



Planning and Design Commission
March 12, 2026



SHORT TERM RENTAL ORDINANCE

OVERVIEW

- *Background*
- *Law & Legislation Committee Direction*
- *Overview of Amendments*
- *Staff Recommendation*

Background

Short-term Rentals

Definition

- Short-term rental = lodging in a dwelling
 - < 30 days
 - Bathroom, Kitchen & Sleeping Area

Short-term Rentals

Regulations

Background

Title 5 (Business)

- Annual permit
- Who
 - Owners/Other
- Lodging duration
 - 365/90
- How many guests
- Taxes
- Hosting platforms

Title 17 (Zoning)

- By-right in SFD/DUP zones
 - Up to 6 guests
 - 365/90 days
- CUP in Multi-Unit zones
 - 17 zones

Short-term Rental Permits

Background

Year	Permits Issued	% Increase	Primary	% Primary	Non-Primary	% Non-Primary
2018	53		41	77%	12	23%
2019	271	411%	217	80%	54	20%
2020	282	4%	213	76%	69	24%
2021	420	49%	282	67%	138	33%
2022	506	20%	302	60%	204	40%
2023	583	15%	281	48%	302	52%
2024	547	-6%	223	41%	324	59%
2025	537	-2%	213	40%	324	60%

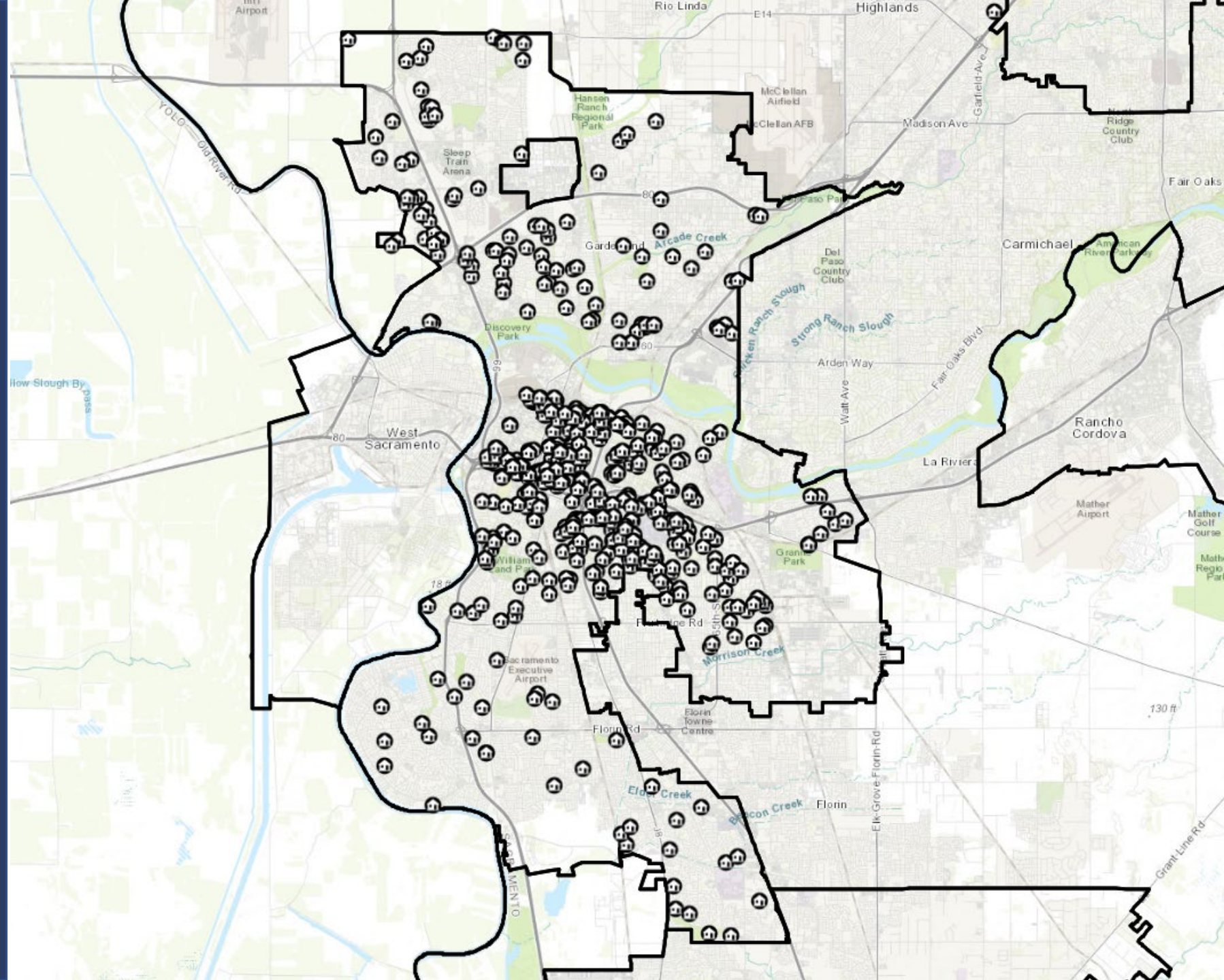
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0.26% = 202,231 total dwellings / 537 short-term rentals

Short-term Rental Permits



Committee Direction

Concurred with staff recommendation to:

- Standardize regulatory practice for primary residences
 - i.e., structures & permittees
- Reduce complaints
- Support both preservation of existing housing and increase in construction of new units



L&L - 6/24/25

Overview of Amendments

Amendments Proposed

City Code Chapter 5.114

Change #1 - Residency

Change #2 - Permittees

Change #3 - Accessory Dwelling Units

Change #4 - Multi-Unit Dwellings

Change #5 - Online Hosting Platforms

City Code Chapter 17.228.104

Remove all existing requirements

Rely on Chapter 5.114

Overview of Amendments

Amendments Proposed

City Code Chapter 5.114

Change #1 - Residency

- Require short-term rentals be at property owner's primary residence
- Remove ability for short-term rental at non-primary residence

Why?

- Discourage permanent rental businesses
- Support owner's supplemental income
- Greater compliance

Overview of Amendments

Amendments Proposed

City Code Chapter 5.114

Change #2 - Permittees

- One short-term rental permit per owner
- Remove ability for non-owners to obtain permit

Why?

- Same as Change #1
- Preserves existing long-term rental housing

Overview of Amendments

Amendments Proposed

City Code Chapter 5.114

Change #3 - Accessory Dwelling Units

- Allow "*primary residence*" to be primary dwelling or accessory dwelling unit

Why?

- Treat all dwellings on lot the same
- Support property owner's supplemental income
- Greatest challenge to ADU construction = cost

Overview of Amendments

Amendments Proposed

City Code Chapter 5.114

Change #4 - Multi-Unit Dwellings

- Limit short-term rental permits to lots with four or fewer dwelling units

Why?

- Facilitate construction of Missing Middle Housing
- Preserve existing rental housing
- Only three (3) CUPs approved since July 2020

Overview of Amendments

Amendments Proposed

City Code Chapter 5.114

Change #5 - Online Hosting Platforms

- Require hosting platforms to provide more information

Why?

- Reduce # of unpermitted properties
- More efficient enforcement practices

Overview of Amendments

Amendments Proposed

City Code Chapter 17.228.104

Change #5 - Online Hosting Platforms

- Remove all existing requirements
- Rely on Chapter 5.114

Why?

- Already by-right land use at single-unit properties
- CUP for multi-family unused/unnecessary

STAFF RATIONALE

- Ordinance simplifies existing regulations
- Greater protection of existing housing stock from commercial use for lodging purposes exclusively.
- Support homeowner's ability to construct accessory dwelling units and missing-middle housing through a clear financial means of recouping costs.
- Preserve existing rental housing for long-term rather than short-term use.
- Continued support of local economic activity (e.g., through tourism).

STAFF RECOMENDATION

Conduct a public hearing and upon conclusion move the staff recommendation to City Council

THANKS!

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