

Sonoma, CA

Vacation Rental. The rental or letting of up to two complete residential units, containing bedrooms, kitchens, and bathrooms, for a period of less than 30 days. Typically, no on-site manager is present.

19.50.110—Vacation Rentals

This Section sets forth requirements for the establishment and operation of [Vacation Rental](#) facilities.

A. Permit and operational requirements. The approval and operation of a vacation rental shall be subject to the following requirements:

1. Conditional use permit required. The establishment and operation of a vacation rental shall require the approval of a Conditional Use Permit in compliance with [Section 19.54.040](#);
2. Maximum number of units. A vacation rental shall consist of no more than two complete residential units;
3. Business License required. A Business License is required for the establishment and operation of a vacation rental;
4. Transient Occupancy Tax. A Transient Occupancy Tax Registration form shall be completed, and the owner or manager shall pay Transient Occupancy Tax;
5. Maximum length of stay. Visitor occupancy shall be limited to a maximum of twenty-nine consecutive days;
6. Fire and life safety. Fire and life safety requirements as required by the Fire Department and the Building Division shall be implemented. Minimum requirements shall include approved smoke detectors in each lodging room, installation of an approved fire extinguisher in the structure, and the inclusion of an evacuation plan posted in each lodging room;
7. Annual inspection. Each vacation rental shall comply with the annual fire and life safety certification procedures of the Fire Department;
8. Signs. One sign, with a maximum area of two square feet, shall be allowed subject to the approved of the City's Design Review Commission,;
9. Secondary use. A vacation rental in the Commercial Zone shall be allowed only in conjunction with an approved commercial use.

B. Licensed vacation rentals. Existing, licensed vacation rentals shall be allowed to continue as a legal, nonconforming use provided they comply with the requirements set forth in subsection A.4-A.8, above. For the purpose of this Section, "licensed" shall mean a vacation rental which as of November 3, 1999, has a valid business license and has registered to pay Transient Occupancy Tax pursuant to Section 3.16.060 of the Sonoma Municipal Code.