

Short-Term Rentals



Agenda

- Presentation
- Break Out Session



Short-Term Rentals

- Rental of one or more dwelling units to a visitor for a period of **30 days or less**

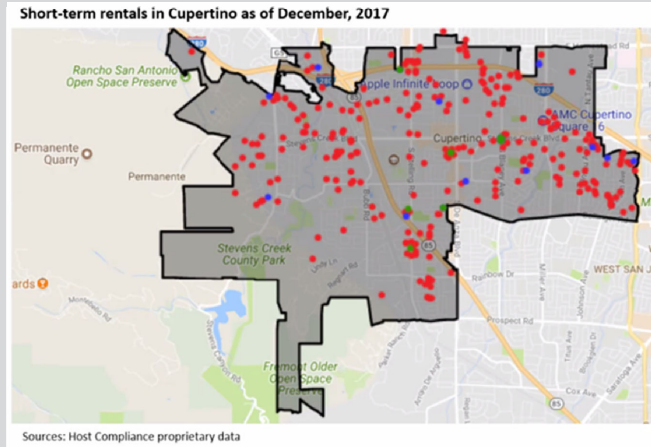
Short-Term Rentals

Currently, an STR business in Cupertino must comply with the following:

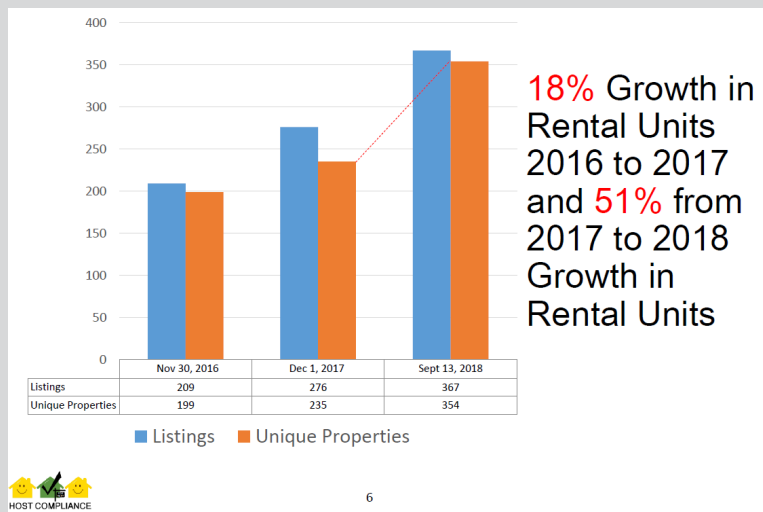
1. Primary resident requirement
2. On-site during the lease period
3. Limited to two (2) or fewer guests
4. Incidental use
5. Must comply with muni code

STRs in Cupertino

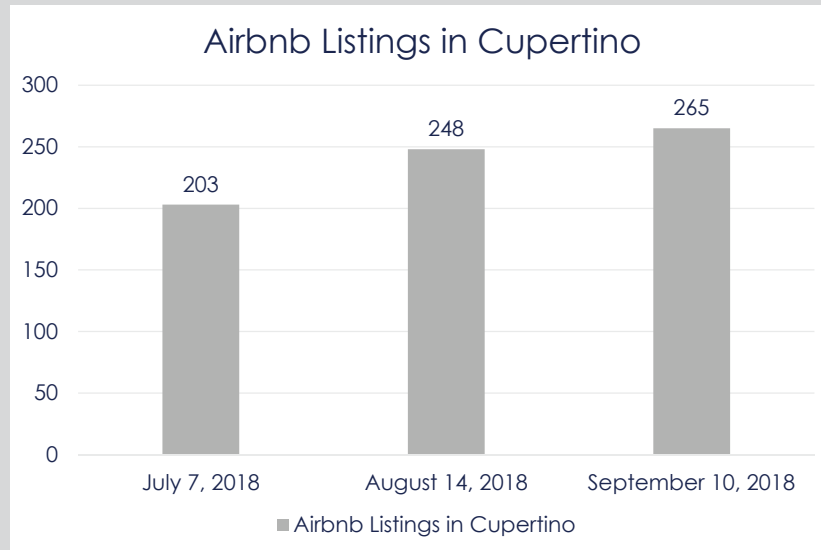
- About 300 STRs within City limits



STRs in Cupertino Over Time



STRs in Cupertino Over Time



Timeline

- **July** - Planning Commission Input
- **August** – Online Community Survey
- **September** –Regulations drafted
- **October** – Community Meeting

Next Steps

- Consolidate Comments
- Planning Commission Review/Approval
- Council Review/Approval

Key Policy Issues

- Identifying and Managing STRs
- Impacts on Housing Availability
- Neighborhood Impacts
 - Occupancy
 - Parking
 - Noise/Nuisance
- Enforcement and Addressing Complaints

Identifying and Managing STRs

- Proposed:
 - Registration, Business License and permit with property owner approval
 - Permit # required on listings
 - Current Transient occupancy tax required – 12%
 - Records must be kept for a period of 5 years and made available upon request

Impacts on Housing Availability

- Proposed:
 - STR operator must be **primary resident**
 - Only one STR unit/listing per property
 - Unlimited hosted stays
 - Limited un-hosted stays (30 days/year) with notification to City
 - Limited in BMR housing, affordable housing, and senior housing

Neighborhood Impacts

- Proposed:
 - Max Guests: 2 times number of bedrooms
 - All guest vehicles must be on-site
 - Guests must be notified of City rules
 - Only allowed in single-family homes



Neighborhood Impacts

- Proposed:
 - Must have a local contact to respond to any issues
 - Prohibition on renting non-traditional sleeping spaces (balconies, porches, sheds, vehicles, outdoor areas)
 - Prohibition on event or commercial rentals (weddings)



Enforcement and Complaints

- Proposed:
 - Stricter penalties for STR violations
 - Allowing a grace period during initial implementation
 - Right to revoke license after non-compliance



Enforcement and Complaints

- Operational Plans:
 - 24/7 hotline for STR concerns
 - Contract to identify out-of-compliance STRs
 - Review enforcement needs after regulation implementation



Next Steps

- Incorporation of comments from public
- Planning Commission Hearing
- City Council Hearing
 - First Reading
 - Second Reading
- Regulations Effective in 2019



Questions and Comments

- Email planning@Cupertino.org
- Or call 408-777-3308
- For more info, visit www.cupertino.org/str