

ORDINANCE NO. 6245

ORDINANCE OF THE COUNCIL OF THE CITY OF ROSEVILLE AMENDING SECTIONS
4.25.020, 4.25.040, 4.25.080, AND 4.25.100 OF CHAPTER 4.25 OF TITLE 4 OF THE
ROSEVILLE MUNICIPAL CODE REGARDING SHORT-TERM RENTALS

THE CITY OF ROSEVILLE ORDAINS:

SECTION 1. Section 4.25.020 of Chapter 4.25 of Title 4 of the Roseville Municipal Code is hereby amended to read as follows:

4.25.020 Permit required.

It is unlawful for any person to advertise, maintain, or operate a short-term rental of a dwelling in the City of Roseville without a permit required by this chapter. A short-term rental permit may not be issued for more than one single-family dwelling unit on the same parcel.

SECTION 2. Section 4.25.040 of Chapter 4.25 of Title 4 of the Roseville Municipal Code is hereby amended to read as follows:

4.25.040 Definitions as used in this chapter.

For purposes of this chapter, the following definitions apply:

- A. “Accessory dwelling unit” and “junior accessory dwelling unit” have the same meanings as in Section 19.08.080(A).
- B. “Advertisement” means any method used to solicit interest in the rental including, but not limited to, internet-based listing or hosting services.
- C. “Single-family dwelling” has the same meaning as in Section 19.08.080(F).
- D. “Finance director” means the chief financial officer or designee.
- E. “Lodger” means a person to whom a person is providing lodging for compensation.
- F. “Parcel” means property assigned a separate parcel number by the Placer County Assessor.
- G. “Permittee” means the property owner to whom a short-term rental permit is issued.
- H. “Person” means any individual, partnership, co-partnership, firm, association, joint stock company, corporation, limited liability company or combination of the above in whatever form or character.

I. “Primary residence” means the single-family dwelling in which the permittee resides for at least 183 days during the calendar year.

J. “Property owner” means the owner of the property on which the short-term rental exists or their agent authorized to rent the short-term rental.

K. “Short-term rental” means any single-family dwelling unit located in a residential or commercial zone that is rented in whole or in part on a short-term basis. A short-term basis is 30 calendar days or less to the same person.

SECTION 3. Section 4.25.080 of Chapter 4.25 of Title 4 of the Roseville Municipal Code is hereby amended to read as follows:

4.25.080 Performance standards.

A short-term rental shall be subject to the following conditions and criteria:

A. No permittee shall, for compensation, provide lodging for more than six people at any time in a short-term rental.

B. No permittee may rent an accessory dwelling unit or junior accessory dwelling unit on a short-term basis.

C. All eligible short-term rentals shall be located on a parcel developed with the permittee’s primary residence and shall not be rented for more than 182 days per year as a short-term rental.

D. Prior to issuance of a short-term rental permit, the permittee shall notify all owners of property, as shown on the most recent secured assessor’s roll, within 200 feet of the permitted short-term rental involved in the application. The notice shall be in writing and contain the location of the short-term rental and the contact information for the permittee and the permittee’s designated secondary contact.

E. The permittee or designated secondary contact must be able to be onsite and respond to any complaints within 30 minutes of notification, regardless of time of day.

F. All parking associated with the operation of the short-term rental shall be onsite or located in front of the subject parcel.

G. A permittee shall post a copy of the short-term rental permit in a conspicuous place in each room in which a lodger is expected to sleep.

H. All persons operating a short-term rental shall identify the city short-term rental permit number in any advertisement for that rental.

I. No permittee shall allow any conferences, weddings, fundraisers, or similar gatherings at the short-term rental. Additionally, no permittee shall allow any special event that would otherwise require a city permit.

J. No permittee shall post on the exterior of the short-term rental or the parcel where the short-term rental exists, any sign or writing visible from the exterior of the short-term rental indicating that the dwelling is available for rent.

K. All short-term rentals shall comply with any and all federal, state, and/or local laws, including, without limitation, all zoning requirements and the California Building Standards Code and Fire Code, as adopted by the City of Roseville.

L. No permittee shall rent a short-term rental to anyone under the age of 18 years old. It shall be the responsibility of the permittee to verify the age of the person renting the short-term rental.

SECTION 4. Section 4.25.100 of Chapter 4.25 of Title 4 of the Roseville Municipal Code is hereby amended to read as follows:

4.25.100 Grounds for denying a short-term rental permit.

The finance director may deny an application for a short-term rental permit for any of the following reasons:

- A. The application is incomplete;
- B. The application contains a false or misleading statement or omission of a material fact;
- C. The short-term rental or permittee is currently in violation of, or under investigation for violation of, any local, state or federal laws, statutes, rules or regulations;
- D. The short-term rental or permittee has been found to be in violation of any provision of any applicable local, state or federal laws, statutes, rules or regulations;
- E. The property owner or occupants of the short-term rental have been found to be in violation of any applicable local, state or federal laws, statutes, rules or regulations;
- F. The permittee or the property owner is delinquent on any payment to the city of any fees, penalties, taxes, or any other monies related to the short-term rental property including, but not limited to, transient occupancy taxes;
- G. If a short-term rental permit for the dwelling was ever revoked or suspended;
- H. The operation of a short-term rental is a threat to the public health, safety, or welfare; or
- I. Any required application fee or renewal fee has not been paid.
- J. The application is for a short-term rental of an accessory dwelling unit or a junior accessory dwelling unit.

SECTION 5. This ordinance shall be effective at the expiration of thirty (30) days from the date of adoption.

SECTION 6. The City Clerk is hereby directed to cause this ordinance to be published in full at least once within fourteen (14) days after it is adopted in a newspaper of general circulation in the City, or shall within fourteen (14) days after its adoption cause this ordinance to be posted in full in at least three (3) public places in the City and enter in the Ordinance Book a certificate stating the time and place of said publication by posting.

PASSED AND ADOPTED by the Council of the City of Roseville this ____ day of _____, 20__, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

MAYOR

ATTEST:

City Clerk