

SHORT-TERM RENTALS IN BRISBANE

In 2020 the City Council adopted regulations to allow limited, hosted short-term rentals (STRs) within the City of Brisbane, subject to a number of operational standards. Operators must also obtain an STR permit from the City and pay transient occupancy tax for STR operations. An STR is defined as the rental of rooms within single-family dwellings by the homeowner for less than 30 consecutive days. Rentals of residential homes for 30 consecutive days or longer are not subject to the STR ordinance.

IMPLEMENTATION

The City has undertaken an aggressive outreach program to inform the community of the City's STR regulations as well as a proactive enforcement program for STRs operating without the required city permits. While the City has achieved some success in bringing STRs into compliance with city regulations and eliminating those operating without permits, some STRs continue to operate outside the City's regulations.

HIGHER PENALTIES FOR VIOLATORS

The City remains committed to ensuring STRs in Brisbane comply with the City's regulations. Recently approved state legislation (SB 60) authorizes cities to set higher monetary penalties for violations of STR ordinances than were previously allowed. On November 18, 2021, the City Council passed Ordinance Number 668, effective immediately, to increase the fines for STRs operating in violation of the City's regulations. First offenses are subject to a \$1,500 fine; second offenses with a 12-month period are \$3,000; and third and any subsequent offense within a 12-month period, are \$5,000.

STR RULES AND REGULATIONS

Want to host an STR in your home? Learn the ground rules first! The STR Information Handout and Host Guide have all the relevant details about who can host STRs, where they can be hosted, and the rules that apply to hosting. Please visit www.brisbaneca.org/rentals for more information.

REPORT A VIOLATION

Use the City's Code Enforcement form, available at www.brisbaneca.org/pic to submit a code enforcement complaint related to STRs.

CONTACT US

If you have any questions on the City's STR regulations, please contact the Community Development Department at www.brisbaneca.org/cd. To sign up for email notifications about STR regulation news, visit the City's subscription list portal at www.brisbaneca.org/newsletter/subscriptions.



CITY OF BRISBANE
50 Park Place,
Brisbane, CA 94005

STR QUICK FACTS

- ❖ **Hosting STRs without a STR permit from the City is prohibited!**
- ❖ **STRs must be in a single-family home and hosts can't rent more than two rooms. STRs are not allowed in apartment buildings or accessory dwelling units.**
- ❖ **STRs must be "hosted," where the host is on the property during the rental. "Unhosted" or "entire home" rentals, where the host isn't on the property during the rental, are prohibited.**
- ❖ **Homeowners may host STRs if the home is their permanent residence and STRs can't be hosted by long-term renters.**
- ❖ **Violators of the STR Ordinance will be subject to administrative fines for the following amounts:**
 - **\$1,500** for the first offense
 - **\$3,000** fine for a second offense within a 12-month period
 - **\$5,000** for a third and any subsequent offense within a 12-month period