

Hosted Rentals

PJR-120

PURPOSE: To summarize the regulations of the Sonoma County Zoning Ordinance and permitting requirements for Hosted Rentals.

BACKGROUND: Hosted Rentals are the rental of a single room or sleeping area within a single-family dwelling, with an owner in residence, subject to standards in Section 26-88-118 (Hosted Rentals and Bed and Breakfast Inns). Hosted Rentals do not include Vacation Rentals permitted in accordance with the Sonoma County Code (see Sonoma County Code Section 26-88-120), or occasional home exchanges that are not otherwise subject to Transient Occupancy Tax (TOT). Hosted Rentals must meet Performance Standards to ensure compatibility with surrounding residential uses.

Hosted Rentals shall not be permitted in non-habitable structures or in tents, RVs, or other provisions intended for temporary occupancy. They are also not allowed within Second Dwelling Units, or in structures or dwellings with County covenants or agreements restricting their use, including but not limited to affordable housing units, agricultural employee units, farmworker housing, farm family units, or on lands under Williamson Act contract. Only one hosted rental is allowed per parcel. A hosted rental may not be located on the same site as a vacation rental unless a Use Permit has been obtained for the combined use. A whole-house vacation rental is not a hosted rental, even if the property owner resides in another dwelling unit on the same property.

Hosted Rentals of not more than one room or sleeping area that meet the standards of this Section are allowed as provided by the underlying zone, subject to issuance of a Zoning Permit. In the case of a legally permitted guest house used as the hosted rental, the primary owner will remain in residence within the main home on the same property during the entire rental period. Accessory structures may not be used as Hosted Rentals unless they are legally permitted as Guest Houses. Second Dwelling Units may not be used as Hosted Rentals. Rental of more than one room or sleeping area is considered a Bed and Breakfast Inn with two or more rooms, and may be allowed subject to the permit requirements of the applicable zone and the standards set forth in Sonoma County Code Section 26-88-118.

PROCEDURE: The applicant submits a complete Hosted Rental Permit application to the Planning Division at the Permit and Resource Management Department (PRMD) zoning cubicle. The Planner verifies that the proposed Hosted Rental will comply with all Performance Standards and requirements (see Sonoma County Code Section 26-88-118). The hosted rental property must be registered with the Sonoma County Treasurer-Tax Collector for payment of Transient Occupancy Tax (TOT) before the application is submitted and keep all payments current. Following review and approval a copy of the approved Hosted Rental Permit will be provided to the applicant by mail.

APPLICATION SUBMITTAL MATERIALS: The application must include all of the following:

1. Planning application (PJR-001) signed by all property owners.
2. An 8" x 11" site plan that clearly identifies all structures on the property and their uses; the access to the property (public road, private road, driveway); the proposed parking; and any outdoor areas that will be made available as part of the Hosted Rental (pool, spa, etc.).
3. An 8" x 11" floor plan that identifies all rooms in the home or structures, including the location of the bedroom or sleeping area being used for the Hosted Rental. Exits must be clearly shown.
4. A completed and signed Hosted Rental Supplemental Application and Affidavit (see attached).
5. A signed Indemnification Form (PJR-011).
6. Filing fee - see the current PRMD Project Review Fee Schedule.

Sonoma County Permit and Resource Management Department

2550 Ventura Avenue

Santa Rosa, CA95403-2829

(707) 565-1900

Fax (707) 565-1103

Hosted Rental Supplemental Application and Affidavit

_____	_____
Property Name or Fictitious Business Name (if any)	Owner Name
Hosted Rental Address	Owner Phone
Transient Occupancy Tax (TOT) Certificate Number	_____

Guest Room in House ___ or Legally Established Guest House ___ (check one)

Bldg. Permit Number _____ (if known)

Maximum allowable overnight occupancy will be 2 persons not including children under 3 years of age.

HOSTED RENTAL AFFIDAVIT

This is to acknowledge that I, _____, in applying for a Hosted Rental Permit pursuant to Section 26-88-118 of the Sonoma County Code, do hereby agree to abide by and conform to the Hosted Rental Performance Standards set forth in the approved permit, and all other provisions of the Sonoma County Code pertaining to the conduct of Hosted Rentals. I further acknowledge that a Hosted Rental Permit does not grant an entitlement to the property, but rather to the property owner, which permit automatically expires upon property sale or transfer with no further action required on the part of the County (permit runs with the owner, not with the land). I acknowledge and agree to abide by the performance standards listed below.

I hereby also acknowledge that the approval of this Hosted Rental Permit shall in no way permit any activity contrary to the Sonoma County Code, or any activity which would constitute a nuisance under state or local law. I understand and acknowledge that the approval for use of a portion of this private residence as a Hosted Rental is based on my representations to PRMD staff, and does not in any way constitute an evaluation or determination of legal or Legal Non-conforming status of the improvements on this site. I further acknowledge that it is my responsibility, as property owner and/or applicant, to ensure that the conduct of this Hosted Rental is not contrary to any covenant, code or restriction which may govern the property on which the Hosted Rental will be conducted, which property address is referenced above. **I acknowledge that any misrepresentation made by me or by my agent in applying for this permit may render the permit invalid.**

Signature of Property Owner

Date

HOSTED RENTAL PERFORMANCE STANDARDS

1. **Transient Occupancy Tax.** The property owner shall maintain a transient occupancy tax (TOT) certificate and remain current on all required reports and payments. Owner must ensure that the TOT certificate number is included on all contracts or rental agreements, and in any advertisements, websites or internet listings
2. **Food service.** Food Service, if provided, is limited to breakfast served to inn guests only, and is subject to the approval of the Sonoma County Department of Health Services.
3. **Events Prohibited.** No weddings, lawn parties or similar activities are permitted.
4. **Vehicles.** A limit of one vehicle may be permitted for the hosted rental.
5. **Noise Limits.** Outdoor amplified sound is prohibited. All activities associated with the transient use must meet the general plan noise standards. **Quiet hours are from 10:00 p.m. to 7:00 a.m.** The property owner must ensure that the quiet hours are included in rental agreements and in all online advertisements and listings.
6. **Pets.** Pets, if allowed by the owner, must be secured on the property at all times. Continual nuisance barking by unattended pets is prohibited.
7. **Outdoor Fire Areas.** Outdoor fire areas, when not prohibited by state or local fire bans, may be allowed but are limited to 3 feet in diameter, must be located on a non-combustible surface, must be covered by a fire screen, and must be extinguished as soon as the fire is no longer in use or by 10:00 pm, whichever is earlier. No fire or fire area can be located within 25 feet of a structure or combustible material.
8. **Septic Systems and Sewer Connections.** The owner must maintain a properly functioning septic system or sewer connection.