

City/ County	Vacation Rentals Allowed*	Home Sharing Allowed*	Annual Limits	Limits on Occupancy	Landlord Notificati on	Neighbo r Notificati on	Permit Required	Inspections Required	Minimum Insurance	TOT Require d	Other
Hermosa Beach (2016)	No	No	NA	NA	NA	NA	NA	NA	NA	NA	
West Hollywood (2015)	No	No	NA	NA	NA	NA	NA	NA	NA	NA	
Santa Monica (2015)	No	Yes	No	No	No	No	Business License	Unknown	Not indicated	Yes	Notification to the City each listing located in the City, names of persons responsible for each listing, address, and length of stay for each listing and price paid.
Beverly Hills (2014)	2 nd unit Serviced Residence - Yes 2 nd unit Short Term Rental – Yes Transient Use – No (less than 30 days)		Serviced Residence – No less than 7 days Short Term Rental - 2 times a year, 6 months each	No	No	No	Unknown	Unknown	Not indicated	No	
Los Angeles (Under consideration)	No	Yes May be owner or tenant - Must be permanent resident.	30 days or less	No	Yes	No	Yes	No	Not included	Yes	
San Francisco (2014)	No	Yes May be owner or tenant. Must be permanent resident. A multi-unit building owner may only register the specific residential unit in which they reside.	90 day limit	No. but must disclose	Yes	No	Yes, and Business License	No – but must prove residency.	Yes. Liability insurance in the amount of no less than \$500,000	Yes	Residential unit must not have any outstanding City code violations. You may only register <u>one</u> residential unit. Residential units that are subject to the Inclusionary Affordable Program and residential units designated as below market rate (BMR) or income-restricted

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											under City, state, or federal law are not eligible to register.
San Luis Obispo (2015)	No	Yes Must be owner occupied dwelling unit. Renters Prohibited	No	No more than 4 adults. Bedrooms must meet minimum size requirements as defined in the Building Code	n/a	Yes – Must also provide contact information	Yes, and Business License. Must verify owner occupancy annually.	No – but must provide site plan and provide one off-street on-site parking space for guest use. Required to conform to standards established for bed and breakfast. Must meet all building and fire code regulations.	Yes – via Bed & Breakfast regs.	Yes	Owner or responsible party must be within 15 minutes of the unit. Onsite advertising prohibited.
Palm Springs (2015)	Yes Must be property owner.	Law is not specific, however, it appears that this type of rental would be allowed.	No	Limits are based on the number of bedrooms. 1 bdrm = 4 overnight occupants/ 6 daytime 7 bedrooms = 16 over-night/ 24 daytime	n/a	No	Yes, and Business License	Not to obtain permit, but permit provides City with the authority to inspect as needed. Law required use of “reasonable prudent business practices” to ensure compliance with fire, building and health and safety laws.	No	Yes	Various other requirements related to minimizing impacts on neighbors. Owner or responsible agent must be within 45 minutes of the unit. Hotline established by law to handle complaints.
Napa (2009)	Yes Must be property owner. Cap of 44 for the City – Council may increase	Yes	Yes # of permits 41 hosted 60 un-hosted	Two persons per bedroom plus two additional guests with no more than 10. Limits disclosed as part of permit, in compliance w/building and fire code.	n/a	Yes – Public mailing to neighbors within 300 feet, and annual notification	Yes, and Business License	Fire – Annual, smoke detectors, no double keyed dead bolts, portable fire extinguishers, electrical, outdoor BBQ, garage firewall, emergency contact information, emergency escape or exit. Must provide documentation establishing that all designated bedrooms meet all local building code requirements.	No	Yes	Various other requirements related to minimizing impacts on neighbors. Events prohibited.

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Anaheim (2016)	No	No								Yes	Banned all with Phase out period of 18 months takes effect Feb. 12, 2018
Malibu	Y	Y	No	No	No	No	Yes, Business License	No	No	Yes	
San Jose	Y	Y	180 for entire home, Unlimited if host is present	No	No	No	Yes, Business License	No	No	Yes	

Please note: This list of regulations for every city is not intended to be exhaustive. Most cities with short-term rental ordinances require payment of the TOT, require the issuance of a business license, and include a unique set of administrative fines.