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401 East Chapman Avenue – Placentia, California 92870

SHORT-TERM RESIDENTIAL RENTAL GUIDELINES

What is a short-term residential rental? A short-term residential rental is the rental of a residential dwelling unit by the Owner to another party for periods up to 29 consecutive days or less as a way of generating income.

BACKGROUND

The City of Placentia adopted Ordinance No. O-2019-06 adding Chapter 23.71 and Chapter 6.45 to the Placentia Municipal Code to define, allow and regulate Short Term Rentals as a permitted use. The purpose of this handout is to provide answers to frequently asked questions and guidelines to homeowners interested in renting out their residential properties.

DESIGN

1. Are there aesthetic requirements?

Yes, the appearance of the rental property shall not conflict with the residential character of the neighborhood, either by the use of colors, materials, lighting, landscaping, window coverings or otherwise. Trash shall be stored outside of public view, except in authorized trash receptacles for the purpose of collection by trash haulers during the day trash is collected.

PERMITTING

1. Are there zoning requirements?

Yes, short-term residential rentals are permitted only in the following zones:

- (1) Residential Agricultural (R-A) – See Chapter 23.10
- (2) Single-Family Residential (R-1) – See Chapter 23.12
- (3) Low-Medium Density Multiple Family (R-2) – See Chapter 23.15
- (4) Medium Density Multiple-Family (R-G) – See Chapter 23.18
- (5) High Density Multiple-Family (R-3) – See Chapter 23.21
- (6) Residential Planned Community (RPC) – See Chapter 23.25
- (7) Planned Unit Development (PUD) – See Chapter 23.72; and
- (8) Specific Plan 6 (SP-6) – See Chapter 23.106
- (9) Low density land use areas with Specific Plan 7 – See Chapter 23.107
- (10) Specific Plan 8 (SP-8) – See Chapter 23.108
- (11) Specific Plan 10 (SP-10) – See Chapter 23.110
- (12) Transit Oriented Development Packing House District (TOD) – See Chapter 23.111

2. Do I need to obtain a permit to operate?

Yes, a short-term Rental permit is required. An active business license is also required.

3. How can I apply for a permit?

The following items will be required: a business license, the Transient Occupancy Tax form (TOT), and proof of insurance. You can apply for a business license and operating permit at the City Hall. Please note that the City reserves the right to deny a short-term residential rental permit to an applicant if it is determined that the geographic area within a 300-foot radius of the property being considered for registration has an overconcentration of short-term residential rental uses.

Failure to obtain and maintain a valid business license for short-term residential rental properties shall be punishable in accordance with the provisions of Section 6.04.240 of the Municipal Code.

4. Are there permit fees?

Yes, all Owners, Managing agencies, or agencies of short-term residential rentals are required to report and remit Transient Occupancy Tax (TOT) to the City on a quarterly basis, on or before the 30th day following the dates of March 31, June 30, September 30, and December 30 of each year. Any short-term rental permittees who fail to report and remit TOTs shall have their operating permits revoked. There will also be a short-term residential rental registration fee.

5. Are there safety requirements?

Yes, the condition of the rental property shall comply with all applicable fire, building and other healthy and safety laws including all required building and fire permits. The Owner shall consent to inspection by the City upon request to verify compliance with the City’s short-term residential rental requirements.

6. What uses are permitted with the approval of the short-term residential rental permit?

The rental property may only be used for residential lodging and shall not be used for weddings, receptions, commercial functions, advertised conferences, or similar purposes. Vehicles, tents, and other portable structures on the property shall not be rented out to occupants.

7. Are there requirements on how the property is listed for short-term rental?

Yes, all advertisements, including online listings, must include the following information: (1) the assigned Short-term residential permit number (2) the maximum number of occupants allowed to occupy the rental property. Each short-term residential rental property will have a unique operating permit number. Multiple rentals under one Short-Term residential permit are prohibited. Any sign or advertisement in violation shall be subjected to a citation. All Hosting Platforms shall provide a notice to owners listing a short-term residential rental stating that: *THE “SHORT-TERM RESIDENTIAL RENTALS” CHAPTER OF THE PLACENTIA MUNICIPAL CODE PROHIBITS THE SHORT-TERM RENTAL OF RESIDENTIAL PREMISES WITHIN THE CITY OF PLACENTIA UNLESS THE CITY HAS ISSUED BOTH A BUSINESS LICENSE AND OPERATING PERMIT, AND THE OWNER PAYS THE TRANSIT OCCUPANCY TAX.*

GENERAL INFORMATION

1. Is there a limit to the number of guests allowed?

Overnight occupancy, from the hours between 11:00 p.m. and 6:00 a.m. is limited to 2 guests per bedroom with an exception of children under the age of 6. No additional occupants shall be allowed on the Premises during these hours.

2. Is there a minimum duration for rental?

There will be a minimum of one night and two consecutive days stay at the rental property during which there shall be no overlapping leases or rentals . The only exception to that would be in the case that the property is managed by a Master Association, acting on behalf of Owners of Premises within a Country Club.

3. Are there noise level regulations?

Yes, sound amplification devices, both inside and outside the property, are not allowed. Occupants and any person present on the rental property shall not make any continuous loud, unnecessary, or unusual noise that disturbs the peace and quiet of the neighborhood or violates any provision of Chapter 10.32 (Noise) on the Code. There may be fines for violations of noise provisions in the Municipal Code.

4. Are there any parking regulations that I should be aware of?

During the period of any short-term residential rental, a maximum of one vehicle per bedroom is permitted on the Premises. All occupants' vehicles shall be parked only in an approved driveway or garage on the Premises. Guests shall not park on unauthorized streets.

5. Who is legally responsible for ensuring that all occupants of the short-term rental unit and/or their guests comply with all applicable laws, rules and regulations pertaining to the use and occupancy of subject short-term rental unit?

The Responsible person is the signatory of the short-term rental agreement for the use and occupancy of the short-term rental unit and may be held liable for any violation of all applicable laws, rules and regulations. This person may be designated by the owner of the property.

6. Do I need to have a Local contact person available for the property?

Yes, a local contact person shall be available by telephone on a 7 day per week, 24 hour per day basis to respond to public safety calls, nuisances, or other complaints regarding the use, condition, operation, or conduct of occupants on the property. The local contact shall respond within 1 hour to satisfactorily correct any alleged nuisance or violation occurring on the property. If the local contact does not respond within 1 hour or does not satisfactorily correct the alleged nuisance or violation, the Owner shall be subject to citation.

7. What information does the Owner or Managing agency or agent need to provide the Responsible person of the short-term residential rental?

The Owner or Managing agency or agent shall provide the Responsible person with the following information prior to occupancy and shall post this information in a conspicuous place within the residential rental property:

- (a) the name of the Owner/managing agency/agent
- (b) notification of maximum number of overnight and daytime occupants
- (c) notification of City's noise standards
- (d) notification of parking standards
- (e) notification that occupants can be fined or cited for
- (f) notification that an occupant may be cited or fined by the City for violating any provisions in the abovementioned Ordinance
- (g) copy of the "Good Neighbor Brochure"; and
- (h) The Owner or Managing agency or agent shall keep on file a signed agreement acknowledging that the Responsible person and occupants agree to the rules summarized in the Good Neighbor Brochure and rental contract, including without limitation the immediate termination provision in the rental contract for any violation of the Municipal Code by any occupant

8. What information do I need to provide my guests with during operation hours?

A current business license, TOT registration and Good Neighbor Brochure must be hung and/or placed in a conspicuous location within the Premises at all times of the short-term rental business operation.

9. Is it possible to get my permit and business license revoked?

Yes, in addition to any other penalty authorized by the law, if the licensee or his or her agent or employee has violated the requirements of the Municipal Code, after the three (3) violations pertaining to this Ordinance, all rental permits of Premises owned by the Owner or managed by the Managing agency or agent within the City within any 12-month period will be revoked.

10. How do I report the location of a suspected illegal short-term rental?

Please contact the dedicated 24 hour hotline at 714-909-1011 or visit safe.hostcompliance.com/placentia-ca/tips.

11. How do I file a complaint about a specific short-term rental (e.g. noise, parking, trash etc.)?

Please contact the dedicated 24 hour hotline at 714-909-1011 or visit safe.hostcompliance.com/placentia-ca/tips.