



PROPOSED FRAMEWORK: SHORT TERM RESIDENTIAL OCCUPANCY

The City of San Diego is proposing to regulate short term residential occupancy (STRO) for home shares, whole homes and hosting platforms. STRO is less than one month.

Home share is the use of a room(s) in a host's primary residence when the host resides on the premises during a guest's stay for STRO. Whole home is the use of an entire home for STRO when the host does not reside on the premises during a guest's stay.

An annual license is required for whole home (a maximum of two) and home shares over five bedrooms. Home sharing under five bedrooms is unlimited and does not require a license but does require registration. The STRO of a dwelling unit with five or more bedrooms requires a license AND a Neighborhood Use Permit for home share and whole home.

Hosts must comply with the ordinance or be subject to enforcement. A "Three Strikes" enforcement program may include notices of violation, administrative citations and revocation of licenses with dedicated Code Enforcement officers. Regulations for hosting platforms are also proposed.

Bed and Breakfast and Boarder Lodging uses would be removed from the San Diego Municipal Code (SDMC). The regulations are expected to be heard at City Council on July 16, 2018.

REGULATION	PRIMARY RESIDENCE	SECONDARY RESIDENCE (WHOLE HOME ONLY)
Home Share (Host on premises during STRO)	Allowed up to 365 days per year, registration required	Home share not allowed
Whole Home (Host not on premises during STRO) Maximum of two licenses per host	Up to, but not more than, six months per year	Allowed 365 days per year
Exclusions	Within Mission Beach, there are no limits on the number of licenses	Within Mission Beach, there are no limits on the number of licenses
Good Neighbor Policy ¹ including local contact ² for immediate (within 1 hour) response to complaints	Must be posted on the premises for any STRO	Must be posted on the premises for any STRO

¹ Includes rules for trash and recycling, safety info, noise limits and violations and maximum number of bedrooms and occupants.

² Local Contact must be available to respond in person or by telephone to address, actively discourage and prevent any nuisance activity at the rental, including excessive noise, disorderly conduct, overcrowding and excessive accumulation of refuse.



REGULATION	PRIMARY RESIDENCE	SECONDARY RESIDENCE (WHOLE HOME ONLY)
Minimum Stay for Whole Home only	3 nights within the Coastal Overlay Zone and Downtown Community only	3 nights within the Coastal Overlay Zone and Downtown Community only
Neighborhood Use Permit	Whole Home: Required for 5 or more bedrooms Home Share: Required for 5 or more bedrooms	Whole Home: Required for 5 or more bedrooms
Transient Occupancy Tax (TOT) Certificate Posting	Whole Home: Must be posted on the premises and all advertisements Home Share: Must be posted on the premises and all advertisements if a license is required	Whole Home: Must be posted on the premises and all advertisements
Ongoing violations of the proposed STRO regulations	STRO License subject to revocation	STRO License subject to revocation
Affordable Housing Impact Fee	Whole Home: Required Home Share: Required	Whole Home: Required
Rental Unit Business Tax Certificate Required	Any STRO of more than six days	Any STRO of more than six days
Companion or Junior Unit	Not allowed for STRO per 141.0302(d)	Not allowed for STRO per 141.0302(d)