

2. The following additional provisions shall also be applicable to Vacation Rentals, which may be supplemented by requirements established by the Director with approval of the required Site Development Permit, as necessary to maintain compatibility of the use with the surrounding properties. The Site Development Permit shall expire 12 months from issuance and needs to be renewed annually.
 - a. A vacation rental shall not be rented to multiple separate parties concurrently unless the owner (or primary occupant with the written permission of the owner) is residing on the premises during the rental period, in which case the vacation rental shall be limited to two unrelated parties.
 - b. The owner/applicant shall keep on file with the City the name, telephone number, and email address of a local contact person who shall be responsible for responding to questions or concerns regarding the operation of the vacation rental. This information shall be posted in a conspicuous location within the vacation rental dwelling. The local contact person shall be available twenty-four (24) hours a day to accept telephone calls and respond physically to the vacation rental within sixty (60) minutes, if necessary. The name and contact information of the local contact person will be made available to the public.
 - c. Depending on the physical nature of the property and surrounding properties, the Director may allow, with approval of the site development permit, on-street guest parking.
 - d. The number of guests permitted at any given time is limited to the number of bedrooms multiplied by two.

Note: In addition to the above requirements, the City advises that short-term rental owners/operators determine whether liability and/or other insurance for the use is required by their insurance company.

City Of Redding
777 Cypress Avenue
Redding, CA 96001
www.cityofredding.org

City of Redding
Department Information

Mailing Address: P.O. Box 496071
Redding, CA 96049-6071

PERMIT CENTER (First Floor)
(530) 225-4030

CITY CLERK'S OFFICE (Third Floor)
(530) 225-4056

FINANCE DEPARTMENT (Third Floor)
(530) 225-4424

Monday through Friday
8:00 a.m. to 5:00 p.m.
Except Holidays and Furloughs



Development Services
Department

A STEP-BY-STEP GUIDE

FOR

SHORT-TERM
RENTALS



The City of Redding recognizes that some property owners may desire to use their home to provide short-term lodging for overnight guests as an alternative to the typical hotel, motel, and bed and breakfast accommodations customarily available to Redding visitors.

STEPS TO OPERATING A SHORT-TERM RENTAL:

Step 1: Determine whether an affidavit or permit is required.

Redding Municipal Code provides for two types of short-term rentals, Hosted Homestay or Vacation Rental. Depending on the type of short-term rental you have (see General Requirements), you will either need to sign a Hosted Homestay Affidavit or obtain a Site Development Permit. Appropriate documents can be found at the City of Redding Permit Center.

Step 2: Determine whether a business license is required.

To obtain business license information, bring a copy of your Hosted Homestay Affidavit or Site Development Permit to the City Clerk's Office. The typical fee is \$50 annually.

Step 3: Create an account for Transient Occupancy Tax.

Accounts for Transient Occupancy Tax will be created in the City of Redding's Finance Department. An information packet will be mailed to you or you can visit the Finance Department for more information.

Step 4: Enjoy playing host to visitors from all over the world.

This is a perfect opportunity to show visitors all our great city has to offer.

Step 5: Complete Transient Occupancy Tax Forms.

The City of Redding Finance Department will send Transient Occupancy Tax forms on a monthly basis. It is important that these forms are filled out and submitted each month.

GENERAL REQUIREMENTS:

Hosted Homestays (Affidavit)

1. No more than one dwelling unit on a lot may be used at any one time for short-term rental purposes.
2. A maximum of two (2) rooms may be available for rent at any time.
3. Occupancy shall be limited to a maximum of two adults per rented room. Room rental shall be limited to a maximum of 180 rental days per calendar year.
4. The property owner must occupy the residence at all times when rooms are being provided for rent.
5. A minimum of one on-site parking space shall be provided for each room rented. Guest parking spaces shall be within the primary driveway or other on-site location. External changes to a property such as converting significant areas of front yard landscape for purposes of meeting parking requirements is not allowed.
6. Short-term rentals shall meet all applicable building, health, fire and related safety codes at all times, including provision of working smoke and carbon monoxide detectors.
7. The owner shall post emergency evacuation instructions and "house policies" within each guest bedroom. The house policies shall be included in the rental agreement and shall be enforced by the owner. At a minimum, the house policies should:

- a. Reinforce the City of Redding's Noise Standards (RMC Section 18.40.100) by establishing outdoor "quiet hours" between 10:00 pm and 7:00 am. to minimize disturbance to neighboring residences. Outdoor activities are prohibited during quiet hours
 - b. Require that guest vehicles be parked on the premises, not the street, in compliance with this Section.
8. The property shall not be used to host non-owner related weddings, parties, and other similar events.
 9. On-site advertising signs or other displays indicating that the residence is being utilized as a short-term rental are prohibited.
 10. A City business license shall be obtained and transient occupancy taxes paid in accordance with Chapter 4.12. All advertising for any short-term rental shall include the City of Redding transient occupancy tax number, and the City of Redding business license number assigned to the owner/applicant. With submittal of transient occupancy taxes, the operator shall include the number of guest stays and the number of guests for the reporting period.
 11. The permit is not transferrable to a subsequent property owner or to another property.
 12. Redding Municipal Code shall not be construed as waiving or otherwise impacting the rights and obligations of any individual, group, or the members of any homeowners association, as defined, to comply with or enforce Conditions, Covenants, and Restrictions (CC&R's).

Vacation Rentals (Permit)

1. With the exception of numbers 1 through 4 of the General Requirements for Hosted Homestays, all other requirements shall apply to Vacation Rentals.

