



# HOSTED HOMESTAY AFFIDAVIT



City of Redding  
777 Cypress Avenue  
Redding CA 96001  
Telephone: (530) 225-4020  
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Name: \_\_\_\_\_  
*Last* *First*

Address: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Home Phone: \_\_\_\_\_ Cell: \_\_\_\_\_

Email: \_\_\_\_\_

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. To that end, limited overnight room accommodations are allowed in owner-occupied, single-family residences, subject to the limitations established in Section 18.43.180 of the Zoning Code and as delineated below.

**Hosted Homestays in single-family residences are permitted within all zoning districts subject to the following performance criteria:**

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 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 rental. 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" to minimize disturbance to neighboring residences.
  - 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 as required. All advertising for any short-term rental shall include the transient occupancy tax number assigned to the owner-applicant. With submittal of transient occupancy taxes, the operator shall also submit a statement indicating 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.

*Note: In addition to the above, the City advises that short-term rental owners/operators determine whether the use is prohibited by any conditions, covenants, and restrictions (CC&R's) applied to the property and whether liability and/or other insurance for the use is required by their insurance company.*

Hosted Homestay operators found to be in violation of the above provisions and/or other provisions of the Redding Municipal Code may be subject to a citation and fine or other legal remedy.

I hereby certify that I have read and understand the above-listed restrictions pertaining to the establishment of a Hosted Homestay at: \_\_\_\_\_  
*(address)*

I further agree to abide by the performance criteria listed above.

\_\_\_\_\_  
 Signed

\_\_\_\_\_  
 Date

\_\_\_\_\_  
 Development Services Department

\_\_\_\_\_  
 Date

\_\_\_\_\_  
 File Number

\_\_\_\_\_  
 Business License Number