

Short-Term Rental Regulation Examples

City	Hosted	Requirements	Unhosted	Permit	Registration Process
Sunnyvale	Permitted in any zoning district where residential uses are permitted subject to requirements	* Max 4 overnight lodgers per night. * With facilities for sleeping, bathing, and toileting inside.	Prohibited	Required; Business License required for separate listings for three or more spaces or rooms	1) Register as a host, fill out short-term rental application 2) Register with Finance to pay TOT 3) Bring completed short-term rental application and TOT registration to the One-Stop Permit Center for approval and pay a one-time registration fee 4) Report TOT payment each month (Airbnb will collect and remit TOT on behalf of hosts. Hosts must still remit TOT for non-Airbnb bookings.)
Pasadena	Permitted in single-family residences, duplexes, condominiums, townhomes, and multi-family rental units, except covenant restricted (affordable) units. No limit on number of days for hosted stays.	* Parking for the short-term rental to be provided on-site. * 3 violations may result in the automatic suspension of the permit. (wait at least one year before applying again) * Occupancy is limited to 2 guests per bedroom plus 2 additional guests. For example, a 2-bedroom home could be rented to a party of up to 6 guests.	Limited to a max of 90 days per year (Vacation rentals and properties where the property owner does not reside for a minimum of nine (9) months out of the year are not permitted to be used for the purpose of short-term renting.)	Required (valid for one year); Business License not required Type 1 Permit: hosted short-term rentals Type 2 Permit: unhosted short-term rentals	1) Complete supplemental application forms 2) Apply online for short-term rental permit (\$100 fee applies) 3) Include short-term rental permit number on all listings 4) Remit TOT records to the City on a quarterly basis (due on January 20, April 20, July 20, October 20); can only be submitted online via Host Compliance 5) Renew short-term rental permit annually (only online), annual permit fee
San Francisco	The Residential Unit is offered for Tourist or Transient Use by the Permanent Resident of the Residential Unit	* Be the permanent resident of the unit (spend at least 275 nights a year in the unit) * Rentals for more than 30 consecutive nights	Limited to a max of 90 days per year	1) Obtain a Business Registration Certificate 2) Obtain a host certificate (valid for 2 years)	1) Register as a business; application fee 2) Apply with the Office of Short-Term Rentals (OSTR) 3) Register to become a certified host, certificate number must be posted on all listings advertising your short-term rental 4) File a quarterly report

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San Jose	Permitted in any one-family dwelling, two-family dwelling, multiple family dwelling, mobile home, live/work unit, secondary dwelling or guest house * 365 days per calendar year with host present	* Transient occupancy (not to exceed 30 days in duration per rental period) as an incidental use to primary residential uses * up to 3 transient users in a one-family dwelling *up to 2 transient users in each dwelling unit in a two-family dwelling or multiple family dwelling	* limited to 2 people in a studio unit, 3 people in a one bedroom unit and 2 people per bedroom for each bedroom in excess of one bedroom, but not to exceed 10 persons total * 180 days per calendar year, no host present.	Does not require hosts to obtain a special permit or provide information for a public registry.	
Mountain View	No limit on number of days for hosted stays.	* Must have 10 or fewer occupants	*60 day annual limit (\$500 fee/day for exceeding limit)	Required	1) Get a business license (submit in person or email finance) 2) Submit an Short Term Rental (STR) registration application (online) 3) Complete the TOT registration (in person or email finance) 4) Must renew registration by January 30, late fees applicable 5) TOT collection is the responsibility of the STR host/operator and is due quarterly: April 30, July 31, October 31, January 31 (signed, dated, and mailed to finance)