



SHORT-TERM RENTALS GUIDE

The Daly City City Council approved an ordinance regulating short-term rentals on November 23, 2020. Effective January 1, 2021, a Short-Term Rental Permit and business license are required to operate a short-term rental in Daly City. The following guide summarizes the requirements and regulations for short-term rentals. Please note this guide is for informational purposes only. For the complete ordinance, see Chapter 5.92 of the Daly City Municipal Code. More information is also available at www.dalycity.org/strregs.

What is a Short-Term Rental?

A short-term rental is a home or room within a home rented to an individual for 30 consecutive days or less. For example, renting a room on the lower level of your home for the weekend would be considered a short-term rental.

Permitted Locations

Short-term rentals are permitted in single-family homes, condominiums, duplexes, townhomes, and properties with multiple rental units. If you are the property owner and the property has multiple rental units, you may only host a short-term rental in the dwelling unit that is your primary residence.

Short-term rentals are not permitted in inclusionary housing or other income-restricted housing units. They are also not permitted on any property containing an accessory dwelling unit or junior ADU.

Host Requirements

You may operate a short-term rental in your home if you are the homeowner or tenant, but you must be the primary resident, defined as an individual residing in the home for at least 265 days per year. You also must only have one primary residence.

If you would like to be the host of a short-term rental, you must comply with all requirements in the ordinance. Generally, hosts are responsible for any nuisance violations that arise from short-term rental activities. Hosts must designate a local responsible contact person, an individual who is local and will be available 24 hours per day to address any concerns or requests for assistance related to the short-term rental within one hour.

Hosts must also keep and preserve all records of the short-term rental operation and are responsible for paying transient occupancy taxes in accordance with Chapter 3.32 of the Daly City Municipal Code.



Short-Term Rental Regulations

Short-term rental operations are subject to the regulations outlined in the ordinance. The regulations include, but are not limited to, a maximum of 100 days per year for un-hosted stays (host not on-site during guest's stay), no limit for hosted stays (host on-site during guest's stay), a limit of two guests per bedroom plus two additional guests for each stay, and one booking per property per day. Please review the ordinance for the full list of regulations.

Permit Requirements & Fees

A Short-Term Rental Permit issued by the Planning Division and business license issued by the Finance Department are required to operate a short-term rental in Daly City. Both the permit and business license expire on September 30th of the year they are issued and must be renewed annually. The fees are provided in the table below.

New Permit	\$750.00
Permit Renewal	\$142.50
Review Exceeding One Hour of Staff Time	\$165.00 x __ hours
Business License	Starting at \$110.00*

*Contact the Finance Department for the exact fee amount.



SHORT-TERM RENTAL PERMIT CHECKLIST

After reviewing the Short-Term Rentals Guide and Chapter 5.92 (Short-Term Rentals) of the Daly City Municipal Code, please review the following checklist which includes the documents that must be completed and submitted to obtain a Short-Term Rental Permit. All required forms are included in this packet and available for download on the Planning Division's website at www.dalycity.org/planning.

- Short-Term Rental Permit Application
- Payment for application fee. Payments accepted via cash, credit card, or check (payable to the City of Daly City).
- Two documents showing evidence of primary residency including a valid state-issued Driver's License or Identification Card and any of the following: utility bill, property tax bill, credit card bill, voter registration, or bank statement. All documents submitted are subject to review and approval by the Planning Division.
- Notarized supplemental authorization form (if applicant is not the property owner)
- Short-Term Rentals Operator Primary Residence Certification and Indemnification and Waiver Agreement

You may submit your completed application to the Planning Division via email, mail, or in-person. After your application has been reviewed and approved by the Planning Division, you will be required to obtain a business license before the Short-Term Rental Permit can be issued.

PLEASE NOTE: This checklist does not include the requirements for obtaining a business license. For more information on business licenses, please contact the Business License Division at (650) 991-5700.



SHORT-TERM RENTAL PERMIT APPLICATION

APPLICANT INFORMATION

APPLICANT FULL NAME	PHONE NUMBER	EMAIL
HOME ADDRESS (INCLUDE UNIT NUMBER IF APPLICABLE)	HOME IS THE APPLICANT'S ONLY <input type="checkbox"/> YES <input type="checkbox"/> NO PRIMARY RESIDENCE	
PROPERTY OWNER FULL NAME (IF HOST IS <u>NOT</u> OWNER*)	PHONE NUMBER	EMAIL
OWNER ADDRESS (INCLUDE UNIT NUMBER IF APPLICABLE)	RECEIVED PERMISSION FROM OWNER TO <input type="checkbox"/> YES <input type="checkbox"/> NO OPERATE SHORT-TERM RENTAL IN HOME	

*If applicant is not the property owner, a notarized Supplemental Authorization Form is required.

SHORT-TERM RENTAL INFORMATION

HOME TYPE (EX. SINGLE-FAMILY, APARTMENT, CONDO)	NUMBER OF BEDROOMS IN HOME		
PROPOSED STAY TYPE (CHECK ONE OR BOTH)	<input type="checkbox"/> HOSTED STAY (HOST ON-SITE DURING GUEST'S STAY; EX. RENTAL OF ONE ROOM IN HOME)	<input type="checkbox"/> UNHOSTED STAY (HOST NOT ON-SITE DURING GUEST'S STAY; EX. RENTAL OF ENTIRE HOME)	
HOME IS INCLUSIONARY OR INCOME-RESTRICTED HOUSING	<input type="checkbox"/> YES	<input type="checkbox"/> NO	ACCESSORY DWELLING UNIT OR JUNIOR ACCESSORY DWELLING UNIT IS LOCATED ON THE PROPERTY <input type="checkbox"/> YES <input type="checkbox"/> NO

SECOND-PARTY LOCAL RESPONSIBLE CONTACT PERSON INFORMATION

FULL NAME*	PHONE NUMBER	EMAIL
ADDRESS (INCLUDE UNIT NUMBER IF APPLICABLE)	CONTACT IS LOCAL AND WILL BE AVAILABLE 24 HRS PER DAY TO ADDRESS CONCERNNS OR COMPLAINTS WITHIN ONE HOUR WHEN SHORT-TERM RENTAL IS OCCUPIED <input type="checkbox"/> YES <input type="checkbox"/> NO	

*Local Responsible Contact Person may not be the applicant/host of the short-term rental.

PERMIT TYPE & FEES

- NEW PERMIT - \$750.00
- RENEWAL - \$142.50
- ACTIVE BUSINESS LICENSE? YES NO
- LICENSE # _____
- HOURLY RATE* - \$165.00

*Reviews exceeding one hour of staff time.

I, the undersigned, hereby declare under penalty of perjury that the foregoing and following, and all related attachments submitted herewith, is/are, to the best of my knowledge, true and correct and I understand that failure to provide complete, truthful and accurate information necessary to process this application may result in delay in processing the application or may constitute grounds for denial or revocation of the permit(s) requested herein.

APPLICANT SIGNATURE

DATE