

Contra Costa County Short-Term Rental Regulation Questionnaire

	YES	NO	COMMENTS
1. Require owner occupancy (e.g., hosted rental)?			No - unreasonable
2. Prohibit rental of Accessory Dwelling Units?			Marylee concerned that ADUs are being used to address housing shortage
3. Restrict rentals to 90 days per year? More or less?			Marylee - takes away from housing (shortage). also hotel (shortage) - business
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?			Marylee - 2 ppl per bedroom
7. Require a discretionary Land Use Permit for all exceptions (e.g., insufficient parking)?			* need clarification from DCP
8. Require a business license?			Yes - to be placed on all ads for rental
9. Require performance standards to be met or permit may be revoked?			Yes
10. Allow special events at rental?			No, depends on event
11. Require a Transient Occupancy Tax on all short-term rentals?			all hotels pay - yes
12. Require a ministerial permit to operate?			* need clarification
13. Prohibit all Short Term Rentals?			No

Mary Lee Mortuary

renters cannot rent out house

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	YES	NO	COMMENTS
1. Require owner occupancy (e.g., hosted rental)?	X		
2. Prohibit rental of Accessory Dwelling Units?	X		
3. Restrict rentals to 90 days per year? More or less?	Less		
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	No more than 2/ bedroom → definition
8. Require a business license?	X		Must be listed in any ads.
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?			→ definition
13. Prohibit all Short Term Rentals?	X		fewer than 30 consecutive days

14. owner must provide notification of primary residence - i.e. utilities, property tax exemption, etc.

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	YES	NO	COMMENTS
1. Require owner occupancy (e.g., hosted rental)?		x	Many rentals are entire homes and never occupied by the owner.
2. Prohibit rental of Accessory Dwelling Units?		x	Should zoning be used to control this?
3. Restrict rentals to 90 days per year? More or less?		x	I would support a limit of 6 months, but many Band B rentals are used virtually every week for short term visitor rentals. 2 – 3 days per week seems reasonable.
4. Notification to neighbors with owner information (e.g., require owner to be in close proximity during rental)?	x		Renter owner should be available to contact at all times the rental is in use by a tenant.
5. Require additional parking?	x		
6. Limit the number of guests?	x		Limit should be based on how many the property can support (nr of beds or bedrooms) just like any hotel type listing.
7. Require a discretionary Land Use Permit for all exceptions (e.g., insufficient parking)?		x	Do not allow exceptions
8. Require a business license?	x		A business license is useful as a means to identify renters and enforce performance standards.
9. Require performance standards to be met or permit may be revoked?	x		Violations can be used to determine if the license to rent should be revoked.
10. Allow special events at rental?	x		Subject to limitations imposed above
11. Require a Transient Occupancy Tax on all short-term rentals?		x	I don't see how this helps improve the neighborhood experience of having a rental.
12. Require a ministerial permit to operate?		x	This sounds meaningless to me
13. Prohibit all Short Term Rentals?		x	These rentals fill a need and provide a cost effective alternative to hotel rooms.

Question	Answer	Comment
Require owner occupancy	No	Seems unnecessary if other rules are applies
Prohibit rental of Accessory Dwelling Units	Yes	If units meet livability requirements
Restrict rentals to 90 days per year	No	Seems unnecessary. Perhaps limit rentals to one group for more than two weeks
Notification to neighbors	No	Not sure this really does anything unless neighbors can have a voice.
Require additional parking	Yes	Community shouldn't be burdened with a parking problem
Limit the number of guests	Yes	To a reasonable degree
Require a discretionary land use permit	Not sure what that means	
Require a business license	Yes	No different than a hotel
Require performance standards to be met	Yes	Some enforcement tools will be needed to ensure compliance
Allow special events	No	Rental homes should not be used as event venues.
Require a transient occupancy tax	Yes	Same as hotels
Require a ministerial permit to operate	Not sure what that means	
Prohibit short term rentals	No	Seems unnecessary if other rules are followed.