



CITY OF OCEANSIDE

Short-Term Rental

Frequently Asked Questions (FAQs)

The City of Oceanside has adopted a Short-Term Rental (STR) Ordinance. The STR Ordinance applies to all properties in the City that are used as a short-term vacation rental.

1. What is a Short-Term Rental (STR)?

- a. A STR is a dwelling unit, or any portion thereof, that is offered for rent for no more than 30 consecutive days.

2. Can an Accessory Dwelling Unit (ADU) be used as a STR?

- a. If the ADU was permitted on or after September 9, 2017 neither the ADU nor the primary residence can be used as a STR.

3. Where are STRs allowed?

- a. STRs are allowed in all zoning districts.
- b. STRs are not allowed in mobile home parks or on non-conforming panhandle (flag) lots. A non-conforming panhandle lot is a lot that does not meet city standards set forth in Oceanside Zoning Ordinance 1050(Y).

4. Do I need a permit to rent out my property as a STR?

- a. A STR permit is required for all properties that are rented out on a short-term basis unless one of the following:
 - i. The STR is a hosted unit.
 - ii. The STR is part of a gated HOA that contains at least 50 units and provides 24-hour security or onsite management.

5. What is a Hosted Unit?

- a. A hosted unit is a dwelling unit where the property owner or their tenant occupies the dwelling unit and offers a portion of the dwelling unit for short-term rental while remaining on-site.

6. Is a property inspection required?

- a. Yes. A property inspection is required as part of the STR permit process.

7. What fees are required for the STR permit?

- a. The STR permit fee is \$250/year. The permit must be renewed annually.
- b. There is an inspection fee of \$119. This fee is required at time of registration and every three years thereafter.

8. Do I need to apply for Transient Occupancy Tax (TOT) Certificate if I rent my property as a STR?

- a. Yes. All STR properties must register with the City and obtain a TOT certificate. Properties that are not required to have a STR Permit still must obtain a TOT certificate.

9. Do I need to apply for a business license?

- a. A business license is required for residential rental properties of five (5) units or more.

10. How many guests can stay in a STR?

- a. The maximum number of occupants that can stay overnight in STR properties is two adults per bedroom plus two additional people per unit (including children). An additional 10 daytime guests are allowed between 7am and 10pm.