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COUNTY OF SANTA CRUZ TAKES ACTION ON ADDRESSING UNPERMITTED SHORT-TERM VACATION RENTALS

February 28, 2024 – Santa Cruz, CA – The County of Santa Cruz’s Planning Division is stepping up efforts to address the growing issue of unpermitted vacation rentals. This move aims to mitigate the adverse effects of unregulated short-term vacation and hosted rentals on housing availability in the county.

Unpermitted short-term vacation and hosted rentals in Santa Cruz County can exacerbate housing affordability, limit available parking, and increase noise levels, impacting neighborhoods. The enforcement process, previously reliant on complaints, now involves actively identifying unpermitted and non-compliant properties on vacation rental platforms in collaboration with County Sheriff and Auditor-Controller departments.

Santa Cruz County is experiencing a severe housing availability and affordability crisis. Regulating short-term vacation rentals allows these units to be available for long-term rental housing and is one of many programs the County is utilizing to address the crisis.

Property owners can obtain permits, valid for five years through the Planning Division and are encouraged to schedule a zoning appointment with Planning staff to review the permit submission requirements: bit.ly/schedule-permit-appointment. Short-term rentals are regulated by sections 13.10.690 and 13.10.694 of the [Santa Cruz County Code](#).

Property owners failing to comply with permit requirements will face citations, with escalating fines for subsequent violations. Persistent non-compliance could result in the posting of a notice of violation and the imposition of associated fees and penalties of up to \$2,500 per violation after 90 days and revocation of permits.

Permits may be denied renewal for significant violations of the vacation rental ordinance. The public can report unpermitted and non-compliant vacation and hosted rental properties online at: bit.ly/vacation-rental-violation.

ABOUT THE DEPARTMENT OF COMMUNITY DEVELOPMENT & INFRASTRUCTURE

The County of Santa Cruz Department of Community Development & Infrastructure serves all unincorporated areas in the county. The department's mission is to improve customer service, streamline projects, and to align public infrastructure and private development to further County goals in attainable housing, reliable transportation, and sustainable environment. For more information, visit <https://www.sccoplanning.com/> or follow the department on [Facebook](#), [Instagram](#), [Twitter](#) and [Nextdoor](#).

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