No | Y (TBD) | No | No | Yes | Ban in units subject to the Rent Stabilization Ordinance. Unit must not be subject to any current Order to Comply from and enforcement agency. Remove the current ability to convert an apartment building into a Transient Occupancy Residential Structure (i.e. short term rental use). |
| Malibu | Y | Y | No | No | No | No | Yes, Business License | No | No | Yes | |
| San Jose | Y | Y | 180 for entire home, Unlimited if host is present | No | No | No | Yes, Business License | No | No | Yes | |

Please note: This list of regulations for every city is not intended to be exhaustive. Most cities with short-term rental ordinances require payment of the TOT, require the issuance of a business license, and include a unique set of administrative fines.