



DEPARTMENT OF RESOURCE MANAGEMENT

Planning Division

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Vacation Rental Short-Term Rental

(Rev: 08-22-20)

Pursuant to [Shasta County Code Section 17.88.230](#), an application for a Vacation Rental is necessary when a property owner intends to provide, for compensation, overnight accommodations in an entire one-family residence, for a period of 30 consecutive calendar days or less. Please see the [Hosted Homestay application](#) if you intend to provide only room(s) for overnight accommodations and the owner resides in the one-family residence while the room(s) is being rented.

1. Vacation Rentals are permitted in all zone districts that permit a one-family residence by right, and in the Mixed Use District, provided that all required permits have been secured. Vacation Rentals 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 Vacation Rental:

- One completed "Planning Permit Master Application" form
- One (1) site plan showing all of the items listed on the attached example and the following:
 - On-site parking location(s) with dimensions and vehicular access
 - Trash receptacle locations
- 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.
- Name, address, telephone number(s), and email address of a local contact person capable of responding physically to the Vacation Rental property within 60 minutes of receiving a call (if other than the property owner)
- 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 Vacation Rental from the Shasta County Tax Collector.
- Proof of current, valid liability insurance for the property
- Payment of required fees adopted by the Board of Supervisors



VACATION RENTAL PERMIT AND LIMITATIONS ON USE

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STR _____

Expiration Date: _____

Vacation Rental Permit # STR _____ is approved, subjected to the following limitations on use:

1. This permit is granted for the operation of a Vacation Rental in compliance with Shasta County Code (SCC) Section 17.88.230, the provisions thereof, and the limitations of use as described herein, and as shown on the approved site plan (Exhibit A).
2. The requirements of all concerned governmental agencies having jurisdiction by law, including but not limited to the issuance of appropriate permits, shall be met.
3. Annual renewals are required to operate beyond the initial one-year term of an approved Vacation Rental permit; renewal requests and renewal fees must be received no later than one calendar year from approval of this permit and any subsequent renewals.
4. Approved Vacation Rental permits are not transferable to another property or to subsequent property owners unless prior to any transfer an amended permit application is filed with the Department of Resource Management that otherwise meets all of the requirements to operate a Vacation Rental.
5. All advertising for the Vacation Rental shall include the Vacation Rental permit number, the number of County-approved bedrooms, the maximum occupancy, and the transient occupancy tax number.
6. Noise Standards. The Vacation Rental shall comply with the following requirements:
 - a. Property owner or local contact person shall insure that the guests of the Vacation Rental understand that loud or unreasonable noise that disturbs others and that is not in keeping with the character of the surrounding neighborhood will result in a violation of SCC Section 17.88.230.
 - b. Property owner or local contact person shall be available twenty-four hours per day, seven days per week whenever the Vacation Rental is rented to accept telephone calls and respond physically to the property within sixty (60) minutes of receiving a call to address complaints concerning noise levels. Failure to respond to all verifiable complaints will result in a violation of SCC Section 17.88.230.
 - c. 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.



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7. House policies shall be included in each rental agreement. It shall be the responsibility of the property owner and/or local contact person to enforce all of the requirements of SCC Section 17.88.230 and all house policies. At a minimum, the house policies shall include the following:
 - a. Notify all guests of the Vacation Rental of the noise standards as set forth in section 6 of this permit, and as established in SCC Subsection 17.88.230.F.4; said standards shall be a part of any Vacation Rental agreement.
 - b. Establish on-site parking policies and identify designated parking areas which adhere to the requirements of SCC Subsection 17.88.230.F.8 and as shown on Exhibit A.
 - c. Establish policies and provide information regarding the location of trash receptacles, as shown on Exhibit A, 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 in SCC Subsection 17.88.230.F.7.
 - e. Provide the property owner's and/or local contact person's name, address, telephone number(s), and e-mail address.
 - f. Specify that the Vacation 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.
8. It is the sole responsibility of the property owner to comply with all applicable conditions, covenants and restrictions (CC&R's).
9. It is the sole responsibility of the property owner to maintain current, valid liability insurance for the property.
10. The Vacation Rental shall meet all applicable building, health, fire and related safety codes and be subject to annual fire inspections.



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11. Property owner(s) are required to register the Vacation Rental 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 Shasta County Code.

Advisory: Vacation Rental operators found to be in violation of the above provisions and/or other provisions of Shasta County Code may be subject to enforcement as described in SCC Subsection 17.88.230.I and/or to all legal remedies available to the county.

I hereby certify I have read and understand the limitations on use listed above and Shasta County Code Section 17.88.230, pertaining to the establishment of a Vacation Rental at:

_____ (address)

If other than the property owner:

Local Contact(s): _____

Address: _____ **Zip Code:** _____

Primary Phone: _____ **Alternate Phone:** _____

Email: _____

I further agree to abide by the limitations on use listed above.

Property Owner Signature: _____

Property Owner Signature: _____

Property Owner Signature: _____

Property Owner Signature: _____

For County Use Only:

The Vacation Rental is hereby approved to offer for rent _____ bedroom(s) subject to the attached floor plan, site plan and any and all required laws. This Vacation Rental permit is hereby approved, subject to compliance with the limitations on use listed above.

Paul A. Hellman
Director of Resource Management

Date of approval