



# DEPARTMENT OF RESOURCE MANAGEMENT

## Planning Division

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## Hosted Homestay Short-Term Rental

(Rev: 08-21-20)

Pursuant to [Shasta County Code Section 17.88.230](#), an application for a Hosted Homestay Short Term Rental is necessary when a property owner intends to allow individual overnight room accommodations in a one-family residence, for compensation, for a period of 30 consecutive calendar days or less and the property owner resides within the residence while it is being rented. Please see the [Vacation Rental application](#) if the entire one-family residence will be offered as a short-term rental.

Hosted Homestays in a one-family residence are permitted within all zone districts which permits a one-family residence by right, and in the Mixed Use District provided that all required permits have been secured. Hosted Homestays shall comply with all applicable requirements of [Shasta County Code Section 17.88.230](#).

### The following items are required to be submitted prior to approval and operation of a Hosted Homestay:

- One completed "Planning Permit Master Application" form
- One (1) site plan showing all existing structures, driveway(s), etc. See attached example.
- One (1) floor plan which does not have to be professionally drawn but must be reasonably accurate and include the following:
  - The entire one-family residence with each room labeled by use (kitchen, bedroom, bathroom, etc.)
  - The room or room(s) to be rented must be clearly marked.
- Proof of fire inspection conducted within one year of application submittal by the local fire protection agency or CAL FIRE prior to issuance of this permit.
- A copy of the Certificate of Uniform Transient Occupancy Tax for the Hosted Homestay from the Shasta County Tax Collector.
- A signed Hosted Homestay Affidavit (attached)
- Payment of required fees adopted by the Board of Supervisors



**Hosted Homestay Affidavit**  
 Shasta County Resource Management  
 Planning Division  
 (Rev: 08/04/2020)

STR \_\_\_\_\_

Expiration Date: \_\_\_\_\_

Property owner(s) proposing to operate a hosted homestay must agree to terms of this affidavit, and all applicable laws. The Hosted Homestay Affidavit is required when a property owner(s) intends to allow individual overnight room accommodations in a one-family residence, for compensation, for a period of 30 consecutive calendar days or less. The Hosted Homestay Affidavit must be signed by all property owners.

**Property Owner(s):** \_\_\_\_\_

**Address:** \_\_\_\_\_ **Zip Code:** \_\_\_\_\_

**Primary Phone:** \_\_\_\_\_ **Alternate Phone:** \_\_\_\_\_

**Email:** \_\_\_\_\_

**The property owner(s) agree to follow the performance standards set forth below and all applicable laws, including but not limited to Shasta County Code Section 17.88.230 – Short-Term Rentals.**

1. Annual renewals are required to operate beyond the initial one-year term of an approved affidavit; renewal requests and renewal fees must be received no later than the hosted homestay affidavit expiration date.
2. Approved hosted homestay affidavits are not transferable to another property or to subsequent property owners unless prior to any transfer an amended affidavit is filed and approved with the Department of Resource Management.
3. All advertising for any short-term rental shall include this affidavit, the number of County-approved bedrooms, the maximum occupancy, and the transient occupancy tax number.
4. The property owner(s) must occupy the residence at all times when the approved bedroom(s) is/are being rented.
5. Property owner(s) are required to register the hosted homestay with the Shasta County Tax Collector and shall be subject to payment of applicable transient occupancy taxes. Transient occupancy taxes shall be paid and kept current in accordance with Shasta County Code Chapter 3.16. Failure to pay such taxes when due shall be grounds for permit revocation or other remedies allowed by County Code.
6. House policies shall be included in each short-term rental agreement. It shall be the responsibility of the property owner to enforce all of the requirements of this Section and all house policies. At a minimum, the house policies shall include the following:
  - a. Notify all guests of the short-term rental of the noise standards as set forth in this section; said standards shall be a part of any rental agreement. Quiet hours shall be observed between 10:00 p.m. and 7:00 a.m., Monday through Friday, and between 10:00 p.m. and 9:00 a.m. on Saturdays, Sundays, and holidays. Outdoor amplified sound is prohibited during quiet hours.
  - b. Establish on-site parking policies and identify designated parking areas which adhere to the requirements of subsection 17.88.230.F.8.
  - c. Establish policies and provide information regarding the location of trash receptacles and the trash pick-up schedule. In areas where bears may be present, additional information shall be included on best practices for trash disposal when bears are present.
  - d. Establish policies regarding outdoor burning and all other burn restrictions that meet the minimum requirements as set forth below in subsection 17.88.230.F.7.



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- e. For hosted homestays, provide the property owner's name, address, telephone number, and e-mail address.
  - f. Specify that the short-term rental shall not be permitted in any temporary, portable, or other type of structure not permitted by the County for permanent occupancy (e.g., guest house, tent, yurt, and RV).
  - g. Specify that in addition to the property owner and other long-term occupants, between the hours of 10:00 p.m. and 6:00 a.m., daily occupancy of the property shall be limited to a maximum of three guests, excluding children under sixteen years of age, per approved bedroom offered for rent. In addition to the property owner and long-term occupants, between the hours of 6:00 a.m. and 10:00 p.m., daily occupancy of the property shall be limited to a maximum of five guests, excluding children under sixteen years of age, per approved bedroom offered for rent.
7. It is the sole responsibility of the property owner to comply with all applicable conditions, covenants and restrictions (CC&R's).
8. The short-term rental will meet all applicable building, health, fire and related safety codes and be subject to annual fire inspections.

Advisory: Hosted Homestay operators found to be in violation of the above provisions and/or other provisions of Shasta County Code may be subject to all legal remedies available to the county.

**I hereby certify I have read and understand the above-listed restrictions and Shasta County Code Section 17.88.230, pertaining to the establishment of a Hosted Homestay at:**

\_\_\_\_\_

*(address)*

I further agree to abide by the performance criteria listed above.

Property Owner Signature: \_\_\_\_\_

Property Owner Signature: \_\_\_\_\_

Property Owner Signature: \_\_\_\_\_

Property Owner Signature: \_\_\_\_\_

**For County Use Only:** \_\_\_\_\_

The Hosted Homestay is hereby approved to offer for rent \_\_\_\_\_ bedroom(s) subject to the attached floor plan, site plan and any and all required laws. Therefore, this Hosted Homestay Affidavit is hereby approved, subject to compliance with the performance standards listed above.

\_\_\_\_\_  
 Paul A. Hellman  
 Director of Resource Management

\_\_\_\_\_  
 Date of approval