



ORDINANCE NO. 5497

AN ORDINANCE OF THE BOARD OF SUPERVISORS OF THE COUNTY OF SANTA CRUZ AMENDING SANTA CRUZ COUNTY CODE SECTIONS 13.10.312, 13.10.322, 13.10.332, 13.10.352, 13.10.362, 13.10.372, 13.10.689, 13.10.694, AND 13.10.700, ADDING SECTIONS 13.10.695 AND 13.10.696, AND REPEALING SECTION 13.10.690, REGARDING SHORT-TERM RENTALS

WHEREAS, the Santa Cruz County Code is periodically amended to correct inconsistencies and improve the clarity, accuracy, and overall effectiveness of the Code; and

WHEREAS, the County last updated County Code provisions concerning Hosted Rentals and Vacation Rentals in 2020; and

WHEREAS, the Planning Commission held a public hearing on May 14, 2025, to consider an ordinance to amend Santa Cruz County Code Sections 13.10.312, 13.10.322, 13.10.332, 13.10.352, 13.10.362, 13.10.372, 13.10.689, 13.10.694, and 13.10.700, adding sections 13.10.695 and 13.10.696, and repealing Section 13.10.690, to implement changes to the Code provisions regulating Hosted Rentals and Vacation Rentals; and

WHEREAS, the Board of Supervisors held a public hearing on August 5, 2025, to consider public input on the proposed ordinance to amend, add, and repeal the above-referenced County Code provisions; and

WHEREAS, the Board of Supervisors now desires to make changes to the above-referenced County Code provisions to adopt a new system to regulate both Hosted Rentals and Vacation Rentals as Short-Term Rentals, and to redefine Vacation Rentals as Non-Hosted Rentals;

NOW, THEREFORE, the Board of Supervisors of the County of Santa Cruz hereby ordains as follows:

SECTION I

The “Visitor Accommodations” portion of Table 13.10.312-1 in Section 13.10.312 of the Santa Cruz County Code is hereby amended to read:

| USE | PERMIT REQUIRED BY ZONE | | REFERENCES AND NOTES |
|-------------------------------|-------------------------|-----|--|
| | CA | A | |
| Visitor Accommodations | | | |
| Bed and breakfast inn | CUP ^A -PC | CUP | 13.10.691; 13.11.037 Not allowed on site with a farmstay use. In CA, allowed only in the main dwelling. |

| | | | |
|--|------------------|------------------|---|
| Hosted rental | MUP ^A | MUP ^A | Hosted rental permit required per SCCC 13.10.694. |
| New hosted rental in dwellings with JADUs | AUP ^A | AUP ^A | Hosted rental permit required per SCCC 13.10.694. |
| Non-hosted rentals, new, with 3 or fewer bedrooms and all non-hosted rental renewals | AUP ^A | AUP ^A | Non-hosted rental permit required per SCCC 13.10.694. |
| Non-hosted, new, with 4 or more bedrooms | CUP ^A | CUP ^A | |

SECTION II

The “Residential Units – Commercial Uses (Ancillary to Residential Use)” portion of Table 13.10.322-1 in Section 13.10.322 of the Santa Cruz County Code is hereby amended to read:

| USE | PERMIT REQUIRED BY ZONE | | | | | | REFERENCES AND NOTES |
|---|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--|
| | RA/SU | RR | R-1 | RB | RM | RF | |
| Residential Units – Commercial Uses (Ancillary to Residential Use) | | | | | | | |
| Tract offices | CUP | CUP | CUP | CUP | CUP | CUP | |
| Family day care home | p ^A | p ^A | p ^A | p ^A | p ^A | p ^A | Serving up to 14 children (see 13.10.700-D). Subject to 13.10.613. |
| Home occupations | p ^A / CUP ^A | p ^A / CUP ^A | p ^A / CUP ^A | p ^A / CUP ^A | p ^A / CUP ^A | p ^A / CUP ^A | See 13.10.613 to determine when a CUP is required. |
| Hosted rentals | MUP ^A | MUP ^A | MUP ^A | MUP ^A | MUP ^A | MUP ^A | Hosted rental permit required per SCCC 13.10.694. |
| New hosted rental in dwellings with JADUs | AUP ^A | AUP ^A | AUP ^A | AUP ^A | AUP ^A | AUP ^A | Hosted rental permit required per SCCC 13.10.694. |

| | | | | | | | | |
|--------------------|--|--|--|--|--|--|--|---|
| Non-Hosted Rentals | AUP ^A / CUP ^A | AUP ^A / CUP ^A | AUP ^A / CUP ^A | AUP ^A / CUP ^A | AUP ^A / CUP ^A | AUP ^A / CUP ^A | AUP ^A / CUP ^A | AUP for new non-hosted rentals with 3 or fewer bedrooms. CUP for new rentals with 4 or more bedrooms. AUP for renewals. Non-hosted rental permit required per SCCC 13.10.694. |
|--------------------|--|--|--|--|--|--|--|---|

SECTION III

The “Residential Units – Commercial Uses (Ancillary to Residential Use)” portion of Table 13.10.332-1 in Section 13.10.332 of the Santa Cruz County Code is hereby amended to read:

| USE | USE PERMIT REQUIRED BY ZONE | | | | | | | REFERENCES AND NOTES |
|---|--------------------------------------|--------------------------------------|----|----|--------------------------------------|-----|-----|---|
| | C-1 | C-2 | VA | CT | PA | C-3 | C-4 | |
| Residential Units – Commercial Uses (Ancillary to Residential Use) | | | | | | | | |
| Family day care home | P ^A | P ^A | NA | NA | P ^A | NA | NA | Serving up to 14 children (see SCCC 13.10.700-D). 13.10.613 |
| Home occupations | P ^A / CUP ^A | P ^A / CUP ^A | NA | NA | P ^A / CUP ^A | NA | NA | May include cottage industry. See SCCC 13.10.613 to determine when a CUP is required. 13.10.700-C |
| Hosted Rentals | MUP ^A | MUP ^A | NA | NA | MUP ^A | NA | NA | Hosted rental permit required; non-hosted rentals are not allowed per SCCC 13.10.694. |
| New hosted rental in | AUP ^A | AUP ^A | NA | NA | AUP ^A | NA | NA | Hosted rental permit required |

| | | | | | | | | |
|---------------------------|--|--|--|--|--|--|--|------------------------|
| dwelling with JADUs | | | | | | | | per SCCC 13.10.694. |
|---------------------------|--|--|--|--|--|--|--|------------------------|

SECTION IV

The “Residential Units – Commercial Uses (Ancillary to Residential Use)” portion of Table 13.10.352-1 in Section 13.10.352 of the Santa Cruz County Code is hereby amended to read:

| USE | PERMIT REQUIRED | REFERENCES AND NOTES |
|---|-------------------------------------|---|
| Residential Units – Commercial Uses (Ancillary to Residential Use) | | |
| Family (child) day care homes | P ^A | Serving up to 14 children (see 13.10.700-D). 13.10.613 |
| Home occupations | P ^A / CUP ^A | See 13.10.613 to determine when a CUP is required. |
| Hosted rentals | MUP ^A | Hosted rental permit required per SCCC 13.10.694. |
| New hosted rental in dwellings with JADUs | AUP ^A | Hosted rental permit required per SCCC 13.10.694. |
| Non-Hosted rentals | AUP ^A / CUP ^A | AUP for new rentals with 3 or fewer bedrooms. CUP for new rentals with 4 bedrooms or more. AUP for all non-hosted permit renewals. Non-hosted permit required per SCCC 13.10.694. |

SECTION V

The “Residential Units – Commercial Uses (Ancillary to Residential Use)” portion of Table 13.10.362-1 in Section 13.10.362 of the Santa Cruz County Code is hereby amended to read:

| USE | PERMIT REQUIRED | REFERENCES AND NOTES |
|---|-----------------------------------|--|
| Residential Units – Commercial Uses (ancillary to residential use) | | |
| Family (child) day care home | P ^A | Serving up to 14 children 13.10.700-D, 13.10.613. |
| Home occupations | P ^A / CUP ^A | See 13.10.613 to determine when a CUP is required. |

| | | |
|---|------------------|---|
| Hosted rentals | MUP ^A | Hosted rental permit required; non-hosted rentals are not allowed per SCCC 13.10.694. |
| New hosted rental in dwellings with JADUs | AUP ^A | Hosted rental permit required per SCCC 13.10.694. |

SECTION VI

The “Residential Units – Commercial Uses (Ancillary to Residential Use)” portion of Table 13.10.372-1 in Section 13.10.372 of the Santa Cruz County Code is hereby amended to read:

| USE | PERMIT REQUIRED | REFERENCES AND NOTES |
|---|-------------------------------------|---|
| Residential Units – Commercial Uses (ancillary to residential use) | | |
| Family day care homes | P ^A | Serving up to 14 children 13.10.700-D, 13.10.613. |
| Home occupations | P ^A / CUP ^A | See 13.10.613 to determine when a CUP is required. |
| Hosted rentals | MUP ^A | Hosted rental permit required per SCCC 13.10.694. |
| New hosted rental in dwellings with JADUs | AUP ^A | Hosted rental permit required per SCCC 13.10.694. |
| Non-hosted rentals | AUP ^A / CUP ^A | AUP for new rentals with 3 or fewer bedrooms. CUP for new rentals with 4 bedrooms or more. AUP for all non-hosted permit renewals. Non-hosted permit required per SCCC 13.10.694. |

SECTION VII

Section 13.10.689 of the Santa Cruz County Code is hereby amended to read as follows:

13.10.689 (B)(1) “Commercial visitor accommodations” means commercial visitor serving facilities for short-term (less than 30 days) overnight use. Commercial visitor accommodations do not include agricultural farmstays (see SCCC 13.10.641) or short-term rentals (see SCCC 13.10.694).

SECTION VIII

Section 13.10.690 of the Santa Cruz County Code is hereby repealed in its entirety.

SECTION IX

Section 13.10.694 of the Santa Cruz County Code is hereby amended to read as follows:

13.10.694 Short-Term Rentals.

- (A) Purpose. The purpose of this section is to establish regulations applicable to the short-term rental of residential dwelling units or bedrooms in a residential dwelling unit for periods of not more than 30 days at a time. These regulations are in addition to all other provisions of this title. This section does not apply to Pajaro Dunes, where short-term rentals are governed by an existing development permit.
- (B) Applicability. Short-term rentals are allowed in zone districts as specified in the Use Charts contained in SCCC 13.10.
- (1) Habitable and non-habitable accessory structures, accessory dwelling units (ADUs), legally restricted affordable housing units, balconies, porches, and sheds shall not be used for short-term rental. Recreational vehicles shall only be used for short-term commercial lodging on parcels appropriately zoned and permitted for such uses and are not allowable for short-term rental use. Short-term rentals may be allowed in properties with Junior Accessory Dwelling Units (JADUs) pursuant to SCCC 13.10.694(D)(7)(c)(i).
 - (2) Short-term rentals are prohibited within the Mobile Home Park (MH) Combining District, multifamily dwellings of four units or more, units approved pursuant to SCCC 13.10.327, and parcels that have been subject to an urban lot split pursuant to SCCC 13.10.328.
 - (3) Notwithstanding other provisions of this section, an existing short-term rental permit shall not be revoked due to additional requirements contained in this section adopted after the ordinance implementing changes to this section takes effect, as long as ownership of the parcel does not change. This exception extends to renewal applications for permits existing at the time changes to this section take effect, except as provided in SCCC 13.10.694(D)(4).
- (C) Definitions. For the purposes of this section, the following words and phrases shall be defined as set forth in this section. In the event of any conflict between the definitions in this section and definitions of the same or similar terms in SCCC 13.10.700, the definitions herein shall prevail.
- (1) “Block” means the properties abutting both sides of a street, or one side of a one-sided street, extending from one intersecting street to another, or to the terminus of the street, as indicated on the official Block Maps (adopted by the Board of Supervisors on August 18, 2020). In the DASDA, “blocks” shall apply only in the

town of Davenport, extending to all the R-1 zoned parcels along San Vincente Street, in New Town on Cement Plant Road, Adeline, and 1st, 2nd, and 3rd Streets, and on Davenport Landing.

- (2) “Davenport/Swanton designated area” or “DASDA” means that portion of the North Coast Planning Area bounded on the south by Riverside Avenue and San Vincente Street in the unincorporated town of Davenport, and extending north along Highway 1 to include the areas of New Town and Davenport Landing south of Highway 1, and bounded on the north by the intersection of Swanton Road and Highway 1, and including all parcels within one-quarter mile of Swanton Road, but excluding any parcels that abut Last Chance Road, as depicted in Figure DASDA, which is incorporated within the ordinance codified in this section.
- (3) “Director” means the Director of the Community Development and Infrastructure Department, or their designee.
- (4) “Department” means the Community Development and Infrastructure Department.
- (5) “Hosted rental” means a legal dwelling unit with two or more bedrooms, where a long-term resident acting as host occupies one or more bedrooms in a dwelling unit, while no more than three legal bedrooms are rented for the purpose of overnight lodging for a period of no more than 30 days.

For the purposes of these regulations the following are not considered to be hosted rentals: (1) ongoing month-to-month tenancy granted to the same tenant for the same space, (2) permitted non-hosted rentals in which the entire home is rented while no host is present, and (3) short-term rentals within a home, which meet the requirements of bed and breakfast inns per SCCC 13.10.691 and are permitted as such.

- (6) “Hosting platform” means a marketplace in whatever form or format facilitating short-term rental activity through advertising, matchmaking, or any other means, using any medium of facilitation, and from which the operator of the hosting platform derives revenues, directly or indirectly, including fees for booking transactions or advertising revenues from providing or maintaining the marketplace.
- (7) “Live Oak designated area” or “LODA” means the Harbor Area Special Community (as described in the General Plan—Local Coastal Program and depicted on the General Plan—Local Coastal Program map) and that portion of Live Oak that lies east and south of East Cliff Drive and Portola Drive from the

intersection of 9th Avenue and East Cliff Drive to the intersection of Portola Drive and 41st Avenue, as depicted in Figure LODA, which is incorporated within the ordinance codified in this section.

- (8) “Non-hosted rental” means a legal dwelling unit where the owner/operator/local property manager/agent does not occupy the dwelling unit while it is rented, only the guests thereof occupy the dwelling unit while it is rented, and the dwelling unit is rented for the purpose of overnight lodging for a period of not more than 30 days.

Where there is more than one dwelling on a property as part of a legal dwelling group, not more than one dwelling part of the dwelling group can be permitted as a non-hosted rental and the owner/operator/contact person/agent may live in a dwelling that is not used as a non-hosted rental. For the purposes of these regulations, the following are not considered to be non-hosted rentals: (1) ongoing month-to-month tenancy granted to the same renter for the same unit, (2) a house exchange for which there is no payment, (3) renting of individual rooms in a dwelling unit while the primary occupant remains on site, or (4) permitted hosted rentals.

- (9) “Sea Cliff/Aptos/La Selva designated area” or “SALSDA” means that portion of the Aptos Planning Area bounded on the west by the Capitola city limit, on the north by Highway 1, and on the east and southeast by Bonita Drive, San Andreas Road, the Urban Services Line from San Andreas Road to Monterey Bay, and the community of La Selva Beach, as depicted in Figure SALSDA, which is incorporated within the ordinance codified in this section.

Short-term rentals in the following areas and streets shall not be limited by, or count toward, SALSDA caps or block density limits: Pot Belly Beach Road; Las Olas Drive; those residentially zoned parcels in the Rio Del Mar flats consisting of parcels fronting on Stephen Road, Marina Avenue, and Venetian Road between its intersection with the Esplanade and Aptos Beach Drive to its intersection with Lake Court and Stephen Road; those parcels fronting on or gaining access from Cliff Court or fronting on or gaining access from Rio Del Mar Boulevard between its intersection with Aptos Beach Drive and Beach Drive to its intersection with Kingsbury Drive, Cliff Drive, and Beach Villa Lane; Beach Drive; and Via Gaviota.

- (10) “Short-term rental” includes a hosted rental or a non-hosted rental, or both.

(D) Short-Term Rental Program Operation.

- (1) Short-Term Rental Permits.

- (a) Every short-term rental property shall hold both a valid short-term rental permit and a Transient Occupancy Tax registration certificate. Both must remain valid for the duration of the operation of the short-term rental.
 - (b) Short-term rental permits shall remain valid for a period of five years at a time, beginning on the effective date of issuance of the permit.
 - (c) Approval of a short-term rental permit does not legalize any non-permitted use or structure.
 - (d) Short-term rental permits are issued to property owners for a specific property and are not transferable between owners or properties.
 - (e) Transfer of property with current short-term rental permit. When a property transfer triggers reassessment pursuant to California Revenue and Taxation Code Section 60 et seq., as determined by the Assessor, the short-term rental permit associated with the property shall expire and shall become nonrenewable at the time of property transfer. Any future use of the subject property as a short-term rental shall require approval of an application for a new short-term rental permit rather than a renewal application.
 - (f) Short-term rental permits are subject to revocation as provided for in SCCC 18.10.136, and subject to the violation provisions of SCCC 13.10.694(E)(12).
- (2) Short-Term Rental Registry. The Department shall keep a current registry of all valid short-term rental permits.
- (3) STR Hotline. The County will utilize a short-term rental (STR) hotline applicable to all short-term rental properties:
- (a) Purpose of Hotline: The STR hotline will serve as a centralized resource for receiving and addressing complaints or inquiries related to properties permitted for short-term rental use, ensuring timely responses to neighborhood concerns and regulatory compliance.
 - (b) Hotline Signage: Each short-term rental property must display a sign that includes the County's STR hotline number. The sign shall be placed on the subject property so as to be clearly seen and readily readable from each right-of-way providing primary vehicle access to the subject property. Signs shall be located so as to not interfere with vehicular line of sight and must conform to County-established specifications for size and format.

- (c) Cost Allocation: Costs associated with the establishment, operation, and maintenance of the STR hotline shall be distributed among permit holders as part of the permit fees. These fees will be periodically reviewed and adjusted as necessary by the Board of Supervisors to reflect actual County expenses to operate the STR hotline.

(4) Short-Term Rental Concentrations, Caps, and Permit Waiting Lists.

- (a) Designated Area Caps. In the Live Oak Designated Area (“LODA”), the Seacliff/Aptos/La Selva Designated Area (“SALSDA”), and the Davenport/Swanton Designated Area (“DASDA”), as defined in SCCC 13.10.694(C), the maximum number of short-term rental permits is as follows:

- (i) Within the LODA, no more than 262 non-hosted rental permits shall be issued, and no more than 18 hosted rental permits shall be issued, for a total of 280 short-term rentals in the LODA. Within the SALSDA, no more than 147 non-hosted rental permits shall be issued, and no more than 45 hosted rental permits shall be issued, for a total of 164 short-term rentals in the SALSDA. Within the DASDA, no more than three non-hosted rental permits shall be issued, and no more than four hosted rental permits shall be issued, for a total of seven short-term rentals in the DASDA.

- (ii) Effective January 1, 2026, if unused permits are available in designated areas, the total number of non-hosted rental permits in each Designated Area shall be reduced by up to 10 permits per year over a five-year period. No existing permit holder shall lose their permit or ability to renew if the short-term rental is consistent with the provisions of SCCC 13.10.694(B)(3).

- (b) Designated Area Block Density Limits. In the LODA, the SALSDA, and the DASDA, as defined in SCCC 13.10.694(C), no new short-term rental shall be approved if its approval would result in a block density greater than 20 percent, when counting parcels on the same block with short-term rentals of the total parcels on that block that allow residential use. In these cases, the applicant may choose to be placed on the short-term rental waiting list until such time that their application for a short-term rental permit will not cause the block density to exceed 20 percent. Regardless of the block density limit, short-term rental permit renewals for existing non-hosted rentals may still be granted.

- (i) A Designated Area Block Map adopted by resolution of the Board of Supervisors shall assign parcels to blocks to determine

block capacity for future short-term rental permits within each Designated Area.

- (ii) Designated Area Block Map Adjustment. Several areas throughout the County, especially in the LODA and SALSDA, are comprised of incongruous, or atypically shaped, “blocks.” The Designated Area Block Map is intended to clarify that parcels are permanently assigned to a block in the most organized fashion possible; however, adjustment of blocks may be warranted in certain circumstances. In conjunction with applying for a short-term rental permit, an applicant may apply for a Designated Area Block Map Adjustment.
- (iii) Designated Area Block Map Adjustment Application. An application to amend the Designated Area Block Map or “Block Map” shall be approved by the Planning Commission. The application shall be accompanied by a written description of the proposed amendment, a map showing the proposed amendment, the reasons for the request, and by any supporting information as may be available and appropriate or as may be requested by the Director to process the application.
- (iv) Fees. Applications for Designated Area Block Adjustment shall be processed in accordance with the Unified Fee Schedule adopted by the Board of Supervisors.
- (v) A Block Map Adjustment may be approved based on the following finding:

Adjustment of the Block Map is warranted because the block in question is incongruous and such adjustment of the Block Map will not result in an overconcentration (20 percent or more) of parcels with short-term rentals on the assigned block.

Notwithstanding the 20 percent block maximums, each block in the LODA, the SALSDA, or the DASDA may have at least one parcel with a short-term rental, if the applicable short-term rental regulations otherwise allow for issuance of a short-term rental permit (i.e., the overall Designated Area limits on numbers of short-term rentals are not exceeded).

(c) Short-Term Rental Caps Outside of Designated Areas.

- (i) Non-Hosted Rental Caps Outside the Designated Areas. No more than 270 non-hosted rental permits shall be issued outside of the Designated Areas. If permits issued to existing non-hosted rentals equals or

exceeds 270, no permits shall be issued to new non-hosted rentals outside the Designated Areas until the total number of active non-hosted rental permits outside the Designated Areas falls below 270 through attrition.

(ii) Hosted Rental Caps Outside the Designated Areas. No more than 185 hosted rental permits shall be issued outside of the Designated Areas. If permits issued to existing hosted rentals equals or exceeds 185, no permits shall be issued to new hosted rentals outside the Designated Areas until the total number of active hosted rental permits outside the Designated Areas falls below 185 through attrition.

(iii) Short-term rentals in the following areas and streets shall not be limited by, or count toward, countywide caps: Pot Belly Beach Road; Las Olas Drive; those residentially zoned parcels in the Rio Del Mar flats consisting of parcels fronting on Stephen Road, Marina Avenue, and Venetian Road between its intersection with the Esplanade and Aptos Beach Drive to its intersection with Lake Court and Stephen Road; those parcels fronting on or gaining access from Cliff Court or fronting on or gaining access from Rio Del Mar Boulevard between its intersection with Aptos Beach Drive and Beach Drive to its intersection with Kingsbury Drive, Cliff Drive, and Beach Villa Lane; Beach Drive; and Via Gaviota.

(d) Limitation on Proximity of Non-Hosted Rentals. No new permits shall be issued if approval would cause a residentially zoned parcel to be adjacent to two or more parcels with active non-hosted rental permits. For the purposes of this provision, adjacent shall mean a shared parcel line or two parcels that would share a parcel line if the road or alley between them were removed. In these cases, the applicant may choose to be placed on the short-term rental waiting list until such time that their application for a short-term rental will not result in such a configuration. An existing short-term rental which is in good standing with the County as of the effective date of this ordinance shall not be denied renewal of their short-term rental permit solely on this basis.

(e) Limitation on Multiple Short-Term Rental Permits Per Person. No one person or entity shall be issued more than one short-term rental permit, either for a hosted rental or a non-hosted rental. When a short-term rental permit is due for renewal for an applicant who has been previously issued more than one short-term rental permit, the applicant shall choose one short-term rental permit to renew, and the remaining rental permit(s) shall be revoked and operation as a short-term rental ceased.

(f) Limitation on Multiple Short-Term Rental Permits Per Parcel. A single parcel may be issued only one short-term rental permit. When a short-term rental

permit is renewed on a property with more than one short-term rental, the applicant shall choose one short-term rental to renew, and the remaining rental permit(s) shall be revoked and operation as a short-term rental ceased.

(g) Short-Term Rental Permit Waiting List. The Department shall maintain a short-term rental permit waiting list or “waiting list” if the number of short-term rental permits is at or exceeds the limits and caps established under this section. Prospective applicants shall submit requests via a Short-Term Rental Permit Waiting List Request Form. Applicants for the waiting list must be the current owner(s) of the property. The waiting list request shall become void upon transfer of ownership in accordance with the criteria outlined in SCCC 13.10.694(D)(1)(e).

(i) Non-refundable Short-Term Rental Permit Wait List Fee. The Director may charge a waiting list fee, as prescribed in the Unified Fee Schedule, for the administrative cost of maintaining a Short-Term Rental Permit Waiting List.

(5) New Short-Term Rental Permits.

(a) Application Requirements. Permits will be made available to new short-term rentals on a first come, first served basis, at such time that availability occurs and in conformance with SCCC 13.10.694(D)(4)(g). Applicants for a new short-term rental permit shall provide all application materials required by the Department, including, but not limited to, the following:

(i) Completed application form.

(ii) Nonrefundable application fee as established by the Board of Supervisors. The fee will cover the estimated costs of processing the application for a new short-term rental permit. Upon notice by the Department, applicants may need to provide additional funds to cover further processing and enforcement costs.

(iii) Copy of County of Santa Cruz Transient Occupancy Tax Certificate number, for the purpose of the operation of a short-term rental.

(iv) Plans, which do not need to be drawn by a professional, drawn to scale including the following:

a. Plot plan showing location of all property lines, location of all existing buildings, and location of dimensioned on-site parking spaces.

- b. Floor plan showing all rooms with each room labeled as to room type.
 - (v) Proof of registration with the County Emergency Alert and Warning platform, CruzAware.
 - (vi) List with the names of all hosting platforms or any other mediums in which the proposed short-term rental will be advertised.
 - (vii) Copy of listing to be used on hosting platforms or any other mediums to advertise the proposed short-term rental. Listings of the proposed short-term rental shall conform to specifications outlined in SCCC 13.10.694(E)(10).
 - (viii) Copy of Short-Term Rental Housing Rules which shall conform to specifications outlined in SCCC 13.10.694(E)(3).
 - (ix) Affidavit or other proof of compliance with the Tenant Displacement Protection provision outlined in SCCC 13.10.694(D)(5)(c).
 - (b) Site Visit Requirement. New hosted and non-hosted rental permit applications may require an on-site inspection of the property as determined by County staff to verify compliance with applicable safety, habitability, and zoning requirements. Site inspections shall also confirm adherence to permit application standards outlined in this section.
 - (c) Tenant Displacement Protection. If a new short-term rental permit would require the termination of an existing tenancy without just cause as defined in Civil Code Section 1946.2 as amended, the applicant shall be liable to pay the lessee six months of the dwelling's actual rent. The application shall include evidence, under penalty of perjury, that this provision has been met.
- (6) Renewal of Short-Term Rental Permit. Short-term rental permits must be renewed every five years. Short-term rental permits expire on the first business day on or after the date five years after the effective date of the initial permit unless an application for renewal has been received by the Department. An application to renew a permit for a short-term rental shall be made no sooner than 180 days before the expiration date of the existing permit, and no later than the date of expiration of that permit. Determination that the application is complete shall stay the expiration of the existing permit until final action is taken on the renewal application. Except as provided in SCCC [18.10.124\(B\)](#), no public hearing shall be required and administrative action on permit renewal applications shall be by the Director.

- (a) Renewal Application Requirements. Applicants for renewal of a permit for a short-term rental shall provide the following to the Department:
- (i) Completed application form.
 - (ii) Nonrefundable application fee as established by the Board of Supervisors. The fee will cover the estimated costs of processing the application for a renewed short-term rental permit. Upon notice by the Department, applicants may need to provide additional funds to cover further processing and enforcement costs. Department staff may require a site visit as part of the renewal application process.
 - (iii) Proof of payment of Transient Occupancy Tax for the use of the dwelling as a short-term rental and a summary of the dates the unit was used as a short-term rental between the time of issuance of the existing permit and the date of application for the renewal.
 - (iv) Proof of Significant Use. Renewal applications must show significant rental use for three out of the previous five years. Significant rental use shall be interpreted to include no fewer than 10 percent of weekend nights in a given year, or a minimum occupancy of five weekends or 10 nights per calendar year.
 - (v) Proof of registration with the County Emergency Alert and Warning platform, CruzAware.
 - (vi) List with the names of all hosting platforms or any other mediums in which the proposed short-term rental will be advertised.
 - (vii) Copy of listing to be used on hosting platforms or any other mediums to advertise the proposed short-term rental. Listings of the proposed short-term rental shall conform to specifications outlined in SCCC 13.10.694(E)(10).
 - (viii) Copy of Short-Term Rental Housing Rules which shall conform to specifications outlined in SCCC 13.10.694(E)(3).
 - (ix) Any additional requirements for hosted and non-hosted rental permits shall be applicable pursuant to SCCC 13.10.694(D)(7) and 13.10.694(D)(8), respectively.
- (b) Approval for renewal of a short-term rental renewal permit shall be based on affirmative findings as set forth in SCCC 18.10.230(A), and with consideration of factors identified in the applicable short-term rental violations provisions herein. Denial of an application for renewal shall be based on one or more of the required findings not being able to

be made, as set forth in SCCC 18.10.230(A), and with consideration to factors that would support non-renewal of the short-term rental permit, or if applicants do not provide all required renewal materials as detailed herein.

(7) Hosted Rentals.

- (a) The purpose of this section is to establish regulations specifically applicable to bedrooms in a dwelling unit that are rented as hosted rentals for periods of no more than 30 days at a time. These regulations are in addition to all other provisions of this title.
- (b) New or renewal hosted rental permits shall require a Minor Use Permit as defined in SCCC 18.10.
 - (i) Applications for new hosted rental permits for properties containing a permitted JADU shall require an Administrative Use Permit as defined in SCCC 18.10.
- (c) Hosted rentals are allowed in any legal dwelling unit with no more than three bedrooms in any zone district where a residential use is allowed unless otherwise specified in the Use Charts contained in SCCC 13.10.
 - (i) Properties containing a permitted JADU may be used as a hosted rental provided that the property owner or immediate family member resides on the property.

(8) Hosted Rental Permit Requirements.

- (a) Applications for new hosted rental permits shall meet the requirements provided in SCCC 13.10.694(D)(5).
- (b) Applications for a hosted rental renewal permit shall meet the requirements provided in SCCC 13.10.694(D)(6).
- (c) Applicants for a new or renewal permit for a hosted rental shall also provide the following to the Department:
 - (i) An affidavit verifying the legality, safety and habitability of the guest room or rooms including the presence of an egress door or window in the sleeping area, access to facilities for sanitation, and the proper number and location of working carbon monoxide detectors and smoke detectors in the residence.
- (d) All permitted hosted rentals shall comply with the following performance standards in addition to the standards in SCCC 13.10.694(E) for their operations:

- (i) Number of Allowed Guests. The maximum number of guests allowed in a hosted rental shall not exceed three people per hosted bedroom. Children under eight (8) are not counted toward maximum occupancy. Rental to unaccompanied minors under the age of eighteen (18) is prohibited.
- (ii) Advertisements. Except as required by SCCC 13.10.694(D)(3), on-site advertising signs or other displays indicating that the residence is being utilized as a short-term rental are prohibited.
- (iii) Food. No cooking shall be allowed in any guest room or in any bathroom. Food service, if provided, shall be limited to breakfast served to guests only, and shall be subject to applicable regulations of the Environmental Health Division of the Santa Cruz County Health Services Agency.
- (iv) Habitability. The hosted rental shall provide facilities for sleeping, bathing, and bathroom access inside of a permanent dwelling that is suitable for human occupancy. Rental of sleeping space in or on balconies, porches, tents, sheds, vehicles, RVs, or outdoor areas is prohibited as part of a hosted rental.
- (v) Parking. Guests of hosted rentals shall bring only one car per hosted bedroom to the hosted rental property. These cars may be parked on site or in legal street parking close to the host property.

(9) Non-Hosted Rentals.

- (a) The purpose of this section is to establish regulations specifically applicable to dwellings that are rented as non-hosted rentals for periods of not more than 30 days at a time. These regulations are in addition to all other provisions of this title.
- (b) Non-hosted rentals are allowed in all zone districts that allow residential use with no requirement for any other use, unless otherwise specified in the Use Charts contained in SCCC 13.10. Habitable accessory structures, non-habitable accessory structures, accessory dwelling units (“ADUs”) constructed under the provisions of SCCC 13.10.681, 13.20.107, or 13.20.108, and legally restricted affordable housing units shall not be used as non-hosted rentals.
- (c) For new non-hosted rental permit applications for dwellings of three bedrooms or fewer, except as provided in SCCC 18.10.124(B), no public hearing shall be required and action on these applications shall be by the Director through the Administrative Use permit process as provided in SCCC 18.10.131(B). Appeals of the action on the application may be

made by any member of the public pursuant to SCCC 18.10.324, and the Director may refer the application to the Zoning Administrator or Planning Commission for a public hearing in accordance with SCCC 18.10.124(B).

- (d) For new non-hosted permit applications for dwellings consisting of four or more bedrooms, the application shall be considered at a public hearing in accordance with Conditional Use permit public hearing procedures as provided in SCCC 18.10.131(C). Any new non-hosted rental permit issued for non-hosted rentals consisting of four or more bedrooms will be given a one-year provisional permit subject to review for compliance with non-hosted rental code requirements prior to granting the remainder of the standard five-year term. When a public hearing is required, notice of such a public hearing shall be provided not less than 10 calendar days before the public hearing, pursuant to SCCC 18.10.117 through 18.10.119.
- (e) Applications for new non-hosted rental permits shall meet the requirements provided in SCCC 13.10.694(D)(5), and in addition, the following shall apply to applications for a permit for a new non-hosted rental:
 - (i) Applicants for a permit for a new non-hosted rental shall provide a copy of the sign to be posted identifying the dwelling unit as a permitted non-hosted rental pursuant to the requirements of SCCC 13.10.694(9)(1).
- (f) For renewal applications for non-hosted rentals, except as provided in SCCC 18.10.124(B), no public hearing shall be required and action on these applications shall be by the Director through the Administrative Use permit process as provided in SCCC 18.10.131(B). Appeals of the action on the application may be made by any member of the public pursuant to SCCC 18.10.324, and the Director may refer the application to the Zoning Administrator or Planning Commission for a public hearing in accordance with SCCC 18.10.124(B).
- (g) Applications for non-hosted rental renewal permits shall meet the requirements provided in SCCC 13.10.694(D)(6), and in addition, the following shall apply to applications for a permit for a new non-hosted rental:
 - (i) Applicants shall provide a copy of the sign to be posted identifying the dwelling unit as a permitted non-hosted rental pursuant to the requirements of SCCC 13.10.694(D)(9)(1).

- (h) All permitted non-hosted rentals shall comply with the following performance standards in addition to SCCC 13.10.694(E) for their operations:
- (i) Shared-Wall Affidavit Requirement. No new non-hosted rental use may be permitted in a dwelling unit having a common wall or walls with another dwelling unit, unless the applicant provides a written agreement acceptable to the County and signed by the record owner(s) of the adjoining dwelling unit(s) either at the time of application submittal or prior to approval of the non-hosted rental permit, stating that they are aware of the proposed non-hosted rental use and have no objection to issuance of a permit for such use. The agreement shall be binding on the parties thereto and their successors in interest for so long as the short-term rental permit for which the agreement was submitted, if issued, remains valid, and each party shall be responsible to inform its own successor(s) in interest in the unit of the agreement as part of the sale or transfer of the unit to such successor(s).
 - (ii) Affordable Housing Restriction. Residences that are subject to affordable housing covenants and/or are income-restricted for affordable housing purposes are not eligible for a non-hosted rental permit.
 - (iii) New Permit Required Following Expansion of Permitted Non-Hosted Rental. In addition to any other permits required for a proposal to expand the square footage of a permitted non-hosted rental structure by an amount equal to or more than 50 percent or to increase the existing number of bedrooms by demolition or remodeling, a new non-hosted rental permit shall be required for an existing non-hosted rental and shall be subject to the limits and caps set forth in SCCC 13.10.964(D)(4)
 - (iv) Local Property Manager. All non-hosted rentals shall designate a local property manager who is located within 30 miles of the permitted non-hosted rental property. The local property manager shall be available 24 hours a day to respond to tenant and neighborhood questions or concerns. A property owner who lives within 30 miles of the permitted non-hosted rental property may designate themselves as the local property manager. Failure to respond within 60 minutes of being contacted, as verified by County Code Enforcement staff or the County Sheriff, shall constitute a significant violation and may lead to revocation of the permit in accordance with SCCC [18.10.136](#).

- (v) CruzAware. Local property managers must be registered for the County Emergency Alert and Warning platform, CruzAware, for all locations that they manage to ensure that if there is an emergency or pending emergency, they can notify non-hosted rental occupants in a timely manner.
- (vi) Permit Noticing. The applicant shall mail, deliver, or otherwise provide the name, address, email contact, and telephone number(s) of the local property manager, and the beginning and expiration dates of the non-hosted rental permit, to the Department, the Auditor-Controller-Treasurer-Tax Collector, the County Sheriff's Office, and the local fire agency, and to the property owners of all properties located within a 300-foot radius of the boundaries of the parcel on which the non-hosted rental is located. Proof of mailing or delivery of the contact information to all of the above shall be submitted to the Department within 30 days of permit approval, amendment, or renewal. The name, address, email and telephone number(s) of the local property manager shall be permanently posted in the non-hosted rental unit in a prominent location. Any change in the local property manager's address or telephone number shall be promptly furnished to the agencies and neighboring property owners as specified in this subsection. Property manager contact information shall be furnished to the Department annually to ensure current, comprehensive information is available to notify property managers or occupants of emergency or hazardous conditions. This provision is applicable to all active non-hosted permit holders, including those holding permits at the time this provision is enacted.
- (vii) Signs. All non-hosted rentals shall have a sign identifying the structure as a permitted non-hosted rental, which shall be placed no more than 20 feet back from the nearest street. The sign must display the beginning and end dates of the five-year term of the non-hosted rental permit. Additionally, all signs shall prominently display the Short-term Rental Hotline, pursuant to SCCC 13.10.694(D)(3), with the hotline information being the largest and most visible text on the sign. This information shall be updated upon any renewal of the permit. The sign shall conform to County-established specifications as outlined in SCCC 13.10.580 and SCCC 13.10.581. A sign required by this subsection shall be continuously maintained while the dwelling is used as a non-hosted rental.

(viii) Number of Guests Allowed. The number of guests allowed in a non-hosted rental shall not exceed two per legal bedroom plus two additional guests (children under eight years old not counted). For celebrations and gatherings between 8:00 a.m. and 10:00 p.m., the maximum number of people allowed is twice the maximum number of guests allowed.

(ix) Vehicle Parking.

- a. The number of vehicles a non-hosted rental guest is allowed to park on-site and off-site (specific to the neighborhood) shall not exceed the number of existing, required, or permitted parking spaces.
- b. The on-site parking requirements for new non-hosted rental permits shall be a minimum of one on-site space for one- and two-bedroom units, and a minimum of two on-site spaces for three- or more bedroom units.
- c. The guest will be allowed to park one additional vehicle off-site, except on roads which do not allow for street parking. Where street parking is allowed, the guest must use street parking for the off-site vehicle in the vicinity of the non-hosted rental but will not have any exclusive or assigned use of any available street parking. Should off-site parking occur within a parking district, the non-hosted rental permit holder will be required to purchase a parking permit at the business rate and will not be eligible for residential parking permit allocations.
- d. In situations where the required on-site parking cannot be provided, an on-site parking exception may be requested in conjunction with a Conditional Use Permit application for a non-hosted rental permit, for consideration by the Zoning Administrator at a public hearing. The Zoning Administrator shall make the following finding in conjunction with approval of the parking exception:

Existing traffic and parking on nearby streets and properties would not be adversely affected by granting of an on-site parking reduction, as off-site parking is typically available and not subject to significant levels of congestion.

The Zoning Administrator shall not make the above finding if an encroachment into the public right-of-way exists that prevents parking along the frontage of the subject property. In these cases, the applicant for the short-term rental permit shall be required to remove the encroachment in order to provide parking along the frontage of the subject property.

(E) Operation Standards for Short-Term Rentals. All permitted short-term rentals shall comply with the following performance standards for their operations:

- (1) Short-term rentals shall be operated, maintained, advertised, booked, and facilitated in a manner that complies with the County Code, and all other applicable State and federal laws and regulations.
- (2) Short-term rentals must not adversely affect the residential character of the neighborhood by causing nuisance activities, including, but not limited to, illegal parking, disturbances of the peace, excessive noise, vibration, glare, light, odors, littering, or create other impacts that unreasonably interfere with a community, neighborhood, or any person's reasonable enjoyment of their residence.
- (3) Posting of House Rules. Short-term rental house rules shall be included in the rental agreement, if applicable, and posted inside the short-term rental in a location readily visible to all guests. The house rules shall include, but not necessarily be limited to, the following: number of guests allowed, number of vehicles, noise limits, rules for pets, prohibition on events and outdoor parties, prohibition on illegal behavior or disturbances including an explicit statement that fireworks are illegal in Santa Cruz County, directions for trash management (e.g., trash to be kept in covered containers only), and emergency evacuation instructions.
- (4) County Emergency Alert and Warning platform registration. CruzAware registration information shall be posted in a prominent location inside the short-term rental to ensure access to emergency alerts is available to occupants during their stay.
- (5) Noise. All short-term rentals shall comply with the noise standards set forth in SCCC [8.30](#), and a copy of that Chapter shall be posted inside the rental in a location readily visible to all guests. No use of equipment requiring more than standard household electrical current at 110 volts or activities that produce noise, dust, odor, or vibration detrimental to occupants of adjoining dwellings is allowed within the short-term rental.
- (6) Pets. Pets, if allowed by the owner, shall be secured on the property at all times. Continual nuisance barking by unattended pets is prohibited.

- (7) Events Prohibited. No weddings, outdoor parties, or similar activities are authorized under a short-term rental permit.
- (8) Management. The short-term rental permit holder is responsible for ensuring that the property does not become a nuisance due to short-term rental activity.
- (9) Transient Occupancy Tax. Each short-term rental shall meet the regulations and standards set forth in [SCCC 4.24](#), and as administered by the County Tax Collector including any required payment of Transient Occupancy Tax.
- (10) Listings and Advertising. All listings on hosting platforms and any other advertising for short-term rentals shall include the short-term rental permit number in a prominent location. Where photos with numbers are allowed, a photo containing the permit number shall be included where the permit number is visible and legible. Additionally, for non-hosted rentals, a photo of the required signage, if applicable, that includes the 24-hour contact information and non-hosted rental identification is required. Advertising shall also include the number of overnight guests allowed, maximum number of people allowed for celebrations, number and location of on-site parking spots, approximate location of off-site parking spots, restrictions on noise, permit number, and language on road conditions if the property is located in a mountainous area. Advertising a short-term rental for a property without a short-term rental permit and out of compliance with the requirements listed herein is a violation of this Chapter and violators are subject to the penalties set forth in [SCCC 13.10.696](#) and [19.01](#). Hosting platforms shall comply by listing only permitted properties.
- (11) Dispute Resolution. By accepting a short-term rental permit, short-term rental owners agree to engage in dispute resolution and act in good faith to resolve disputes with neighbors arising from the use of a dwelling as a short-term rental. Unless an alternative dispute resolution entity is agreed to by all parties involved, dispute resolution shall be conducted through the Conflict Resolution Center of Santa Cruz County.
- (12) Violation. It is unlawful for any person to use or allow the use of property in violation of the provisions of this section or any conditions of approval contained in a short-term rental permit. The penalties for violation of this Section are set forth in [SCCC 13.10.696](#) and [19.01](#), Enforcement of Land Use Regulations.
 - (a) A violation of any of the requirements to obtain a short-term rental permit may be grounds for denial of a new short-term rental permit application. Further, violations of short-term rental regulations, or of any other provisions of the Santa Cruz County Code, may be grounds for denial of a renewal application or revocation of an existing short-term rental permit after consideration at a public hearing by the Zoning Administrator (or by the Planning Commission upon referral).

- (b) If more than two significant violations occur on a short-term rental property within a 12-month period, the permit shall be noticed for a public hearing to consider permit revocation pursuant to SCCC 18.10.117.
 - (i) “Significant violations” are: citations for violation of SCCC [8.30](#) (Noise); violation of any specific conditions of approval associated with the permit; mis-advertising the capacity and limitations applicable to the short-term rental; written warnings, or other documentation filed by law enforcement; violations of State or County health regulations; non-compliance with a public health order or emergency regulation issued by State or local authorities which may limit use and occupancy of short-term rentals; delinquency in payment of Transient Occupancy Taxes, fines, or penalties; non-responsive property management, including failure by the host or local property manager to respond to calls within 60 minutes; and failure to maintain required signage. In the event a permit is revoked, the person or entity from whom the permit was revoked shall be barred from applying for a short-term rental permit for the same parcel without prior consent of the Board of Supervisors.
- (c) It is unlawful to make a false report to the Sheriff’s Office regarding activities associated with short-term rentals.

(F) Annual Reports. The Department shall provide information annually to the Board of Supervisors on permit and enforcement activity pursuant to this Chapter.

SECTION X

Section 13.10.695 of the Santa Cruz County Code is hereby added to read as follows:

13.19.695 Hosting Platform Responsibilities.

- (A) Subject to applicable laws and as requested by the County, hosting platforms shall disclose to the County the URL and permit number for each short-term rental listing located in the County.
- (B) All hosting platforms that display short-term rental listings for properties located in Santa Cruz County shall require all owners using the platform to include a permit number in any listing for a short-term rental on the platform, at the time the hosting platform receives a fee for the booking transaction.

- (C) A hosting platform shall remove any listing for a short-term rental from the platform after notification by the County that the short-term rental listing lacks a permit number or the permit number is invalid, expired, or has been revoked. The notification must identify the listing(s) to be removed by its URL and state the reason for removal. The platform shall remove the listing within 10 business days of notification.
- (D) A hosting platform that collects money on behalf of the short-term property owner must collect and remit to the County of Santa Cruz all transit occupancy taxes payable pursuant to SCCC 4.24.
- (E) Safe Harbor. A hosting platform operating exclusively on the internet, which operates in compliance with subsections (A), (B), (C), and (D) above, shall be presumed to be in compliance with this Chapter, except that the hosting platform remains responsible for compliance with the administrative subpoena provisions of this Chapter.
- (F) The provisions of this Section shall be interpreted in accordance with otherwise applicable State and federal law(s) and will not apply if determined by the County to be in violation of, or preempted by, any such law(s).

SECTION XI

Section 13.10.696 of the Santa Cruz County Code is hereby added to read as follows:

13.10.696 Enforcement – Hosting Platforms.

- (A) The provisions of this Section shall be interpreted in accordance with otherwise applicable State and federal law(s) and will not apply if determined by the County to be in violation of, or preempted by, any such law(s).
- (B) In addition to any other remedy provided by law, any hosting platform that violates its obligations under SCCC 13.10.695 shall be subject to an administrative penalty of up to one thousand dollars (\$1,000) per violation per day, notwithstanding any contrary limitations set forth in SCCC 1.13. Such penalties may be issued and processed per any procedure authorized under State or local law.
- (C) Any interested person may seek an injunction or other relief to prevent or remedy violations of SCCC 13.10.695. The prevailing party in such an action shall be entitled to recover reasonable costs and attorney's fees.
- (D) The County may issue and serve upon hosting platforms administrative subpoenas as necessary to obtain specific information regarding home-sharing and short-term rental listings located in the County, including, but not limited to, the names of the persons responsible for each such listing, the address of each such listing, the length of stay for each such listing and the price paid for each stay, to determine whether the home-sharing and short-term rental listings comply with this Chapter. Any subpoena issued pursuant to this

section shall not require the production of information sooner than thirty days from the date of service. A person that has been served with an administrative subpoena may seek judicial review during that thirty-day period.

(E) The remedies provided in this Section are not exclusive, and nothing in this Section shall preclude the use or application of any other remedies, penalties or procedures established by law.

SECTION XII

Subsection 13.10.700-H “H” definitions of the Santa Cruz County Code is hereby amended to delete the definition of “Hosted rental.”

SECTION XIII

Subsection 13.10.700-V “V” definitions of the Santa Cruz County Code is hereby amended to revise the definition of “Vacation rental” and to revise the definition of “Visitor accommodations, commercial” as follows:

13.10.700-V “V” definitions.

“Vacation rental” where used in this Code refers to “non-hosted rental” as defined in SCCC 13.10.694(C)(6).

“Visitor accommodations, commercial” means commercial visitor serving facilities for short-term (less than 30 days) overnight use. Commercial visitor accommodations do not include agricultural farmstays (see SCCC [13.10.641](#)) or short-term residential rentals (see SCCC [13.10.694](#)).

SECTION XIV

This Ordinance incorporates into the Santa Cruz County Code the following figures by reference where identified in specific portions of the Code:

Figure DASDA

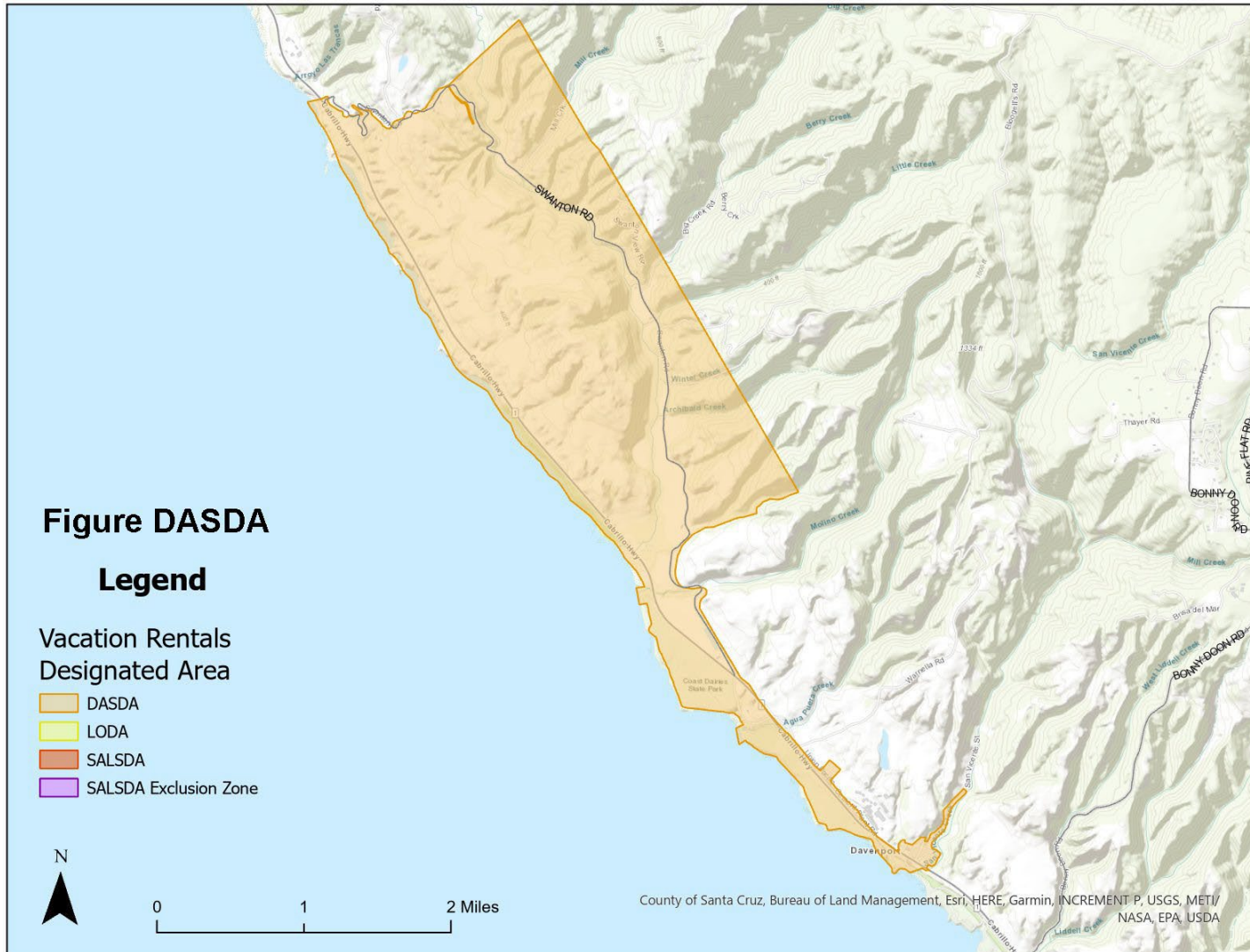
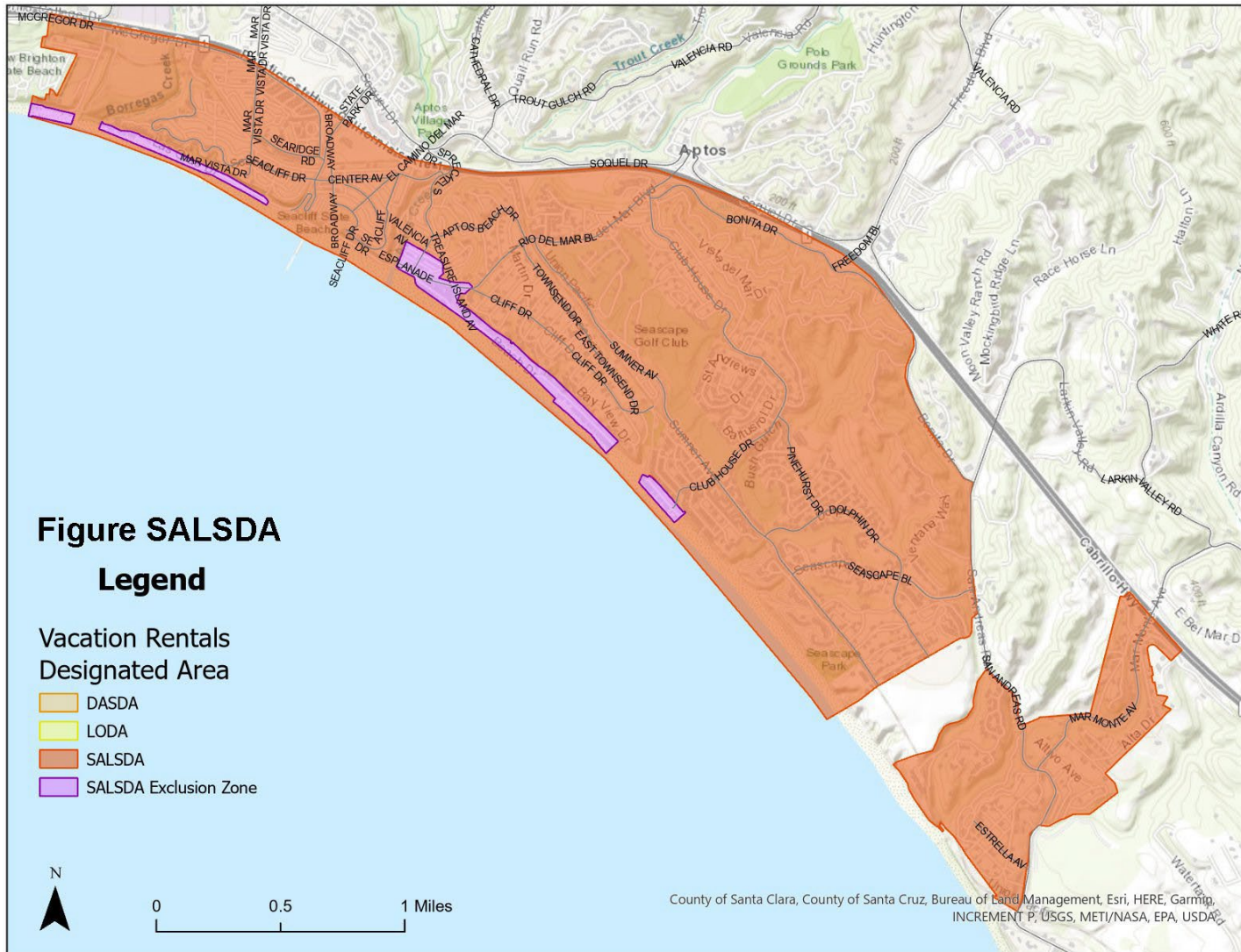


Figure SALSDA



SECTION XV

The Board of Supervisors further finds and determines in its reasonable discretion on the basis of the entire record before it that the proposed amendments to the Santa Cruz County Code are consistent and compatible with and will not frustrate the objectives, policies, general land uses, and programs specified in the General Plan and Local Coastal Program.

SECTION XVI

The Board of Supervisors further finds that the proposed ordinance is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3), the “common sense” exemption, because the amendments are relatively minor adjustments to existing regulations and implement additional limitations and enforcement provisions related to short-term rentals, an already permitted use in the County Code. The regulations included herein function to limit the impacts of the allowed uses, and therefore no significant environmental impacts are reasonably foreseeable.

SECTION XVII

Should any section, clause, or provision of this ordinance be declared by the courts to be invalid, the same shall not affect the validity of the ordinance as a whole, or parts thereof, other than the part so declared to be invalid.

SECTION XVIII

This ordinance shall take effect following final certification by the California Coastal Commission.

PASSED AND ADOPTED this 19th day of August 2025, by the Board of Supervisors of the County of Santa Cruz by the following vote:

| | |
|----------|---|
| AYES: | Supervisors Koenig, De Serpa, Cummings, Martinez, and Hernandez |
| NOES: | None |
| ABSENT: | None |
| ABSTAIN: | None |

Ordinance 5497

DocuSigned by:
Felipe Hernandez
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9/2/2025

Felipe Hernandez
CHAIRPERSON, BOARD OF SUPERVISORS

DocuSigned by:
Juliette Rezzato
466B074F3141450...

9/2/2025

ATTEST:

Juliette Rezzato
Chief Deputy Clerk of the Board

APPROVED AS TO FORM:

Signed by:
Natalie Kirkish
D52DC6AA0E74498...
Natalie Kirkish
Office of the County Counsel

DISTRIBUTION: County Counsel
Community Development & Infrastructure Department



Certificate Of Completion

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| Document Pages: 31 | Signatures: 1 |
| Certificate Pages: 5 | Initials: 0 |
| AutoNav: Enabled | Envelope Originator: |
| Envelopeld Stamping: Enabled | Fernanda Dias Pini |
| Time Zone: (UTC-08:00) Pacific Time (US & Canada) | 701 Ocean Street |
| | Santa Cruz, CA 95060 |
| | Fernanda.DiasPini@santacruzcountyca.gov |
| | IP Address: 63.194.190.100 |

Record Tracking

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| Storage Appliance Status: Connected | Pool: County of Santa Cruz | Location: Docusign |

Signer Events

Natalie Kirkish
 Natalie.Kirkish@santacruzcountyca.gov
 County Counsel
 Security Level: Email, Account Authentication (None)

Signature

Signed by:

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 Signature Adoption: Pre-selected Style
 Using IP Address: 63.194.190.100

Timestamp

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 Signed: 8/6/2025 9:49:44 AM

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Ordinance 5497

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Electronic Record and Signature Disclosure

ELECTRONIC RECORD AND SIGNATURE DISCLOSURE

From time to time, County of Santa Cruz (we, us or Company) may be required by law to provide to you certain written notices or disclosures. Described below are the terms and conditions for providing to you such notices and disclosures electronically through the DocuSign system. Please read the information below carefully and thoroughly, and if you can access this information electronically to your satisfaction and agree to this Electronic Record and Signature Disclosure (ERSD), please confirm your agreement by selecting the check-box next to 'I agree to use electronic records and signatures' before clicking 'CONTINUE' within the DocuSign system.

Getting paper copies

At any time, you may request from us a paper copy of any record provided or made available electronically to you by us. You will have the ability to download and print documents we send to you through the DocuSign system during and immediately after the signing session and, if you elect to create a DocuSign account, you may access the documents for a limited period of time (usually 30 days) after such documents are first sent to you. After such time, if you wish for us to send you paper copies of any such documents from our office to you, you will be charged a \$0.00 per-page fee. You may request delivery of such paper copies from us by following the procedure described below.

Withdrawing your consent

If you decide to receive notices and disclosures from us electronically, you may at any time change your mind and tell us that thereafter you want to receive required notices and disclosures only in paper format. How you must inform us of your decision to receive future notices and disclosure in paper format and withdraw your consent to receive notices and disclosures electronically is described below.

Consequences of changing your mind

If you elect to receive required notices and disclosures only in paper format, it will slow the speed at which we can complete certain steps in transactions with you and delivering services to you because we will need first to send the required notices or disclosures to you in paper format, and then wait until we receive back from you your acknowledgment of your receipt of such paper notices or disclosures. Further, you will no longer be able to use the DocuSign system to receive required notices and consents electronically from us or to sign electronically documents from us.

All notices and disclosures will be sent to you electronically

Ordinance 5497

Unless you tell us otherwise in accordance with the procedures described herein, we will provide electronically to you through the DocuSign system all required notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you during the course of our relationship with you. To reduce the chance of you inadvertently not receiving any notice or disclosure, we prefer to provide all of the required notices and disclosures to you by the same method and to the same address that you have given us. Thus, you can receive all the disclosures and notices electronically or in paper format through the paper mail delivery system. If you do not agree with this process, please let us know as described below. Please also see the paragraph immediately above that describes the consequences of your electing not to receive delivery of the notices and disclosures electronically from us.

How to contact County of Santa Cruz:

You may contact us to let us know of your changes as to how we may contact you electronically, to request paper copies of certain information from us, and to withdraw your prior consent to receive notices and disclosures electronically as follows:

To contact us by email send messages to: nada.algharib@santacruzcounty.us

To advise County of Santa Cruz of your new email address

To let us know of a change in your email address where we should send notices and disclosures electronically to you, you must send an email message to us at nada.algharib@santacruzcounty.us and in the body of such request you must state: your previous email address, your new email address. We do not require any other information from you to change your email address.

If you created a DocuSign account, you may update it with your new email address through your account preferences.

To request paper copies from County of Santa Cruz

To request delivery from us of paper copies of the notices and disclosures previously provided by us to you electronically, you must send us an email to nada.algharib@santacruzcounty.us and in the body of such request you must state your email address, full name, mailing address, and telephone number. We will bill you for any fees at that time, if any.

To withdraw your consent with County of Santa Cruz

To inform us that you no longer wish to receive future notices and disclosures in electronic format you may:

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- i. decline to sign a document from within your signing session, and on the subsequent page, select the check-box indicating you wish to withdraw your consent, or you may;
- ii. send us an email to nada.algharib@santacruzcounty.us and in the body of such request you must state your email, full name, mailing address, and telephone number. We do not need any other information from you to withdraw consent.. The consequences of your withdrawing consent for online documents will be that transactions may take a longer time to process..

Required hardware and software

The minimum system requirements for using the DocuSign system may change over time. The current system requirements are found here: <https://support.docusign.com/guides/signer-guide-signing-system-requirements>.

Acknowledging your access and consent to receive and sign documents electronically

To confirm to us that you can access this information electronically, which will be similar to other electronic notices and disclosures that we will provide to you, please confirm that you have read this ERSD, and (i) that you are able to print on paper or electronically save this ERSD for your future reference and access; or (ii) that you are able to email this ERSD to an email address where you will be able to print on paper or save it for your future reference and access. Further, if you consent to receiving notices and disclosures exclusively in electronic format as described herein, then select the check-box next to ‘I agree to use electronic records and signatures’ before clicking ‘CONTINUE’ within the DocuSign system.

By selecting the check-box next to ‘I agree to use electronic records and signatures’, you confirm that:

- You can access and read this Electronic Record and Signature Disclosure; and
- You can print on paper this Electronic Record and Signature Disclosure, or save or send this Electronic Record and Disclosure to a location where you can print it, for future reference and access; and
- Until or unless you notify County of Santa Cruz as described above, you consent to receive exclusively through electronic means all notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you by County of Santa Cruz during the course of your relationship with County of Santa Cruz.