



# MEMORANDUM

## CITY OF SAUSALITO

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TO: STR Task Force

FROM: Danny Castro, Community Development Director

DATE: 01/25/17

SUBJECT: Parameters/Criteria for a Short Term Rental Pilot Program.

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At the November 3, 2016 meeting, the STR Task Force began the discussion on a Short Term Rental Pilot Program. The following is a list the Task Force developed as the initial parameters and criteria should the City establish a Short Term Rental Pilot Program. This list should be used as a starting point at this meeting and for further refinement on formulating the criteria for a Short Term Rental Pilot Program.

1. No adverse impacts on neighbors
2. No adverse impacts on the Housing Element.
3. Limited to owner occupied, or primary resident within rights of lease agreement.
4. Appropriate regulation.
5. Clear regulations that can easily be understood by the residents.
6. Annual communication of the regulations to property owners.
7. Enforceable.
8. Maintain affordable housing stock.
9. Limit to housing units with market value in excess of \$?
10. Requires Conditional Use Permit, or some appropriate review of the specific conditions at each property (e.g., parking)
11. No adverse impact to the fabric of the community (knowing your neighbors, neighborhood watch, no empty houses, etc.)
12. Disclosure of existence of the STR permit and regulations in real estate listing (i.e., to potential buyers).
13. Signage indicating the access to the property.
14. No net cost to the city.
15. Procedures and staff for processing neighbor complaints.
16. Pilot program with 1yr "Sunset" provision.