

CITY OF BRISBANE



SHORT TERM RENTAL GUIDE

For Hosts, Tenants, and Neighbors



***CITY OF BRISBANE
COMMUNITY DEVELOPMENT DEPARTMENT
50 PARK PLACE
BRISBANE, CA 94005
(415) 508-2120 | PLANNING@BRISBANECA.ORG***



GOOD NEIGHBOR RULES

For a seamless and enjoyable stay in Brisbane, hosts and renters must abide by the City's short term rental regulations:

- **Only Hosted Rentals:** The City does not allow unhosted rentals. Only hosted rentals, where the host is on the property, are allowed.
- **Check-out and Check-in Times:** Between 7 AM and 10 PM. Remember your neighbors when checking in and out and minimize noise.
- **Occupancy Limits:** Max. 2 overnight renters (not including kids) between 10 PM and 7 AM per room rented. Max. 4 daytime renters (not including kids) between 7 AM and 10 PM per room rented.
- **Noise:** No speakers or amps outdoors. The City's noise ordinance will be enforced to limit noise nuisance disturbances in the neighborhood.
- **No Special Events:** Weddings, corporate events, commercial functions, and any other similar events are prohibited during STRs.
- **Parking:** Hosts must provide parking for renters on their property. Renters must park on the property during their stay.
- **Max. 2 Rooms:** No more than 2 rooms may be rented in any home.
- **Bookings:** If multiple rooms are listed for rent in the home, they must be rented to the same rental party. Simultaneous renting of separate rooms to different rental parties is not allowed.



HOST REQUIREMENTS AND SAFETY

Every host shall provide and maintain:

- 2A:10B:C rated fire extinguishers (min 5 lbs)
- Smoke detectors
- Carbon monoxide detectors
- Posted emergency exit routes on the property

– The City-issued Short Term Rental permit number must be prominently posted on listings and guest materials.

– Hosts must maintain liability insurance in the amount of at least \$500,000 specifically for short term rental activity.

– Hosts must provide this Guide to Short Term Renters with the Host's contact information provided (see last page).



CONTACT NUMBERS

- **EMERGENCIES: Dial 911**
- **Non-emergency Brisbane Police 24/7
Dispatch: (415) 467-1212**
- Questions on Brisbane's Short Term Rental regulations can be directed to the Community Development Department at (415) 508-2120 or emailed to planning@brisbaneca.org

HOST NAME: _____

HOST PHONE (DAY): _____

HOST PHONE (NIGHT): _____