

City of Seaside

Summary of Short-term Rental Program Changes

Updated 12/16/22

TYPE	OLD REGULATIONS	NEW REGULATIONS
Transient Use Definition	less than 30 consecutive days	30 consecutive days or fewer
License Cap	None	<ul style="list-style-type: none"> • Non-hosted STR Licenses will be subject to City-wide cap of 90 licenses. • Hosted STR Licenses to remain unlimited.
Density Limits	None	<ul style="list-style-type: none"> • New Non-hosted STR Licenses will be subject to a one per parcel limit and a 55-foot Zone of Exclusion limit (i.e. no new Non-hosted STR license to be issued within 55 linear feet from the parcel boundary lines of an existing Non-hosted STR license). Existing STR licenses will be exempt from these density limits if licenses are renewed and remain in good standing. • Hosted STR Licenses will not be subject to these Density limits.
Waiting List	None	The City will implement a waiting list program for new Non-hosted STR license applications in the event a license is not available under the cap limit. The property must comply with density requirements at the time of application for the waiting list. The City will charge a non-refundable fee.
Renewal Deadline	Rolling deadline	All STR licenses to expire on June 30 th with a 2-month renewal window in May-June annually. Failure to renew by June 30 th results in license relinquishment.
Late Renewals	Allowed with payment of late fee	Late renewals will be disallowed. Failure to renew by June 30 th results in license relinquishment. New ordinance incorporates grounds for non-renewal.
Noticing	Applicant shall post a notice on site and mail to neighbors within 100 ft upon initial application and renewal.	Upon initial application of both Hosted and Non-hosted STR license, the City will notify the owners of real property located within 55 feet of the property boundaries of the proposed Short-term Rental.
Property Inspections	Required upon initial application and every four years. City conducts inspections and charges a fee.	Inspections will be required upon initial application and then upon every other renewal (i.e. 2-year intervals). Inspections to be completed by third-party independent licensed general contractor using a building safety checklist provided by the City.
Guest Occupancy	Building Official determines guest occupancy	Two adults (aged 18 or older) per bedroom plus one additional adult per site, up to a maximum of 9 adults for homes with 4+ bedrooms. However, the City' Building Official may increase or decrease the final occupancy limit permitted on the Transient Use Site based upon the characteristics of individual Transient Use Sites.
Vehicle Limits	None	Maximum number of vehicles allowed at a Short-term Rental (both on- and off-street) cannot exceed the total number of bedrooms included in the rental.
Business License	Required	Obtaining a business license through the City's third-party vendor will not be required. However, STR owners must continue to pay business license and associated fees at the time of license renewal.
Display of Placard	Not required	Posting of a City-issued placard in a location visible at the front entrance will be required.