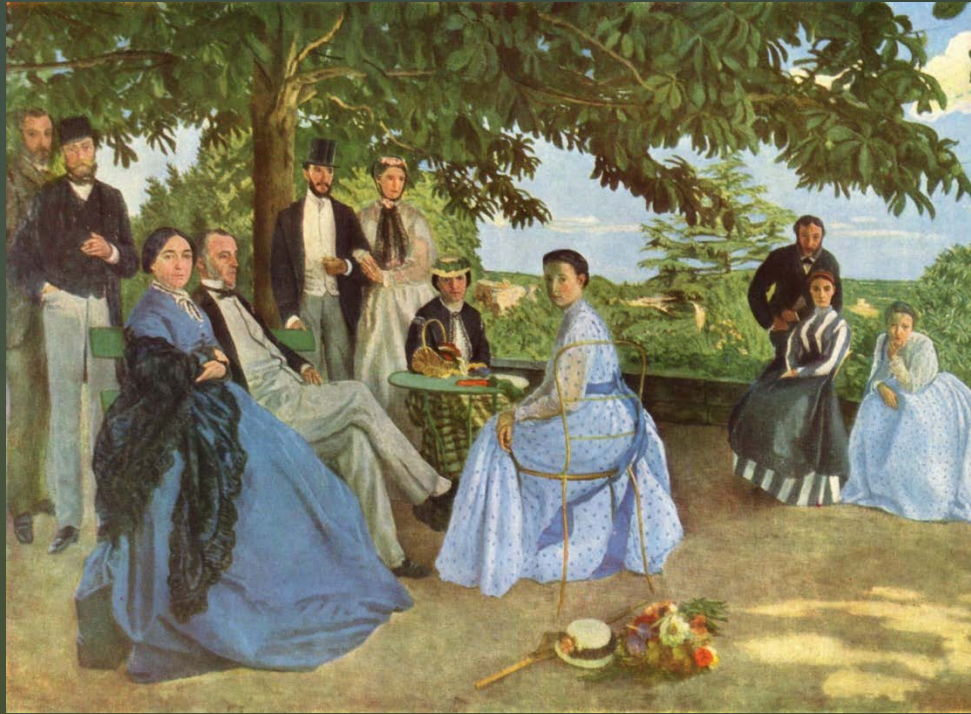


Vacation Home Rental Standards

{ Course Material Section 3

Operational Standards

- ⌘ Occupancy Limits
- ⌘ Parking
- ⌘ Noise
- ⌘ Trash and bear Boxes
- ⌘ Outdoor Fire Pits
- ⌘ Advertisements and Posting
- ⌘ Record Keeping



- ⌘ Occupancy is limited to 2 persons per bedroom, plus 2
- ⌘ Limits may not be exceeded for ANY reason after 10pm or before 8am
- ⌘ Children under 5 are not included in the count
- ⌘ Occupancy limits must be listed in ALL advertisements for the VHR
- ⌘ Occupancy for the VHR must be listed in the rental agreements, interior and exterior signs
- ⌘ Enforcement of these limits is the responsibility of the local contact

Occupancy Limits

{ How are the number of bedrooms determined?

Staff will use Assessor data, or evidence from a valid building permit that shows the number of rooms. This will be verified during the VHR Inspection.

{ How many guests are allowed during the day?

Occupancy is not limited during the day. However, large parties that disturb the peace, create parking issues, or violate the VHR Ordinance are never allowed (and may result in violations/fines)

Q & A:



⌘ Renters and guests must not block access and shall comply with all neighborhood parking rules



⌘ Snow removal information and no-Parking times, if applicable, must be listed in the rental agreements, interior and exterior signs

⌘ Enforcement of these limits is the responsibility of the local contact

Parking

Noise

Noise has been reported as the number one issue associated with VHRs, and it's the most likely issue to be reported to you as the Certified Local Contact.

- ⌘ Quiet Hours are from 10 p.m. to 8 a.m.
- ⌘ No hot tubs may be used during quiet hours (even if used quietly!)
- ⌘ Limits on other outdoor activities must be specified in advertisements and rental agreements
- ⌘ Occupancy limits must be enforced during quiet hours
- ⌘ Quiet hours must be posted on interior signs



30 dBA	library
40 dBA	rural background
50 dBA	office space
60 dBA	conversation
70 dBA	car radio
80 dBA	traffic corner
90 dBA	lawnmower

Noise



The chart above provides an example of noise levels. The vacation rental noise level may not exceed 55 dBA during quiet hours, 60 dBA during evening hours (7 p.m. to 10 p.m.), and 70 dBA during daytime hours. In other words, outside conversations could violate these standards during quiet hours, and guests playing car radios when arriving to the site would violate the standards during any hours.

Please ensure that your renters are being undisruptive neighbors during their stay.

{ Trash

- ⌘ VHRs must have garbage collection and disposal at the site
- ⌘ Interior notices must include the trash pick-up day
- ⌘ The local contact should ensure that all trash and recycling containers are removed from public view within 24 hours of trash pickup every week.

Trash

{ Bear Boxes

- ⌘ Bear boxes are required in the Tahoe Basin
- ⌘ If a Bear Box is required for your VHR, the local contact must provide the renters information on the proper use of the bear box to prevent attracting bears to the neighborhood.



Fire Pits

- ⌘ Outdoor fire pits may be prohibited by burn bans or local fire districts. Please check prior to installing or advertising your fire pit.
- ⌘ When NOT prohibited by state or local fire bans, fire pits may be allowed but must be
 - ⌘ limited to three feet in diameter
 - ⌘ located on a non-combustible surface
 - ⌘ covered by a fire screen
 - ⌘ extinguished as soon as it is no longer in use
 - ⌘ Located no less than twenty-five feet of a structure or combustible material.
- ⌘ Each renter must obtain a camp fire permit issued by CALFIRE in order to use the fire pit. These are issued online at [PreventWildfireCA.org/Permits](https://www.preventwildfireca.org/Permits)
- ⌘ Certified Local Contacts must check that the renter has a permit and understands how to use the fire pit safely



Advertisements
and Posting
Rules:
Public Notice
and Exterior
Signs



- ⌘ A sign must be posted on the property for a vacation rental.
- ⌘ The sign must be visible and legible from the property line
- ⌘ The sign must include:
 - ⌘ The local contact name and 24-hour phone number
 - ⌘ The maximum occupancy for the VHR
 - ⌘ The Vacation Home Rental Permit number
- ⌘ Please be advised that this information will also be available to the public online

Advertisements
and Posting
Rules:
Interior Signs



- ⌘ A copy of the permit listing all applicable standards and limits must be posted within the vacation rental property. This includes:
 - ⌘ The local contact name and 24-hour phone number
 - ⌘ The maximum occupancy for the VHR
 - ⌘ The number and location of parking spaces and notice of snow removal times, if applicable
 - ⌘ Trash pick-up day and Bear Box instructions
 - ⌘ Notification that trash may not be left or stored outside the home except from 6 p.m. the day prior to trash pick-up day to 6 p.m. on trash pick-up day
 - ⌘ Notification that the occupants could be fined if they violate the rules
 - ⌘ The drinking water source if it not a public source of water
 - ⌘ Notification of quiet hours and noise standards
 - ⌘ Notification of outdoor activities prohibited during quiet hours, including hot tub use

Advertisements
and Posting
Rules



- ⌘ Advertising on all platforms (AirBnb, VRBO, etc.) must include the valid Vacation Home Rental Permit number
- ⌘ Ads must include the number of bedrooms and occupancy, as well as the rules for quiet hours
- ⌘ Advertising may only be conducted for properties operating under a valid permit.
- ⌘ Advertising for a particular property inconsistent with the approvals for that property is a violation of the Vacation Rental Code and may result in citation or penalties.