

Comparison of Short-term Rental Regulations

Jurisdiction	Type of Permit	Hearing Body	Notice to Neighbors	Residency Requirement	Inspection	Management	Occupancy Limits	Parking	Noise	Business License/ TOT	Permit Revocation/ Penalties
St. Helena (Napa County)	Discretionary; max. 25 active permits. \$1075 application fee	Director; PC review if ≥30% neighbors oppose notice, or if owner isn't a natural person.	300 ft. radius prior to action on permit, and annually after permit granted	Only property owner may apply; single-family homes only.	Annual inspection by FD	Manager who can respond within 30 min.	2x the # of bedrooms plus 2 people	Must provide 2 spaces on-site; no street parking allowed overnight.	Quiet hours 10 p.m.- 7 a.m.	Yes/Yes	Permit valid for 2 yrs; may be revoked by Director if the owner violates Ordinance or conditions.
Petaluma (Sonoma County) ¹	Ministerial; \$300 initial fee, \$100 renewal fee	Director	100 ft. radius AFTER approval	Non-hosted rentals capped at 90 days/yr	No; applicant self-certifies health & safety status	Manager who can respond with 1 hr.	2x the # of bedrooms plus 2 people	Must meet min. standard of district or apply for CUP	Must comply with adopted noise standards	Yes/Yes	May not be renewed if TOT is outstanding, neighbor complaints, etc.
County of Santa Cruz	Discretionary	Director; may refer to PC	Prior to action on permit	None	No; plans must show code compliance.	Manager who lives within 30 mi.	2x the # of bedrooms plus 2 people; 2x max for daytime gatherings	Renter's cars must be parked on-site except for 2 cars allowed on-street	Must comply with adopted noise standards; notice must be posted in unit	Yes/Yes	Conflict resolution acceptance is required. Handled by County mediation center.
San Francisco ²	Ministerial; \$50 fee. 1 permit per permanent resident. Proof of insurance req'd.	Planning Dept. staff	-	Permanent resident (natural person, owner or lessee). Primary residence only. Non-hosted rentals capped at 90 days/yr	-	Yes; permanent resident or other designated contact.	-	-	-	Yes/ Yes; collected by hosting platform	Permit valid for 2 yrs; code violations cause for revocation. Penalties may apply.

¹ Currently in public hearing process; subject to change.
² San Francisco ordinance may undergo further review and revisions due to difficulties in implementation.

G.1.6.