

Attachment 4: Vacation Rental Regulation Summary

Jurisdiction	Business License?	Zoning Permit?	Use Permit?	ADU/JADU rental?	TOT%	Permit Fees	Notes
Sonoma County Inland	No	Yes	Yes*	No	12%	\$656 Permit \$224 Monitor	*Use Permit required for 6 or more bedrooms. Property Manager required. Neighborhood notification. Vacation rentals prohibited in some residential neighborhoods
Sonoma County Coastal	No	No	No	No	12%	None	Coastal vacation rentals unregulated, but must register for and pay TOT.
Napa County	N/A	N/A	N/A	N/A	13%	N/A	Absolute ban on vacation rentals (Napa County Zoning Code Section 18.104.410). Operating a vacation rental is a misdemeanor, as is advertising availability of a vacation rental. Illegal operation of a vacation rental is subject to a civil penalty of \$1000 per day.
Mendocino	Yes	No	Yes (Inland only)	No	10%	Business License \$339 Renewal \$40	Business License and Use Permit for inland vacation rentals. Business license only on Coast. Permanent cap on number of rentals in town of Mendocino.
Marin	Yes	No	No	No	10%	Varies based on income and size	Complaints are through County-maintained hotline and email system operated by Community Development Agency (Planning) with citation authority. Revocation and enforcement process is identical to normal Code Enforcement process, so no real advantage with regard to staff resources. No prohibition (X Zone) areas.
San Francisco	Yes plus Certificate		No	No	14%	Certificate \$450 License \$91	Cannot be rented more than 90 days in a calendar year. Owner must be a permanent San Francisco resident.

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San Mateo	Yes*	Yes*	No	No	12%	\$300	*Short term rentals in coastal zone only and requires minor Coastal Development Permit. Prohibited inland.
Contra Costa	Yes	Yes	Optional*	No	10%	\$350	Cannot be rented more than 90 days in a calendar year. Record retention and audit policy for property managers. Permit number and TOT registration must be in all advertising. Administrative revocation process. *Use Permit application accepted for short term rentals exceeding standards.
Cloverdale	Yes*	No	Yes*	No	10%	\$2,615 (At cost)	*Non-hosted short term rentals allowed in commercial zoning districts only.
Healdsburg	Yes*	No	Yes*	No	14%	\$2,586 (At Cost)	*Only allowed in commercial zoning districts with Use Permit.
Windsor	No	No	No	No	12%	N/A	Currently unregulated unless operation meets Town's definition of "Bed and Breakfast Inn".
Santa Rosa	Yes	No	No	No	9%		Short Term Rentals are not allowed in ADU or JADU per Ordinance 2017-024
Sebastopol	Yes	Yes*	Yes*	Yes*	10%	\$360 (Admin Permit) \$1,155 (Use Permit)	City Hosted rentals and vacation rentals rented out less than 30 days per year require administrative permit from planning. *Hosted rentals rented more than 30 days per year, or hosted rentals in ADU require Use Permit.
Rohnert Park	N/A	N/A	N/A	N/A	12%	N/A	Only hosted rentals allowed in Rohnert Park.
Cotati	N/A	N/A	N/A	N/A	10%	N/A	Coati does not currently have a short term rental program.
Petaluma	Yes	Certificate	No	No	10%	\$347 Permit \$124 Annual Renewal	City requires business license and an over the counter certificate issued by the planning department. Performance standards enforced through certificate program.

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Sonoma	Yes*	No	Yes*	No	10%	N/A	*Essentially prohibited, as short term rentals are only allowed when part of the “adaptive re-use of a historic structure”.