

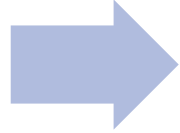
Short-Term Rental: Proposed Ordinance and Resolution

February 1, 2021 | City Council Meeting

Timeline

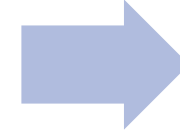
October 19, 2020
Study Session

- Survey results
- Best practices research
- Proposed regulations
- Receive feedback from City Council and public comment



February 1, 2021
Council Meeting

- Regulations and implementation process
- Introduce Ordinance
- Adopt Resolution



February 16, 2021
Council Meeting

- Adopt Ordinance

STR Regulations

Registration
Requirement

Prohibit special
events

Limit the number
of occupants to 2
per bedroom or 10
in total

Off-Street Parking
Requirement

Local Contact
Person
Requirement

Limit the number
of rental days to
120 days per
calendar year

Registration Requirement

Policy Details:

- STRs must register to operate in the City. This is in addition to needing to have a valid business license.

Off-Street Parking Requirement

Policy Details:

- Properties with 3 or fewer bedrooms would need to provide 1 parking space. Those with 4+ bedrooms would need 2 spaces. If there is no off-street parking available, the property is not eligible for a short-term rental permit.



Program Implementation



HDL
COMPANIES



COMMUNITY
DEVELOPMENT
DEPARTMENT



FINANCE
DEPARTMENT

Registration Requirements



INITIAL
APPLICATION



APPLICATION
REQUIREMENTS



FEE OF \$250



ANNUAL
RENEWAL

Proposed Resolution

Registration Fee

- \$250 fee per registration
- Fee used to pay for review and issuance of a registration permit

Registration Appeal Fee

- \$250 fee per registration appeal
- Fee used to pay for an administrative appeal any STR host whose application has been denied or registration has been revoked.

Recommendation



- Provide guidance on the Appeal process
- **Introduce the Ordinance** to amend the San Mateo Municipal Code Chapter 5 “Business Licenses and Regulations,” to regulate the usage of short-term rentals
- **Adopt a resolution** to amend the 2020-21 Comprehensive Fee Schedule to add two new fees for Short-Term Rental Registration and Short-Term Rental Registration Appeals.