

Short-Term Rental Permits FAQ's

What is a short-term rental permit?

This permit allows the applicant to rent a residential unit or part of a residential unit on a short-term basis. A short-term basis is 30 days or less to the same person. A renter who signs a contract or lease for more than 30 consecutive days is not considered short-term and this permit would not apply. (City Code 5.114)

Who needs a short-term rental permit?

Anyone who rents out a room(s) in their house or their whole house on a short-term basis, and does not have a conditional use permit from Planning, needs to obtain a short-term rental permit.

What is the cost of a short-term rental permit?

A new permit is \$125 and a renewal is \$90.

Do I need a conditional use permit from Planning?

You need a conditional use permit if you are renting out a house on a short-term basis that is: 1) not your primary residence and; 2) you do so for more than 90 days total per calendar year. Contact Planning at planning@cityofsacramento.org for more information.

If the house is my primary residence, do I need a conditional use permit from Planning?

No. You can rent out all or part of your primary residence as much as you want within the guidelines of the short-term rental permit.

What is required for a short-term rental permit?

Here are the requirements per City Code 5.114:

- Business Operation Tax Account, categorized as a hotel (no home occupation permit required)
- Collect and remit to the City Transient Occupancy Tax
- Rent to no more than six people at any one time
- Adhere to the Rental Housing Program Standards
- Make sure your renters are aware of and follow applicable City parking regulations and the noise ordinance

Why is a business operation tax as a hotel required?

A hotel is defined as a structure or any portion of a structure which is intended for occupancy on a transient basis. In this case a transient basis refers to occupancy of 30 consecutive days or less. (City Code 3.28.020 and 3.08.200)

What is Transient Occupancy Tax?

Transient Occupancy Tax is a tax imposed on any person who stays in a hotel for a period of 30 consecutive days or less. No tax is imposed on day 31. (City Code 3.28)

What is the City's Transient Occupancy Tax rate?

The City's transient occupancy tax rate is 12%.

How long is the short-term rental permit good for?

The short-term rental permit is an annual permit and must be renewed each year.