

ORDINANCE NO. _____

AN ORDINANCE OF THE BOARD OF SUPERVISORS OF THE COUNTY OF SANTA CRUZ AMENDING SANTA CRUZ COUNTY USE CHARTS 13.10.312, 13.10.322, 13.10.332, 13.10.352, 13.10.362, 13.10.372 AND SECTIONS 13.10.689, 13.10.690, 13.10.694, 13.10.700 TO REPEAL THE HOSTED RENTAL AND VACATION RENTAL ORDINANCES AND ADOPT THE SHORT-TERM RENTAL ORDINANCE

WHEREAS, the Santa Cruz County Code is periodically amended to correct inconsistencies, improve clarity, accuracy, and overall effectiveness of the Code; and

WHEREAS, the County of Santa Cruz (the “County”) last updated its Hosted Rental and Vacation Rental Ordinances in 2020; and

WHEREAS, the Planning Commission held a public hearing on May 14, 2025, to consider an ordinance to amend Santa Cruz County Code Use Charts 13.10.312, 13.10.322, 13.10.332, 13.10.352, 13.10.362, 13.10.372 and Sections 13.10.689, 13.10.690, 13.10.694, 13.10.700 to repeal the Hosted Rental and Vacation Rental Ordinances and implement the Short-Term Rental Ordinance; and

WHEREAS, the Board of Supervisors held a public hearing on _____, 2025, to consider public input on the proposed ordinance to amend Santa Cruz County Code Use Charts 13.10.312, 13.10.322, 13.10.332, 13.10.352, 13.10.362, 13.10.372 and Sections 13.10.689, 13.10.690, 13.10.694, 13.10.700 to repeal the Hosted Rental and Vacation Rental Ordinances and implement the Short-Term Rental Ordinance; and

NOW, THEREFORE, the Board of Supervisors of the County of Santa Cruz hereby ordains as follows:

SECTION I

SCCC 13.10 Use Chart 13.10.312, 13.10.322, 13.10.332, 13.10.352, 13.10.362, 13.10.372) of the Santa Cruz County Code is hereby amended to read as follows:

Where permitted in the SCCC 13.10 Use Charts, the permitting level for hosted rentals will change from ZC^A (Zoning Clearance) to Minor Use Permit (MUP^A).

KEY:

P	Permitted by right: Use is allowed without a use permit.
ZC	Zoning Clearance: Ministerial review for conformance with Zoning Ordinance, no use permit required.
MUP	Minor Use Permit: Discretionary permit, no public notice.
AUP	Administrative Use Permit: Discretionary permit with public notice.

CUP	Conditional Use Permit: Discretionary permit with public notice and a public hearing. Hearing is before the Zoning Administrator except where the Planning Commission (PC) is specified.
A	Use must be ancillary or complementary to another allowed use. A primary allowed use must first be in place or must be proposed concurrently on a site to allow an ancillary or complementary use.
NA	Use not allowed in this zone district.

The “Visitor Accommodations” portion of Table 13.10.312-1 in Section 13.10.312 of the Santa Cruz County Code is hereby amended to read:

USE	PERMIT REQUIRED BY ZONE		REFERENCES AND NOTES
	CA	A	
Visitor Accommodations			
Hosted rental	MUP ^A	MUP ^A	Hosted rental permit required per SCCC 13.10.694.
New hosted rental in parcels with ADUs or JADUs	AUP ^A	AUP ^A	Hosted rental permit required per SCCC 13.10.694.
Non-hosted rentals, new, with 3 or fewer bedrooms and all non-hosted rental renewals	AUP ^A	AUP ^A	Non-hosted rental permit required per SCCC 13.10.694 .
Non-hosted, new, with 4 or more bedrooms	CUP ^A	CUP ^A	

SECTION II

The “Residential Units – Commercial Uses (Ancillary to Residential Use)” portion of Table 13.10.322-1 in Section 13.10.322 of the Santa Cruz County Code is hereby amended to read:

USE	PERMIT REQUIRED BY ZONE						REFERENCES AND NOTES
	RA/SU	RR	R-1	RB	RM	RF	
Residential Units – Commercial Uses (Ancillary to Residential Use)							
Hosted rentals	MUP ^A	MUP ^A	MUP ^A	MUP ^A	MUP ^A	MUP ^A	Hosted rental permit required per SCCC 13.10.694.
New hosted	AUP ^A	AUP ^A	AUP ^A	AUP ^A	AUP ^A	AUP ^A	Hosted rental permit required

rental in parcels with ADUs or JADUs							per SCCC 13.10.694.
Non-Hosted Rentals	AUP ^A / CUP ^A	AUP ^A / CUP ^A	AUP ^A / CUP ^A	AUP ^A / CUP ^A	AUP ^A / CUP ^A	AUP ^A / CUP ^A	AUP for new non-hosted rentals with 3 or fewer bedrooms. CUP for new rentals with 4 or more bedrooms. AUP for renewals. Non-hosted rental permit required per SCCC 13.10.694.

SECTION III

The “Residential Units – Commercial Uses (Ancillary to Residential Use)” portion of Table 13.10.332-1 in Section 13.10.332 of the Santa Cruz County Code is hereby amended to read:

USE	USE PERMIT REQUIRED BY ZONE							REFERENCES AND NOTES
	C-1	C-2	VA	CT	PA	C-3	C-4	
Residential Units – Commercial Uses (Ancillary to Residential Use)								
Hosted Rentals	MUP ^A	MUP ^A	NA	NA	MUP ^A	NA	NA	Hosted rental permit required; non-hosted rentals are not allowed per SCCC 13.10.694.
New hosted rental in parcels with ADUs or JADUs	AUP ^A	AUP ^A	NA	NA	AUP ^A	NA	NA	Hosted rental permit required per SCCC 13.10.694.

SECTION IV

The “Residential Units – Commercial Uses (Ancillary to Residential Use)” portion of Table 13.10.352-1 in Section 13.10.352 of the Santa Cruz County Code is hereby amended to read:

USE	PERMIT REQUIRED	REFERENCES AND NOTES
Residential Units – Commercial Uses (Ancillary to Residential Use)		
Hosted rentals	MUP ^A	Hosted rental permit required per SCCC 13.10.694.
New hosted rental in parcels with ADUs or JADUs	AUP ^A	Hosted rental permit required per SCCC 13.10.694.
Non-Hosted rentals	AUP ^A / CUP ^A	AUP for new rentals with 3 or fewer bedrooms. CUP for new rentals with 4 bedrooms or more. AUP for all non-hosted permit renewals. Non-hosted permit required per SCCC 13.10.694.

SECTION V

The “Residential Units – Commercial Uses (Ancillary to Residential Use)” portion of Table 13.10.362-1 in Section 13.10.362 of the Santa Cruz County Code is hereby amended to read:

USE	PERMIT REQUIRED	REFERENCES AND NOTES
Residential Units – Commercial Uses (ancillary to residential use)		
Hosted rentals	MUP ^A	Hosted rental permit required; non-hosted rentals are not allowed per SCCC 13.10.694
New hosted rental in parcels with ADUs or JADUs	AUP ^A	Hosted rental permit required per SCCC 13.10.694.

SECTION VI

The “Residential Units – Commercial Uses (Ancillary to Residential Use)” portion of Table 13.10.372-1 in Section 13.10.372 of the Santa Cruz County Code is hereby amended to read:

USE	PERMIT REQUIRED	REFERENCES AND NOTES
Residential Units – Commercial Uses (ancillary to residential use)		

Hosted rentals	MUP ^A	Hosted rental permit required per SCCC 13.10.694.
New hosted rental in parcels with ADUs or JADUs	AUP ^A	Hosted rental permit required per SCCC 13.10.694.
Non-hosted rentals	AUP ^A / CUP ^A	AUP for new rentals with 3 or fewer bedrooms. CUP for new rentals with 4 bedrooms or more. AUP for all non-hosted permit renewals. Non-hosted permit required per SCCC 13.10.694.

SECTION VII

Section 13.10.689 of the Santa Cruz County Code is hereby amended to read as follows:

13.10.689 (B)(1) “Commercial visitor accommodations” means commercial visitor serving facilities for short-term (less than 30 days) overnight use. Commercial visitor accommodations do not include agricultural farmstays (see SCCC [13.10.641](#)) or short-term residential rentals (see SCCC [13.10.694](#)).

SECTION VIII

Section 13.10.690 of the Santa Cruz County Code is hereby repealed in its entirety.

SECTION IX

Section 13.10.694 of the Santa Cruz County Code is hereby repealed in its entirety and replaced to read as follows:

13.10.694 – Short-Term Rentals

(A) Purpose. The purpose of this section is to establish regulations applicable to the short-term rental of residential dwelling units or bedrooms in a residential dwelling unit for periods of not more than 30 days at a time. These regulations are in addition to all other provisions of this title. This section does not apply to Pajaro Dunes, where short-term rentals are governed by an existing development permit.

(B) Applicability. Short-term rentals are allowed in zone districts as specified in the Use Charts contained in SCCC 13.10.

(1) Habitable and non-habitable accessory structures, accessory dwelling units (ADUs), legally restricted affordable housing units, balconies, porches, and sheds shall not be used for short-term rental. Recreational vehicles shall only be used for short-term commercial lodging on parcels appropriately zoned and permitted for such uses and are not allowable for short-term rental use. Short-term rentals may

be allowed in properties with ADUs or Junior Accessory Dwelling Units (JADUs) pursuant to SCCC 13.10.694(D)(7)(c)(i).

- (2) Short-term rentals are prohibited within all multifamily dwellings of four units or more and urban lot splits, as regulated by SCCC 13.10.328.
- (3) Notwithstanding other provisions of this section, an existing short-term rental permit shall not be revoked due to additional requirements contained in this section adopted after the ordinance implementing changes to this section takes effect, as long as ownership of the parcel does not change. This exception extends to renewal applications for permits existing at the time changes to this section take effect, except as provided in SCCC 13.10.694(D)(4).

(C) Definitions. For the purposes of this section, the following words and phrases shall be defined as set forth in this section. In the event of any conflict between the definitions in this section and definitions of the same or similar terms in SCCC 13.10.700, the definitions herein shall prevail.

- (1) “Block” means the properties abutting both sides of a street extending from one intersecting street to another or to the terminus of the street, as indicated on the official Block Map (adopted by the Board of Supervisors on August 18, 2020). In the DASDA, “blocks” shall apply only in the town of Davenport, extending to all the R-1 zoned parcels along San Vincente Street, in New Town on Cement Plant Road, Adeline, and 1st, 2nd, and 3rd Streets, and on Davenport Landing.
- (2) “Davenport/Swanton designated area” or “DASDA” means that portion of the North Coast Planning Area bounded on the south by Riverside Avenue and San Vincente Street in the unincorporated town of Davenport, and extending north along Highway 1 to include the areas of New Town and Davenport Landing south of Highway 1, and bounded on the north by the intersection of Swanton Road and Highway 1, and including all parcels within one-quarter mile of Swanton Road, but excluding any parcels that abut Last Chance Road, as depicted in Figure DASDA, attached to the ordinance codified in this section.
- (3) “Director” means the Director of the Community Development and Infrastructure Department, or their designee.
- (4) “Department” means the Community Development and Infrastructure Department.

- (5) “Hosted rental” means a legal dwelling unit with two or more bedrooms, where a long-term resident acting as host occupies one or more bedrooms in a dwelling unit, while no more than three legal bedrooms are rented for the purpose of overnight lodging for a period of no more than 30 days.

For the purposes of these regulations the following are not considered to be hosted rentals: (1) ongoing month-to-month tenancy granted to the same tenant for the same space, (2) permitted non-hosted rentals in which the entire home is rented while no host is present, and (3) short-term rentals within a home, which meet the requirements of bed and breakfast inns per SCCC [13.10.691](#) and are permitted as such.

- (6) “Hosting platform” means a marketplace in whatever form or format facilitating short-term rental activity through advertising, matchmaking, or any other means, using any medium of facilitation, and from which the operator of the hosting platform derives revenues, directly or indirectly, including fees for booking transactions or advertising revenues from providing or maintaining the marketplace.
- (7) “Live Oak designated area” or “LODA” means the Yacht Harbor Special Community (as described in the General Plan—Local Coastal Program and depicted on the General Plan—Local Coastal Program map) and that portion of Live Oak that lies east and south of East Cliff Drive and Portola Drive from the intersection of 9th Avenue and East Cliff Drive to the intersection of Portola Drive and 41st Avenue, as depicted in Figure LODA, attached to the ordinance codified in this section.
- (8) “Non-hosted rental” means a legal dwelling unit where the owner/operator/local property manager/agent does not occupy the dwelling unit while it is rented, only the guests thereof occupy the dwelling unit while it is rented, and the dwelling unit is rented for the purpose of overnight lodging for a period of not more than 30 days.

Where there is more than one dwelling on a property as part of a legal dwelling group, not more than one dwelling part of the dwelling group can be permitted as a non-hosted rental and the owner/operator/contact person/agent may live in a dwelling that is not used as a non-hosted rental. For the purposes of these regulations, the following are not considered to be non-hosted rentals: (1) ongoing month-to-month tenancy granted to the same renter for the same unit, (2) a house exchange for which there is no payment, (3) renting of individual rooms in a dwelling unit while the primary occupant remains on site, or (4) permitted hosted rentals.

- (9) “Sea Cliff/Aptos/La Selva designated area” or “SALSDA” means that portion of the Aptos Planning Area bounded on the west by the Capitola city limit, on the north by Highway 1, and on the east and southeast by Bonita Drive, San Andreas Road, the Urban Services Line from San Andreas Road to Monterey Bay, and the community of La Selva Beach, as depicted in Figure SALSDA, attached to the ordinance codified in this section.

The following areas and streets shall be excluded from the “SALSDA” and short-term rentals in this area will not be limited by, or count toward, SALSDA caps or block density limits: Pot Belly Beach Road; Las Olas Drive; those residentially zoned parcels in the Rio Del Mar flats consisting of parcels fronting on Stephen Road, Marina Avenue, and Venetian Road between its intersection with the Esplanade and Aptos Beach Drive to its intersection with Lake Court and Stephen Road; those parcels fronting on or gaining access from Cliff Court or fronting on or gaining access from Rio Del Mar Boulevard between its intersection with Aptos Beach Drive and Beach Drive to its intersection with Kingsbury Drive, Cliff Drive, and Beach Villa Lane; Beach Drive; and Via Gaviota.

- (10) “Short-term rental” includes a hosted rental or a non-hosted rental, or both.

(D) Short-Term Rental Program Operation.

(1) Short-Term Rental Permits.

- (a) Every short-term rental property shall hold both a valid short-term rental permit and a Transient Occupancy Tax registration certificate. Both must remain valid for the duration of the operation of the short-term rental.
- (b) Short-term rental permits shall remain valid for a period of five years at a time, beginning on the effective date of issuance of the permit.
- (c) Approval of a short-term rental permit does not legalize any non-permitted use or structure.
- (d) Short-term rental permits are issued to property owners for a specific property and are not transferable between owners or properties.
- (e) Transfer of property with current short-term rental permit. When a property transfer triggers reassessment pursuant to the California Revenue and Taxation Code Section [60](#) et seq., as determined by the Assessor, the short-term rental permit associated with the property shall expire and shall become nonrenewable at the time of property transfer. Any future use of the subject property as a short-term rental shall require

approval of an application for a new short-term rental permit rather than a renewal application.

- (f) Short-term rental permits are subject to revocation as provided for in SCCC [18.10.136](#), and subject to the violation provisions of SCCC 13.10.694(E)(12).

(2) Short-Term Rental Registry. The Department shall keep a current registry of all valid short-term rental permits.

(3) STR Hotline. The County will utilize a short-term rental (STR) hotline applicable to all short-term rental properties:

- (a) Purpose of Hotline: The STR hotline will serve as a centralized resource for receiving and addressing complaints or inquiries related to properties permitted for short-term rental use, ensuring timely responses to neighborhood concerns and regulatory compliance.
- (b) Hotline Signage: Each short-term rental property must display a sign that includes the County's STR hotline number. The sign shall be placed on the subject property so as to be clearly seen and readily readable from each right-of-way providing primary vehicle access to the subject property. Signs shall be located so as to not interfere with vehicular line of sight and must conform to County-established specifications for size and format.
- (c) Cost Allocation: Costs associated with the establishment, operation, and maintenance of the STR hotline shall be distributed among permit holders as part of the permit fees. These fees will be periodically reviewed and adjusted as necessary by the Board of Supervisors to reflect actual County expenses to operate the STR hotline.

(4) Short-Term Rentals. Concentrations, Caps, and Short-Term Rental Waiting Lists.

- (a) Designated Area Caps. In the Live Oak Designated Area ("LODA"), the Seacliff/Aptos/La Selva Designated Area ("SALSDA"), or the Davenport/Swanton Designated Area ("DASDA"), as defined in SCCC 13.10.694(C), a maximum number of short-term rental permits may be issued as established herein, excluding those parcels in the Mobile Home Park Combining District.

Within the LODA, no more than 262 non-hosted rental permits shall be issued, and no more than 18 hosted rental permits shall be issued, for a total of 280 short-term rentals in the LODA. Within the SALSDA, no more than 119 non-hosted rental permits shall be issued, and no more than 45 hosted rental permits shall be issued, for a total of 164 short-

term rentals in the SALSDA. Within the DASDA, no more than three non-hosted rental permits shall be issued, and no more than four hosted rental permits shall be issued, for a total of seven short-term rentals in the DASDA.

Effective January 1, 2026, if unused permits are available in designated areas, the total number of non-hosted rental permits in each Designated Area shall be reduced by up to 10 permits per year over a five-year period. No existing permit holder shall lose their permit or ability to renew it consistent with the provisions of SCCC 13.10.694(B)(3).

- (b) Designated Area Block Density Limits. In the LODA, the SALSDA, or the DASDA, as defined in SCCC 13.10.694(C), no new short-term rental shall be approved if its approval would result in a block density greater than 20 percent, when counting parcels on the same block with short-term rentals of the total parcels on that block that allow residential use. In these cases, the applicant may choose to be placed on the short-term rental waiting list until such time that their application for a short-term rental will not cause the block density to exceed 20 percent. Regardless of the block density limit, short-term rental permit renewals for existing non-hosted rentals may still be granted.

- (i) A Designated Area Block Map adopted by resolution of the Board of Supervisors shall assign parcels to blocks to determine block capacity for future short-term rental permits within each Designated Area. In the count of parcels that allow residential use in each of the Designated Areas, parcels in the Mobile Home Park Combining Zone District shall be excluded.

- (ii) Designated Area Block Map Adjustment. Several areas throughout the County, especially in the LODA and SALSDA, are comprised of incongruous, or atypically shaped, “blocks.” The Designated Area Block Map is intended to clarify that parcels are permanently assigned to a block in the most organized fashion possible; however, adjustment of blocks may be warranted in certain circumstances. In conjunction with applying for a short-term rental permit, an applicant may apply for a Designated Area Block Map Adjustment.

- (iii) Designated Area Block Map Adjustment Application. Application to amend the Designated Area Block Map or “Block Map” shall be approved by the Planning Commission. The application shall be accompanied by a written description of the proposed amendment, a map showing the proposed amendment, the reasons for the request, and by any supporting

information as may be available and appropriate or as may be requested by the Director to process the application.

(iv) Fees. Applications for Designated Area Block Adjustment shall be processed in accordance with the Unified Fee Schedule adopted by the Board of Supervisors.

(v) A Block Map Adjustment may be approved based on the following finding:

Adjustment of the Block Map is warranted because the block in question is incongruous and such adjustment of the Block Map will not result in an overconcentration (20 percent or more) of parcels with short-term rentals on the assigned block.

Notwithstanding the 20 percent block maximums, each block in the LODA, the SALSDA, or the DASDA, excluding parcels in the Mobile Home Park Combining District, may have at least one parcel with a short-term rental, if the applicable short-term rental regulations otherwise allow for issuance of a short-term rental permit (i.e., the overall Designated Area limits on numbers of short-term rentals are not exceeded).

(c) Short-Term Rental Caps Outside of Designated Areas.

(i) Non-Hosted Rental Caps Outside the Designated Areas. No more than 270 non-hosted rental permits shall be issued outside of the Designated Areas. If permits issued to existing non-hosted rentals equals or exceeds 270, no permits shall be issued to new non-hosted rentals until the total number of active non-hosted rental permits outside the Designated Areas falls below 270 through attrition.

(ii) Hosted Rental Caps Outside the Designated Areas. No more than 185 hosted rental permits shall be issued outside of the Designated Areas. If permits issued to existing hosted rentals equals or exceeds 185, no permits shall be issued to new hosted rentals until the total number of active hosted rental permits outside the Designated Areas falls below 185 through attrition.

(d) Limitation on Proximity of Non-Hosted Rentals. A permit for a new short-term rental permit will not be issued if it results in a parcel being adjacent to two or more parcels with short-term rental permits. For the purposes of this provision, adjacent shall mean a shared parcel line or two parcels that would share a parcel line if the road or alley between them were removed. In these cases, the applicant may choose to be placed on the short-term rental waiting list until such time that their application for a short-term rental will not result in such a configuration. An existing short-term rental which is in good standing

with the County as of the effective date of this ordinance shall not be denied renewal of their short-term rental permit solely on this basis.

- (e) Limitation on Multiple Short-Term Rental Permits Per Person. No one person or entity shall be issued more than one short-term rental permit, either for a hosted rental or a non-hosted rental. When a short-term rental permit is due for renewal for an applicant who has been previously issued more than one short-term rental permit, the applicant shall choose one short-term rental permit to renew, and the remaining rental permit(s) shall be revoked and operation as a short-term rental ceased.
- (f) Limitation on Multiple Short-Term Rental Permits Per Parcel. A single parcel may be issued only one short-term rental permit. When a short-term rental permit is renewed on a property with more than one short-term rental, the applicant shall choose one short-term rental to renew, and the remaining rental permit(s) shall be revoked and operation as a short-term rental ceased.
- (g) Short-Term Rental Permit Waiting List. The Department shall maintain a short-term rental waiting list or “waiting list” if the number of short-term rental permits is at or exceeds the limits and caps established under this section. Prospective applicants shall submit requests via a Short-Term Rental Waiting List Request Form. Applicants for the waiting list must be the current owner(s) of the property. The waiting list request shall become void upon transfer of ownership in accordance with the criteria outlined in SCCC 13.10.694 (D)(1)(e).

- (i) Non-refundable Short-Term Rental Wait List Fee. The Director may charge a waiting list fee, as prescribed in the Unified Fee Schedule, for the administrative cost of maintaining a Short-Term Rental Waiting List.

(5) New Short-Term Rental Permits.

- (a) Application Requirements. Permits will be made available to new short-term rentals on a first come, first served basis, at such time that availability occurs and in conformance with SCCC 13.10.694(D)(4)(g). Applicants for a new short-term rental permit shall provide all application materials required by the Department, including, but not limited to, the following:
 - (i) Completed application form.
 - (ii) Nonrefundable application fee as established by the Board of Supervisors. The fee will cover the estimated costs of processing the application for a new short-term rental permit. Upon notice by the Department, applicants may need to provide additional funds to cover further processing and enforcement costs.

- (iii) Copy of County of Santa Cruz Transient Occupancy Tax certificate number, for the purpose of the operation of a short-term rental.
 - (iv) Plans, which do not need to be drawn by a professional, drawn to scale including the following:
 - a. Plot plan showing location of all property lines, location of all existing buildings, and location of dimensioned on-site parking spaces.
 - b. Floor plan showing all rooms with each room labeled as to room type.
 - (v) Proof of registration with the County Emergency Alert and Warning platform, CruzAware.
 - (vi) List with the names of all hosting platforms or any other mediums in which the proposed short-term rental will be advertised.
 - (vii) Copy of listing to be used on hosting platforms or any other mediums to advertise the proposed short-term rental. Listings of the proposed short-term rental shall conform to specifications outlined in SCCC 13.10.694(E)(10).
 - (viii) Copy of Short-Term Rental Housing Rules which shall conform to specifications outlined in SCCC 13.10.694(E)(3).
- (b) Site Visit Requirement. New hosted and non-hosted rental permit applications may require an on-site inspection of the property as determined by County staff to verify compliance with applicable safety, habitability, and zoning requirements. Site inspections shall also confirm adherence to permit application standards outlined in this section.
- (c) Tenant Displacement Protection. If a new short-term rental permit would require the eviction of an existing tenant, the applicant shall be liable to pay the lessee six months of the dwelling's actual rent at the time of the eviction. The applicant for a short-term rental is responsible for providing evidence, under penalty of perjury, regarding the occupancy status of the unit.
- (6) Renewal of Short-Term Rental Permit. Short-term rental permits must be renewed every five years. Short-term rental permits expire on the first business day on or after the date five years after the effective date of the initial permit unless an application for renewal has been received by the Department. An application to renew a permit for a short-term rental shall be made no sooner than 180 days

before the expiration date of the existing permit, and no later than the date of expiration of that permit. Determination that the application is complete shall stay the expiration of the existing permit until final action is taken on the renewal application. Except as provided in SCCC [18.10.124\(B\)](#), no public hearing shall be required and administrative action on permit renewal applications shall be by the Director.

- (a) Renewal Application Requirements. Applicants for renewal of a permit for a short-term rental shall provide the following to the Department:
 - (i) Completed application form.
 - (ii) Nonrefundable application fee as established by the Board of Supervisors. The fee will cover the estimated costs of processing the application for a renewed short-term rental permit. Upon notice by the Department, applicants may need to provide additional funds to cover further processing and enforcement costs. Department staff may require a site visit as part of the renewal application process.
 - (iii) Proof of payment of Transient Occupancy Tax for the use of the dwelling as a short-term rental and a summary of the dates the unit was used as a short-term rental between the time of issuance of the existing permit and the date of application for the renewal.
 - (iv) Proof of Significant Use. Renewal applications must show significant rental use for three out of the previous five years. Significant rental use shall be interpreted to include no fewer than 10 percent of weekend nights in a given year, or a minimum occupancy of five weekends or 10 nights per calendar year.
 - (v) Proof of registration with the County Emergency Alert and Warning platform, CruzAware.
 - (vi) List with the names of all hosting platforms or any other mediums in which the proposed short-term rental will be advertised.
 - (vii) Copy of listing to be used on hosting platforms or any other mediums to advertise the proposed short-term rental. Listings of the proposed short-term rental shall conform to specifications outlined in SCCC 13.10.694(E)(10).
 - (viii) Copy of Short-Term Rental Housing Rules which shall conform to specifications outlined in SCCC 13.10.694(E)(3).

- (ix) Any additional requirements for hosted and non-hosted rental permits shall be applicable pursuant to SCCC 13.10.694(D)(7) and 13.10.694(D)(8), respectively.
- (b) Approval for renewal of a short-term rental renewal permit shall be based on affirmative findings as set forth in SCCC [18.10.230\(A\)](#), and with consideration of factors identified in the applicable short-term rental violations provisions herein. Denial of an application for renewal shall be based on one or more of the required findings not being able to be made, as set forth in SCCC [18.10.230\(A\)](#), and with consideration to factors that would support non-renewal of the short-term rental permit, or if applicants do not provide all required renewal materials as detailed in herein.

(7) Hosted Rentals.

- (a) The purpose of this section is to establish regulations specifically applicable to bedrooms in a dwelling unit that are rented as hosted rentals for periods of no more than 30 days at a time. These regulations are in addition to all other provisions of this title.
- (b) Hosted rental new or renewal permits shall require a Minor Use Permit as defined in SCCC 18.10.
 - (i) Applications for new hosted rental permits for properties containing a primary dwelling and a permitted ADU, JADU, or both shall require an Administrative Use Permit as defined in SCCC 18.10.
- (c) Hosted rentals are allowed in any legal dwelling unit with no more than three bedrooms in any zone district where a residential use is allowed unless otherwise specified in the Use Charts contained in SCCC 13.10.
 - (i) Properties containing a primary dwelling and permitted ADU, JADU, or both may be used as a hosted rental provided that the property owner or immediate family member resides on the property.
 - (ii) Pursuant to SCCC 13.10.694(B)(1)(a), properties containing an ADU, as defined in California Government Code section 65852.2, may be issued a hosted rental permit provided that the ADU is not used as the hosted rental.

(8) Hosted Rental Permit Requirements.

- (a) Applications for new hosted rental permits shall meet the requirements provided in SCCC 13.10.694(D)(5).

- (b) Applications for a hosted rental renewal permit shall meet the requirements provided in SCCC 13.10.694(D)(6).
- (c) Applicants for a new or renewal permit for a hosted rental shall also provide the following to the Department:
 - (i) Affidavit verifying the legality, safety and habitability of the guest room or rooms including the presence of an egress door or window in the sleeping area, access to facilities for sanitation, and the proper number and location of working carbon monoxide detectors and smoke detectors in the residence.
- (d) All permitted hosted rentals shall comply with the following performance standards in addition to the standards in SCCC 13.10.694(E) for their operations:
 - (i) Number of Allowed Guests. The maximum number of guests allowed in a hosted rental shall not exceed three people per hosted bedroom. Children under eight (8) are not counted toward maximum occupancy. Rental to unaccompanied minors under the age of eighteen (18) is prohibited.
 - (ii) Advertisements. Except as required by SCCC 13.10.694(D)(3), on-site advertising signs or other displays indicating that the residence is being utilized as a short-term rental are prohibited.
 - (iii) Food. No cooking shall be allowed in any guest room or in any bathroom. Food service, if provided, shall be limited to breakfast served to guests only, and shall be subject to applicable regulations of the Environmental Health Division of the Santa Cruz County Health Services Agency.
 - (iv) Habitability. The hosted rental shall provide facilities for sleeping, bathing, and bathroom access inside of a permanent dwelling that is suitable for human occupancy. Rental of sleeping space in or on balconies, porches, tents, sheds, vehicles, RVs, or outdoor areas is prohibited as part of a hosted rental.
 - (v) Parking. Guests of hosted rentals shall bring only one car per hosted bedroom to the hosted rental property. These cars may be parked on site or in legal street parking close to the host property.

(9) Non-Hosted Rentals.

- (a) The purpose of this section is to establish regulations specifically applicable to dwellings that are rented as non-hosted rentals for periods

of not more than 30 days at a time. These regulations are in addition to all other provisions of this title.

- (b) Non-hosted rentals are allowed in all zone districts that allow residential use with no requirement for any other use, unless otherwise specified in the Use Charts contained in SCCC 13.10. Habitable accessory structures, non-habitable accessory structures, accessory dwelling units (“ADUs”) constructed under the provisions of SCCC [13.10.681](#), [13.20.107](#), or [13.20.108](#), and legally restricted affordable housing units shall not be used as non-hosted rentals.
- (c) For new non-hosted rental permit applications for dwellings of three bedrooms or fewer, except as provided in SCCC [18.10.124](#)(B), no public hearing shall be required and action on these applications shall be by the Director through the Administrative Use permit process as provided in SCCC [18.10.131](#)(B). Appeals of the action on the application may be made by any member of the public pursuant to SCCC [18.10.324](#), and the Director may refer the application to the Zoning Administrator or Planning Commission for a public hearing in accordance with SCCC [18.10.124](#)(B).
- (d) For new non-hosted permit applications for dwellings consisting of four or more bedrooms, the application shall be considered at a public hearing in accordance with Conditional Use permit public hearing procedures as provided in SCCC [18.10.131](#)(C). Any new non-hosted rental permit issued for non-hosted rentals consisting of four or more bedrooms will be given a one-year provisional permit subject to review for compliance with non-hosted rental code requirements prior to granting the remainder of the standard five-year term. When a public hearing is required, notice of such a public hearing shall be provided not less than 10 calendar days before the public hearing, pursuant to SCCC [18.10.117](#) through [18.10.119](#).
- (e) Applications for new non-hosted rental permits shall meet the requirements provided in SCCC 13.10.694(D)(5), and in addition, the following shall apply to applications for a permit for a new non-hosted rental:
 - (i) Applicants for a permit for a new non-hosted rental shall provide a copy of the sign to be posted identifying the dwelling unit as a permitted non-hosted rental pursuant to the requirements of SCCC 13.10.694(9)(I).
- (f) For renewal applications for non-hosted rentals, except as provided in SCCC [18.10.124](#)(B), no public hearing shall be required and action on

these applications shall be by the Director through the Administrative Use permit process as provided in SCCC [18.10.131](#)(B). Appeals of the action on the application may be made by any member of the public pursuant to SCCC [18.10.324](#), and the Director may refer the application to the Zoning Administrator or Planning Commission for a public hearing in accordance with SCCC [18.10.124](#)(B).

- (g) Applications for non-hosted rental renewal permits shall meet the requirements provided in SCCC 13.10.694(D)(6), and in addition, the following shall apply to applications for a permit for a new non-hosted rental:
 - (i) Applicants shall provide a copy of the sign to be posted identifying the dwelling unit as a permitted non-hosted rental pursuant to the requirements of SCCC 13.10.694(D)(9)(I).
- (h) All permitted non-hosted rentals shall comply with the following performance standards in addition to 13.10.694(E) for their operations:
 - (i) Shared-Wall Affidavit Requirement. No new non-hosted rental use may be permitted in a dwelling unit having a common wall or walls with another dwelling unit, unless the applicant provides a written agreement acceptable to the County and signed by the record owner(s) of the adjoining dwelling unit(s) either at the time of application submittal or prior to approval of the non-hosted rental permit, stating that they are aware of the proposed non-hosted rental use and have no objection to issuance of a permit for such use. The agreement shall be binding on the parties thereto and their successors in interest for so long as the short-term rental permit for which the agreement was submitted, if issued, remains valid, and each party shall be responsible to inform its own successor(s) in interest in the unit of the agreement as part of the sale or transfer of the unit to such successor(s).
 - (ii) Affordable Housing Restriction. Residences that are subject to affordable housing covenants and/or are income-restricted for affordable housing purposes are not eligible for a non-hosted rental permit.
 - (iii) New Permit Required Following Expansion of Permitted Non-Hosted Rental. In addition to any other permits required for a proposal to expand the square footage of a permitted non-hosted rental structure by an amount equal to or more than 50 percent or to increase the existing number of bedrooms by demolition or remodeling, a new non-hosted rental permit shall be required for

an existing non-hosted rental and shall be subject to the limits and caps restricts pursuant to SCCC 13.10.964 (D)(4)

- (iv) Local Property Manager. All non-hosted rentals shall designate a local property manager who is located within 30 miles of the permitted non-hosted rental property. The local property manager shall be available 24 hours a day to respond to tenant and neighborhood questions or concerns. A property owner who lives within 30 miles of the permitted non-hosted rental property may designate themselves as the local property manager. Failure to respond within 60 minutes of being contacted, as verified by County Code Enforcement staff or the County Sheriff, shall constitute a significant violation and may lead to revocation of the permit in accordance with SCCC [18.10.136](#).
- (v) CruzAware. Local Property managers must be registered for the County Emergency Alert and Warning platform, CruzAware, for all locations that they manage to ensure that if there is an emergency or pending emergency, they can notify non-hosted rental occupants in a timely manner.
- (vi) Permit Noticing. The applicant shall mail, deliver, or otherwise provide the name, address, email contact, telephone number(s) of the local property manager, and the beginning and expiration dates of the non-hosted rental permit, to the Department, the Auditor-Controller-Treasurer-Tax Collector, the County Sheriff's Office, and the local fire agency, and to the property owners of all properties located within a 300-foot radius of the boundaries of the parcel on which the non-hosted rental is located. Proof of mailing or delivery of the contact information to all of the above shall be submitted to the Department within 30 days of permit approval, amendment, or renewal. The name, address, email and telephone number(s) of the local property manager shall be permanently posted in the non-hosted rental unit in a prominent location. Any change in the local property manager's address or telephone number shall be promptly furnished to the agencies and neighboring property owners as specified in this subsection. Property manager contact information shall be furnished to the Department annually to ensure current, comprehensive information is available to notify property managers or occupants of emergency or hazardous conditions. This provision is applicable to all active non-hosted permit holders, including those holding permits at the time this provision is enacted.

(vii) Signs. All non-hosted rentals shall have a sign identifying the structure as a permitted non-hosted rental, which shall be placed no more than 20 feet back from the nearest street. The sign must display the beginning and end dates of the five-year term of the non-hosted rental permit. Additionally, all signs shall prominently display the Short-term Rental Hotline, pursuant to SCCC 13.10.694(D)(3), with the hotline information being the largest and most visible text on the sign. This information shall be updated upon any renewal of the permit. The sign shall conform to County-established specifications as outlined in SCCC 13.10.580 and SCCC 13.10.581. A sign required by this subsection shall be continuously maintained while the dwelling is used as a non-hosted rental.

(viii) Number of Guests Allowed. The number of guests allowed in a non-hosted rental shall not exceed two per legal bedroom plus two additional guests (children under eight years old not counted). For celebrations and gatherings between 8:00 a.m. and 10:00 p.m., the maximum number of people allowed is twice the maximum number of guests allowed.

(ix) Vehicle Parking.

- a. The number of vehicles a non-hosted rental guest is allowed to park on-site and off-site (specific to the neighborhood) shall not exceed the number of existing, required, or permitted parking spaces.
- b. The on-site parking requirements for new non-hosted rental permits shall be a minimum of one on-site space for one- and two-bedroom units, and a minimum of two on-site spaces for three- or more bedroom units.
- c. The guest will be allowed to park one additional vehicle off-site, except on roads which do not allow for street parking. Where street parking is allowed, the guest must use street parking for the off-site vehicle in the vicinity of the non-hosted rental but will not have any exclusive or assigned use of any available street parking. Should off-site parking occur within a parking district, the non-hosted rental permit holder will be required to purchase a parking permit at the business rate and will not be eligible for residential parking permit allocations.

- d. In situations where the required on-site parking cannot be provided, an on-site parking exception may be requested in conjunction with a Conditional Use Permit application for a non-hosted rental permit, for consideration by the Zoning Administrator at a public hearing. The Zoning Administrator shall make the following finding in conjunction with approval of the parking exception:

Existing traffic and parking on nearby streets and properties would not be adversely affected by granting of an on-site parking reduction, as off-site parking is typically available and not subject to significant levels of congestion.

The Zoning Administrator shall not make the above finding if an encroachment into the public right-of-way exists that prevents parking along the frontage of the subject property. In these cases, the applicant for the short-term rental permit shall be required to remove the encroachment in order to provide parking along the frontage of the subject property.

(E) Operation Standards for Short-Term Rentals. All permitted short-term rentals shall comply with the following performance standards for their operations:

- (1) Short-term rentals shall be operated, maintained, advertised, booked, and facilitated in a manner that complies with the County Code, and all other applicable state and federal laws and regulations.
- (2) Short-term rentals must not adversely affect the residential character of the neighborhood by causing nuisance activities, including, but not limited to, illegal parking, disturbances of the peace, excessive noise, vibration, glare, light, odors, littering, or create other impacts that unreasonably interfere with a community, neighborhood, or any person's reasonable enjoyment of their residence.
- (3) Posting of House Rules. Short-term rental house rules shall be included in the rental agreement, if applicable, and posted inside the short-term rental in a location readily visible to all guests. The house rules shall include, but not necessarily be limited to, the following: number of guests allowed, number of vehicles, noise limits, rules for pets, prohibition on events and outdoor parties, prohibition on illegal behavior or disturbances including an explicit statement that fireworks are illegal in Santa Cruz County, directions for trash management (e.g., trash to be kept in covered containers only), and emergency evacuation instructions.

- (4) County Emergency Alert and Warning platform registration. CruzAware registration information shall be posted in a prominent location inside the short-term rental to ensure access to emergency alerts is available to occupants during their stay.
- (5) Noise. All short-term rentals shall comply with the noise standards set forth in SCCC [8.30](#), and a copy of that Chapter shall be posted inside the rental in a location readily visible to all guests. No use of equipment requiring more than standard household electrical current at 110 volts or activities that produce noise, dust, odor, or vibration detrimental to occupants of adjoining dwellings is allowed within the short-term rental.
- (6) Pets. Pets, if allowed by the owner, shall be secured on the property at all times. Continual nuisance barking by unattended pets is prohibited.
- (7) Events Prohibited. No weddings, outdoor parties, or similar activities are authorized under a short-term rental permit.
- (8) Management. The short-term rental permit holder is responsible for ensuring that the property does not become a nuisance due to short-term rental activity.
- (9) Transient Occupancy Tax. Each short-term rental shall meet the regulations and standards set forth in SCCC [4.24](#), and as administered by the County Tax Collector including any required payment of Transient Occupancy Tax.
- (10) Listings and Advertising. All listings on hosting platforms and any other advertising for short-term rentals shall include the short-term rental permit number in a prominent location. Where photos with numbers are allowed, a photo containing the permit number shall be included where the permit number is visible and legible. Additionally, for non-hosted rentals, a photo of the required signage, if applicable, that includes the 24-hour contact information and non-hosted rental identification is required. Advertising shall also include the number of overnight guests allowed, maximum number of people allowed for celebrations, number and location of on-site parking spots, approximate location of off-site parking spot, restrictions on noise, permit number, and language on road conditions if the property is located in a mountainous area. Advertising a short-term rental for a property without a short-term rental permit and out of compliance with the requirements listed herein is a violation of this Chapter and violators are subject to the penalties set forth in SCCC [19.01](#). Hosting platforms shall comply by listing only permitted properties.
- (11) Dispute Resolution. By accepting a short-term rental permit, short-term rental owners agree to engage in dispute resolution and act in good faith to resolve disputes with neighbors arising from the use of a dwelling as a short-term rental. Unless an alternative dispute resolution entity is agreed to by all parties involved,

dispute resolution shall be conducted through the Conflict Resolution Center of Santa Cruz County.

- (12) Violation. It is unlawful for any person to use or allow the use of property in violation of the provisions of this section or any conditions of approval contained in a short-term rental permit. The penalties for violation of this Section are set forth in SCCC [19.01](#), Enforcement of Land Use Regulations.
- (a) A violation of any of the requirements to obtain a short-term rental permit may be grounds for denial of a new short-term rental permit application. Further, violations of short-term rental regulations, or of any other provisions of the Santa Cruz County Code, may be grounds for denial of a renewal application or revocation of an existing short-term rental permit after consideration at a public hearing by the Zoning Administrator (or by the Planning Commission upon referral).
 - (b) If more than two significant violations occur on a short-term rental property within a 12-month period, the permit shall be noticed for a public hearing to consider permit revocation pursuant to SCCC 18.10.117.
 - (i) “Significant violations” are: citations for violation of SCCC [8.30](#) (Noise); violation of any specific conditions of approval associated with the permit; mis-advertising the capacity and limitations applicable to the short-term rental; written warnings, or other documentation filed by law enforcement; violations of State or County health regulations; non-compliance with a public health order or emergency regulation issued by State or local authorities which may limit use and occupancy of short-term rentals; delinquency in payment of Transient Occupancy Taxes, fines, or penalties; non-responsive property management, including failure by the host or local property manager to respond to calls within 60 minutes; and failure to maintain required signage. In the event a permit is revoked, the person or entity from whom the permit was revoked shall be barred from applying for a short-term rental permit for the same parcel without prior consent of the Board of Supervisors.
 - (c) It is unlawful to make a false report to the Sheriff’s Office regarding activities associated with short-term rentals.
- (F) Annual Reports. The Department shall provide information annually to the Board of Supervisors on permit and enforcement activity pursuant to this Chapter.

SECTION X

Section 13.10.695 of the Santa Cruz County Code is hereby added to read as follows:

13.19.695 Hosting Platform Responsibilities.

- (A) Subject to applicable laws and as requested, hosting platforms shall disclose to the County the URL and permit number for each short-term rental listing located in the County.
- (B) All hosting platforms that display short-term rental listings for properties located in Santa Cruz County shall require all owners using the platform to include a permit number in any listing for a short-term rental on the platform, at the time the hosting platform receives a fee for the booking transaction.
- (C) A hosting platform shall remove any listing for a short-term rental from the platform after notification by County that the short-term rental listing lacks a permit number or the permit number is invalid, expired, or has been revoked. The notification must identify the listing(s) to be removed by its URL and state the reason for removal. The platform shall remove the listing within 10 business days of notification.
- (D) A hosting platform that collects money on behalf of the short-term property owner must collect and remit to the County of Santa Cruz all transit occupancy taxes payable pursuant to SCCC 4.24.
- (E) Safe Harbor. A hosting platform operating exclusively on the internet, which operates in compliance with subsections (A), (B), (C), and (D) above, shall be presumed to be in compliance with this Chapter, except that the hosting platform remains responsible for compliance with the administrative subpoena provisions of this Chapter.
- (F) The provisions of this Section shall be interpreted in accordance with otherwise applicable State and Federal law(s) and will not apply if determined by the County to be in violation of, or preempted by, any such law(s).

SECTION XI

Section 13.10.696 of the Santa Cruz County Code is hereby added to read as follows:

13.10.696 Enforcement – Hosting Platforms.

- (A) The provisions of this Section shall be interpreted in accordance with otherwise applicable State and Federal law(s) and will not apply if determined by the County to be in violation of, or preempted by, any such law(s).
- (B) In addition to any other remedy provided by law, any hosting platform that violates its obligations under SCCC 13.10.694 shall be subject to an administrative penalty of up to one thousand dollars (\$1,000) per violation per day, notwithstanding any contrary limitations set

forth in SCCC 1.13. Such penalties may be issued and processed per any procedure authorized under State or local law.

- (B) Any interested person may seek an injunction or other relief to prevent or remedy violations of this Chapter. The prevailing party in such an action shall be entitled to recover reasonable costs and attorney's fees.
- (C) The County may issue and serve administrative subpoenas as necessary to obtain specific information regarding home-sharing and short-term rental listings located in the County, including, but not limited to, the names of the persons responsible for each such listing, the address of each such listing, the length of stay for each such listing and the price paid for each stay, to determine whether the home-sharing and short-term rental listings comply with this Chapter. Any subpoena issued pursuant to this section shall not require the production of information sooner than thirty days from the date of service. A person that has been served with an administrative subpoena may seek judicial review during that thirty-day period.
- (D) The remedies provided in this Section are not exclusive, and nothing in this Section shall preclude the use or application of any other remedies, penalties or procedures established by law.

SECTION XII

Subsection 13.10.700-H “H” definitions of the Santa Cruz County Code is hereby amended to delete the definition of “Hosted rental.”

SECTION XIII

Subsection 13.10.700-V “V” definitions of the Santa Cruz County Code is hereby amended to revise the definition of “Vacation rental” and to revise the definition of “Visitor accommodations, commercial” as follows:

13.10.700-V “V” definitions.

“Vacation rental” where used in this code refers to “non-hosted rental” as defined in 13.10.694 (C)(6).

“Visitor accommodations, commercial” means commercial visitor serving facilities for short-term (less than 30 days) overnight use. Commercial visitor accommodations do not include agricultural farmstays (see SCCC [13.10.641](#)) or short-term residential rentals (see SCCC [13.10.694](#)).

SECTION XIV

The Board of Supervisors further finds and determines in its reasonable discretion on the basis of the entire record before it that the proposed amendments to the Santa Cruz County Code are consistent and compatible with and will not frustrate the objectives, policies, general land uses, and programs specified in the General Plan and Local Coastal Program.

SECTION XV

The Board of Supervisors further finds that the proposed ordinance is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3), the “common sense” exemption, because the amendments are relatively minor adjustments to existing regulations and implement additional limitations and enforcement provisions related to short-term rentals, an already permitted use in the County Code. The regulations included herein function to limit the impacts of the allowed uses, and therefore no significant environmental impacts are reasonably foreseeable.

SECTION XVI

Should any section, clause, or provision of this ordinance be declared by the courts to be invalid, the same shall not affect the validity of the ordinance as a whole, or parts thereof, other than the part so declared to be invalid.

SECTION XVII

This ordinance shall take effect following final certification by the California Coastal Commission.

PASSED AND ADOPTED this _____ day of _____ 2025, by the Board of Supervisors of the County of Santa Cruz by the following vote:

AYES:	SUPERVISORS
NOES:	SUPERVISORS
ABSENT:	SUPERVISORS
ABSTAIN:	SUPERVISORS

Felipe Hernandez
CHAIRPERSON, BOARD OF SUPERVISORS

ATTEST: _____
Juliette Rezzato
Clerk of the Board

APPROVED AS TO FORM:

Natalie Kirkish
Office of the County Counsel

DISTRIBUTION: County Counsel
Community Development & Infrastructure Department