

Contra Costa County Short-Term Rental Regulation Questionnaire

		YES	NO	COMMENTS
1.	Require owner occupancy (e.g., hosted rental)?	5	3	
2.	Prohibit rental of Accessory Dwelling Units?	3	5	
3.	Restrict rentals to 90 days per year? More or less?	5	3	
4.	Notification to neighbors with owner information (e.g., require owner to be in close proximity during rental)?	6	2	
5.	Require additional parking?	5	3	
6.	Limit the number of guests?	6	2	
7.	Require a discretionary Land Use Permit for all exceptions (e.g., insufficient parking)?	4	4	
8.	Require a business license?	6	2	
9.	Require performance standards to be met or permit may be revoked?	6	2	
10.	Allow special events at rental?	0	8	
11.	Require a Transient Occupancy Tax on all short-term rentals?	5	3	
12.	Require a ministerial permit to operate?	6	2	
13.	Prohibit all Short Term Rentals?	2	6	

Jill Windpear

Contra Costa County Short-Term Rental Regulation Questionnaire

	YES	NO	COMMENTS
1. Require owner occupancy (e.g., hosted rental)?		N	Owner required to manage the rental, but need not be present.
2. Prohibit rental of Accessory Dwelling Units?		N	Unless prohibited by the local Home Owner/Property Owner Assn CC&R's or other restriction.
3. Restrict rentals to 90 days per year? More or less?	Y		Maximum of a total of 90 non-consecutive days per year. Also restrict the number of short term rentals per year. Ex: 90 one day rentals may be excessive.
4. Notification to neighbors with owner information (e.g., require owner to be in close proximity during rental)?	Y		Require reasonable notification to the immediate neighbors of the property owner's intent to use his/her property for short term rentals, and potentially prior to each short term rental occurring. If owner not occupying the property, then he/she should provide contact information to their neighbors as well.
5. Require additional parking?		N	Parking must be in conformance with local ordinances and local HOA CC&R's.
6. Limit the number of guests?	Y		Reasonable based on number of bedrooms in the property
7. Require a discretionary Land Use Permit for all exceptions (e.g., insufficient parking)?		N	
8. Require a business license?	Y		Short term rentals should be treated as a business, registered as such, revenue be reported and local business tax assessed.
9. Require performance standards to be met or permit may be revoked?	Y		Yes...but needs to be reasonable and uniform through-out Alamo based on intended use, number of guests per property bedroom, compliance with local codes, ordinances and community association rules, parking, nuisance, etc.
10. Allow special events at rental?		N	Restrict to rentals as a residence only.
11. Require a Transient Occupancy Tax on all short-term rentals?	Y		See #8 above
12. Require a ministerial permit to operate?	Y		Subject to basic requirements for intended use of the property See #9 above.
13. Prohibit all Short Term Rentals?		N	Unless prohibited by the local Home Owner/Property Owner Assn CC&R's or other restriction.

SANJIV BHANDARI

11/17/17

Contra Costa County Short-Term Rental Regulation Questionnaire

	YES	NO	COMMENTS
1. Require owner occupancy (e.g., hosted rental)?	☒	☐	THIS SHOULD BE "MUST"
2. Prohibit rental of Accessory Dwelling Units?	☐	☒	
3. Restrict rentals to 90 days per year? More or less?	☒	☐	
4. Notification to neighbors with owner information (e.g., require owner to be in close proximity during rental)?	☒	☐	
5. Require additional parking?	☐	☒	
6. Limit the number of guests?	☐	☒	
7. Require a discretionary Land Use Permit for all exceptions (e.g., insufficient parking)?	☒	☐	
8. Require a business license?	☒	☐	
9. Require performance standards to be met or permit may be revoked?	☒	☐	
10. Allow special events at rental?	☐	☒	
11. Require a Transient Occupancy Tax on all short-term rentals?	☒	☐	TAX SHOULD BE KEPT SEPARATE FOR ENFORCEMENT PURPOSES.
12. Require a ministerial permit to operate?	☒	☐	
13. Prohibit all Short Term Rentals?	☐	☒	

D. Barclay ✓

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	YES	NO	COMMENTS
1. Require owner occupancy (e.g., hosted rental)?		X	At the 11/7 MAC meeting, 7 members of the public commented on the proposed ordinance for short term rentals. Four speakers were opposed to a new county ordinance and three speakers were for short term rental regulation. I personally am opposed to any new ordinance governing the use of a private residence in Alamo.
2. Prohibit rental of Accessory Dwelling Units?		X	
3. Restrict rentals to 90 days per year? More or less?		X	
4. Notification to neighbors with owner information (e.g., require owner to be in close proximity during rental)?		X	
5. Require additional parking?		X	
6. Limit the number of guests?		X	
7. Require a discretionary Land Use Permit for all exceptions (e.g., insufficient parking)?		X	
8. Require a business license?		X	
9. Require performance standards to be met or permit may be revoked?		X	
10. Allow special events at rental?		X	
11. Require a Transient Occupancy Tax on all short-term rentals?		X	
12. Require a ministerial permit to operate?		X	
13. Prohibit all Short Term Rentals?		X	

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2.	Prohibit rental of Accessory Dwelling Units?	YES		
3.	Restrict rentals to 90 days per year? More or less?	YES		
4.	Notification to neighbors with owner information (e.g., require owner to be in close proximity during rental)?	YES		
5.	Require additional parking?	YES		
6.	Limit the number of guests?	YES		
7.	Require a discretionary Land Use Permit for all exceptions (e.g., insufficient parking)?	YES		
8.	Require a business license?	YES		
9.	Require performance standards to be met or permit may be revoked?	YES		
10.	Allow special events at rental?		NO	
11.	Require a Transient Occupancy Tax on all short-term rentals?		NO	
12.	Require a ministerial permit to operate?	YES		
13.	Prohibit all Short Term Rentals?	YES		This is a difficult issue but I find myself sympathizing with neighbors who did not buy property in a neighborhood where "bed and breakfast" type businesses were originally contemplated. We have zoning ordinances that designate areas for that type of business in place for a reason – so that we all know what to expect of our neighbors property uses.