



# Short Term Rentals

## What are Short Term Rentals?

Short term rentals are generally defined as lodging or overnight stays lasting less than 30 consecutive days or less in a residential dwelling. Common examples include renting a house or an apartment for a week or weekend for a short stay or for several weeks associated with business travel or longer vacations. Short term rentals are most commonly offered and rented through online hosting platforms such as Airbnb, VRBO and HomeAway.

## Short Term Rental Regulations

The City Council adopted new regulations to allow short term rentals in a limited way while preventing loss of housing stock.

City Council also adopted a resolution dedicating Transient Occupancy Tax (TOT) funds from short term rentals to affordable housing programs and administration.

The regulations ([Section 31.3 of the Zoning Code](#)) are as follows:

- **Needs to be a Primary Residence.** A dwelling unit where a person has been physically present and that the person regards as home. A person may only have one primary residence at any given time.
- **Annual Limit for Unhosted Rentals.** A primary residence may be occupied as a short-term rental for no more than 120 days per calendar year where no host is present.
- **No Limit for Hosted Rentals.** There shall be no limit on the number of days a primary residence may be occupied as a short-term rental where the host is present.
- **Parking.** Existing on-site spaces shall be made available to short-term renters.
- **Special Events.** Special events such as weddings and corporate retreats are prohibited.
- **Registration.** Registration and payment of Transient Occupancy Tax are required.
- **Accessory Dwelling Units.** Short-term rental of accessory dwelling units shall **NOT** be permitted unless the unit was registered with the City prior to January 1, 2020.

### Transient Occupancy Tax (TOT) Collection

Collection of transient occupancy taxes for short-term rentals shall be the responsibility of the host.

Airbnb collects TOT on behalf of their hosts. If you rent exclusively through Airbnb, no additional payment of TOT is required.



## Registration Process

Initial Registration, annual renewal, and permit information is handled through our partner [Deckard](https://portal.deckard.com/ca-san_mateo-city_of_redwood_city-str-portal/):  
[https://portal.deckard.com/ca-san\\_mateo-city\\_of\\_redwood\\_city-str-portal/](https://portal.deckard.com/ca-san_mateo-city_of_redwood_city-str-portal/)