



City of Oceanside Short Term Rental (STR) Permitting Options Matrix

Revised 02/07/19

ITEM	AHC RECOMMENDATIONS
Permit Process	
Ministerial Permit	Ministerial Permit required unless STR is exempt (see below for exemptions). <i>Bu: An ACUP should be required for STRs consisting of 5 or more bedrooms.</i>
Good Neighbor Policy	All STRs subject to Good Neighbor Policy (GNP) unless exempt.
Applicable Taxes	All STRs pay Transient Occupancy Tax (TOT) and Oceanside Tourism Marketing District (OTMD) assessment.
Contact Information	
	List of STR properties provided on the City website and shall include property address and 24-hour contact information. A sign shall be posted on the STR property. Sign shall include 24-hour contact information.
Permit Exemptions	
	STR operator could be exempt if all of the following: <ol style="list-style-type: none"> 1. HOA 2. Self-contained (gated) 3. 24-hour on-site management Hosted units are exempt. <i>Bu: There should not be exempt units (except Hosted Units).</i>
Number of STRs	
Cap	No cap on the number of STRs at this time. Implement a STR permit process and GNP with enhanced enforcement and then monitor and review for effectiveness. <i>Ba: There should be a cap on the number of new STRs. Should be a cap in South O. Cap on new STRs. Cap on new STRs allowed in R1 District.</i>
STRs per Owner	Distinguish between private vs. corporate ownership. <i>Bu: There should be a maximum number per owner. Possibly grandfather existing STRs, but limit new STRs to primary residence.</i>
Locational Requirements	
	STRs allowed citywide. STRs not allowed in mobile home parks.
Operational Regulations	
Max Occupancy	2 people per bedroom, plus 2. (Bedroom is defined in GNP).
Minimum Consecutive Night Stay	2 nights.

Additional comments provided by members of the Ad Hoc Committee (Ba: Balch; Bu: Busk; R: Rosales) are provided in italics. These comments do not reflect the full AHC recommendation.



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Daytime guests	The maximum number of daytime guests shall be 10 guests. Daytime guests shall be allowed between 7am and 10pm.
Parking	All garage, driveway and designated on-site parking spaces shall be made available for vehicle parking.
Hosting Platform Contract	Staff to continue to research and discuss contracts with hosting platforms.
Enforcement	
One Hour Inspection Warning for Violations	1-hour inspection for code enforcement violations.
Property Inspection	Initial property inspection at time of STR registration. Fire Dept. to conduct regular inspections thereafter (every three years if no complaints/violations). <i>Ba: Evacuation plan shall be posted in STR. STR operator to provide floor plan with exist signs and indicate location of fire extinguisher. Annual inspection of fire alarm.</i>
Three Strikes Policy	3 citations within 12 months or 5 citations within 24 months may result in STR revocation of 36 months. Depending on severity of violation, permit may be revoked after initial citation.
Applicable Fees	
Permit Fee	\$300 to \$400 annual STR Permit Fee to cover the cost of one additional full-time Code Enforcement Officer.
Affordable Housing Impact Fee	Does not support an Affordable Housing Impact Fee at this time.
Panhandle Properties	
	Defer to Fire Department.

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