



## CITY OF ESCONDIDO SHORT-TERM RENTAL PERMIT – FAQs

### **Who is required to apply for a short-term rental permit?**

Any property owner who intends to offer their property or a portion of their property as a short-term rental in the City of Escondido must apply for a permit.

### **What information is required to apply for a short-term rental permit?**

Applicants must provide:

- Names, addresses, emails, and phone numbers of all property owners
- Proof of property ownership: Deed, Mortgage statement, or Property Tax Bill
- Address of the rental unit
- Number of bedrooms and the maximum occupancy
  - Maximum occupancy is capped at 2 guests per bedroom + 2 extra guests
- Contact info for responsible contact person (if different from the owner)
  - Must be 18 years of age or older
  - Must be able to be onsite at the STR within the hour
  - Must be available at all times when the STR unit is occupied (24/7)
- Signed acknowledgments covering safety standards, insurance, compliance with laws, and confirmation that the unit is eligible for short-term rental
- Signatures of all property owners

### **What are the occupancy limits for a short-term rental?**

The permitted maximum occupancy of an STR unit is two guests per bedroom plus two additional guests regardless of bedroom size or beds available. For a STR unit that is 3 bedrooms, the occupancy is  $6+2=8$ .

### **Can I host events at my short-term rental property?**

A short-term rental shall only be used for overnight lodging. Events and large gatherings of people in excess of the occupancy limit; including, but not limited to, weddings, banquets, and personal or corporate events, are prohibited as part of the short-term rental use. The dwelling shall not be advertised or rented for the sole purpose of accommodating such uses.

### **What is considered a legal parking space?**

Per Escondido Municipal Code Chapter 33, for units in the residential zones, you may park in your legal driveway (no yard parking) or legal garage, carport or assigned parking space. STR rentals may not park on the street therefore street parking should not be considered when calculating parking spaces.

## **Who can be the responsible contact person, and what are their duties?**

This individual (can be different from the owner) must be:

- Must be 18 years of age or older
- Must be able to be onsite at the STR within the hour
- Must be available at all times when the STR unit is occupied (24/7)

Their duties are to safeguard that the occupants of the STR are complying with all restrictions and rectify any issues that arise to include but not limited to noise complaints, street parking issues, and maximum occupancy violations.

## **What safety standards must be met?**

The unit must:

- Be legally permitted and meet all Fire and Building Code standards
- Have working smoke and carbon monoxide detectors
- Have adequate means of egress
- Carry valid insurance that explicitly covers short-term rental use

## **Are there any restrictions based on the type of property or unit?**

- Ineligible units cannot be used as short-term rentals
- The definition of an ineligible unit can be found in Municipal Code section 16-414. "Ineligible Units" Shall mean accessory dwelling units (ADUs) or junior accessory dwelling units (JADUs); units created utilizing an SB9 application; in inclusionary housing or other income-restricted housing units; or any other ineligibility based on state law
- No person shall offer as a separate short-term rental any property or portion of property not approved for residential use, including, but not limited to, a vehicle parked on the property, a storage shed, trailer, garage, or any temporary structure such as a tent.
- The property must be located more than 500 ft from a school.
- Condominium complexes are considered multi-family housing as defined in Municipal Code section 16-412. Condominiums are subject to the limitations in Municipal Code section 16-414(b).
- A City permit does not override HOA rules. If your HOA bans short-term rentals, a City permit will not allow this use. This Municipal Code is not intended to allow any residential property owner to violate any private conditions, covenants, and restrictions applicable to the owner's property that may prohibit the owner from using their property as a short-term rental unit.

## **Is there a fee for applying?**

Yes, an application processing fee of \$250 and an inspection fee of \$231 must be submitted, as established by resolution of the City Council.

## **What happens if my property information changes?**

You must notify the City within 30 days of any changes to the following:

- Owner(s) contact information
  - *A change in ownership requires a new application for all permits*
- Responsible contact person for the property
- Any changes to the property layout (e.g., number of bedrooms)
- Any other material changes to the information provided in the permit application

## **Can my permit application be denied?**

Yes, common reasons for denial include but are not limited to:

- Unresolved city code compliance issues
- Outstanding city fines, fees, or liens
- Prior permit suspensions or revocations
- Located within 500 ft of school
- Ineligible unit
- Applicant is not the owner of the property
- Failure to comply with any regulations or inspection requirements

## **What is required for permit renewal?**

- Renewal is subject to any new laws or updates to the ordinance
- The unit must still qualify under all requirements
- Inspections will be conducted before renewal
- You must file the renewal at least 30 days before expiration; otherwise, you may be placed on a waitlist
- The City does not send renewal reminders – it's the host's responsibility to maintain a current permit

## **Does the business license expire with the short-term rental permit?**

Yes, the business license expires at the same time as the short-term rental permit.

Renewal notices are sent 45 days prior to the expiration of the business license.

## **Important Reminders**

Owner is required to report changes to the information below within 30 days:

Contact info

Property layout or unit floor plan

Responsible person

Other material facts

## **Things to be Aware of Before You Apply**

An onsite inspection is required before the STR permit is issued

The City sends no expiration reminders

The City business license expires with the STR permit

**How is my STR permit information shared?**

Adjacent property owners are provided written notification of the approval of your STR permit, which includes; the contact information of the assigned 24/7 property manager, the maximum occupancy of the unit, and restrictions of the use of the property to only include overnight lodging.

The City shares a list of permitted STRs on the City website. This includes the permit number, address, phone number and name of owners, email and emergency contact name and phone number.