



Property-Related Regulations, “Good Neighbor Policies” Regarding All Residential Dwellings

Safety Information

In case of emergency, call 9-1-1

Police non-emergency number: 619-531-2000 or 858-484-3154

Trash and Recycling Collection

Trash

Trash containers cannot be placed out for collection on the street, curb or sidewalks before 6 p.m. the day before a regular collection day; or be left out after 6 p.m. on a regular collection day, except for within the Central Traffic District area, where the containers cannot be placed out before 6 a.m. on a regular collection day; or left out after 10 a.m. of that same day; or one hour after collection on that same block, whichever is later. See San Diego Municipal Code, Chapter 6, Article 6, Division 1. To determine the regular collection day for your address, if you receive City refuse collection service, go to: https://getitdone.force.com/ESD_TrashCollectionSchedule. General information regarding City refuse collection services and eligibility criteria can be found at: www.sandiego.gov/environmental-services/collection/general.

Recycling

Recyclables, as defined, are required by law to be placed into an approved recycling container. See San Diego Municipal Code, Chapter 6, Article 6, Division 7. To determine what materials are recyclable, go to: www.sandiego.gov/sites/default/files/what-goes-where.pdf. Recycling containers should be placed out for collection on the street, curb or sidewalks at the same time as the trash containers, in accordance with the biweekly recyclables collection schedule. To determine the regular collection day for your address, if you receive City recycling collection service, go to: https://getitdone.force.com/ESD_TrashCollectionSchedule. General information regarding City recycling collection services and eligibility can be found at: www.sandiego.gov/environmental-services/recycling/residential/curbside.

Noise

Noise which is disturbing, excessive or offensive, which causes discomfort or annoyance to any reasonable person of normal sensitiveness residing in the area, is illegal. See San Diego Municipal Code section 59.5.0501. In addition, specific decibel limits ranging from 50 decibels to 60 decibels apply within residential areas, depending on the type of residential area and the time of day. See San Diego Municipal Code, Chapter 5, Article 5, Division 4. Noise and emergency issues should be reported to the San Diego Police Department: www.sandiego.gov/police.



Parking

Residents and guests should adhere to all posted parking regulations and engage good neighbor practices regarding parking. Vehicles should be parked in approved carports, garages and driveways, and should not block sidewalks. Vehicles should not block a neighbor’s driveway. Parking regulations in the City of San Diego vary based on factors such as the parking zone and signage. See San Diego Municipal Code, Chapter 8, Article 6, Division 1; the California Vehicle Code; and www.sandiego.gov/sites/default/files/legacy/economic-development/pdf/park101.pdf.

Occupancy

The occupancy of a residential unit is governed by various state laws, such as the California Housing Code, which requires that dwelling units have at least one room that shall have not less than 120 square feet of floor area, other habitable rooms have at least 70 square feet and in areas used for sleeping, that floor area shall be increased at rate of 50 square feet for each occupant in excess of two. See Uniform Housing Code, section 503.2. Other state regulations, such as the California Building Code or Fire Code may also result in occupancy limits.

Additional Regulations Regarding the Rental of Residential Units

Transient Occupancy Taxes

Anyone renting out a property or a portion of a property for occupancy for dwelling, lodging, or sleeping purposes for less than one month must register for a Transient Occupancy Registration Certificate within thirty days of commencing business and collect and remit Transient Occupancy Tax in accordance with San Diego Municipal Code, Chapter 3, Article 5, Division 1. General information regarding Transient Occupancy Taxes can be found at: www.sandiego.gov/treasurer/taxesfees/tot.

Rental Unit Business Taxes

The payment of Rental Unit Business Taxes is required when a residence, or a portion thereof, is rented for more than six days per calendar year. See San Diego Municipal Code, Chapter 3, Article 1, Division 3. General information regarding the Rental Unit Business Tax can be found at: www.sandiego.gov/treasurer/taxesfees/btax.

Information Regarding Code Enforcement Complaints

Information regarding the City of San Diego’s Code Enforcement Division can be found at: www.sandiego.gov/ced/report. In addition, complaints regarding property-related complaints may be filed with the City of San Diego Code Enforcement Division at: www.sandiego.gov/ced/report/investigation.

Please note: The City of San Diego does not enforce agreements between private parties, such as may be set forth in Covenants, Conditions and Restrictions (CC&Rs) commonly entered into among parties in homeowners’ associations. These agreements may contain terms regarding parking, noise, etc. that are more restrictive than those set forth above.

Other Useful Links

San Diego Municipal Code: www.sandiego.gov//city-clerk/officialdocs/legisdocs/muni

California Vehicle Code:

<https://leginfo.legislature.ca.gov/faces/codesTOCSelected.xhtml?tocCode=VEH&tocTitle=+Vehicle+Code+-+VEH>

