

Contra Costa County Short-Term Rental Regulation Questionnaire

		YES	NO	COMMENTS
1.	Require owner occupancy (e.g., hosted rental)?		X	No objection, provided that negative impact concerns addressed below are mitigated.
2.	Prohibit rental of Accessory Dwelling Units?		X	No objection, provided that negative impact concerns addressed below are mitigated. Discovery Bay has very few accessory dwelling units.
3.	Restrict rentals to 90 days per year? More or less?	X		Short-term rentals cause negative impacts to neighbors that include large party crowds, loud music, drunken arguments, vandalism, trash, increased traffic, reduced parking, and watersport congestion/hazards. Surrounding property owners need a break from these negative impacts by reducing the number of rental days per year.
4.	Notification to neighbors with owner information (e.g., require owner to be in close proximity during rental)?	X		Neighbors should be able to contact owners directly for an immediate response to a nonemergency issue. This is preferential to neighbors contacting the renters directly or waiting for a delayed police response. Neighbors would be able to provide owner contact info directly to police if needed.
5.	Require additional parking?			Parking should be limited to no more than one vehicle per bedroom.
6.	Limit the number of guests?	X		All overnight guests should be named on the rental agreement. Visitors not on the rental agreement should be kept to a limit to avoid large party attendees.
7.	Require a discretionary Land Use Permit for all exceptions (e.g., insufficient parking)?	X		Exceptions should be considered on a case by case basis. Prior complaints should also be taken into consideration when evaluating exceptions.
8.	Require a business license?	X		The property owner is engaged in a business and should be charged for a business license the same as any other business. This system will also identify owners of short-term rentals.
9.	Require performance standards to be met or permit may be revoked?	X		Short-term property rentals that generate frequent complaints and/or fail to adhere to reasonable performance standards should have permits revoked/denied.
10.	Allow special events at rental?		X	Special events increase the likelihood and degree of negative impacts, which are further exacerbated with short-term rentals on the waterfront.
11.	Require a Transient Occupancy Tax on all short-term rentals?	X		The Transient Occupancy Tax is a method for generating revenue in exchange for the negative impacts short-term rentals generate. A portion of this revenue should be directly spent in the communities suffering these impacts.
12.	Require a ministerial permit to operate?			We have no preference on this question.
13.	Prohibit all Short Term Rentals?	Depends		If the negative impacts caused by short-term rentals are not mitigated, taxed and licensed as described above, then short-term rentals should be prohibited.