



HIGHLIGHTS OF CATHEDRAL CITY MUNICIPAL CODE (CCMC) CHAPTER 5.96 - SHORT TERM VACATION RENTALS AND RELATED RESOLUTIONS

The following information is intended to advise STVR owners, property managers, representatives and interested parties of the more salient points of the new regulations. It does not cover all regulations of the Ordinance and it is strongly suggested that these documents be reviewed in their entirety to ensure compliance with the new regulations.

- Adopted Ordinance and Resolutions
 - Ordinance No. 842 establishing CCMC Chapter 5.96 Short Term Vacation Rentals
 - Resolution No. 2020-51 establishing new STVR permit fees
 - Resolution No. 2020-44 establishing a resident complaint protocol
 - Resolution No. 2020-52 establishing a new fee schedule for violations
- Permit fees for new permits and renewals are as follows:
 - STVR permit: \$1,950.00, plus \$50.00 inspection fee
 - Home share STVR permit: \$525.00, plus \$50.00 inspection fee

CATHEDRAL CITY MUNICIPAL CODE CHAPTER 5.96 WILL BECOME EFFECTIVE IMMEDIATELY UPON RESOLUTION ADOPTION OF MEASURE B RESULTS

- Upon the effective date of the Ordinance no new STVR permits will be issued except for a new permit (1) to conduct home sharing, or (2) within a common interest development with established CC&Rs that do not prohibit STVRs.
- No renewal permit will be issued that will be valid beyond January 1, 2023, except for a renewal permit for STVRs in (a) common interest developments with established CC&Rs that do not prohibit STVRs, and (b) Home sharing as permitted in Ordinance No. 842.



- For new and renewal permits proof of commercial insurance is required.
- For new and renewal permits, the owner must sign an indemnification and hold harmless agreement.
- Within 30 days of the issuance of a new or renewal permit, notice of the issuance of the permit shall be mailed to residents within 300 feet of the STVR property.
- The Local Contact must be available 24 hours a day, 7 days a week to respond in person and resolve any complaint/issue within 30 minutes.
- The Local Contact must be a resident of the Coachella Valley, as defined in the Ordinance.
- At any time of the day, occupancy of the STVR is limited to a maximum of two people per bedroom. For STVRs with five or more bedrooms, the maximum number of occupants is 10.
- A maximum of one vehicle per bedroom is allowed. Vehicles cannot block mailboxes.
- No outdoor music, radios, musical instruments, or other devices that produces or reproduces sound is allowed to be used outdoors at any time of the day. If used indoors, such sound shall not be heard beyond the property line.
- The use of outdoor amenities and/or outdoor games or any outdoor activities that create noise between the hours of 10 p.m. and 8 a.m. is prohibited.
- The responsible person, which is the person entering into the rental contract and ensuring occupants comply with the STVR regulations, must be at least 25 years of age.
- Responsible Person must sign a “Guest Agreement Acknowledgement” form acknowledging receipt of the information provided at check in. This Form is to be kept at the STVR during the period of rental and be immediately available if request by the City.



- The owner or owner's agent must:
 - Conduct check-in on site of the STVR. Video check in is permitted.
 - Obtain an Informational Form from the Responsible Person that includes the name and license of Responsible Person, names of all occupants, vehicle information of occupants, and advise Responsible Person of STVR rules and regulations.
 - This Form is to be kept at the STVR during the period of rental and be immediately available if request by the City.
- The government issued ID of the Responsible Person, owner, or owner's agent is required to be produced when requested by a city employee or agent. If the Responsible Person refuses or cannot be found, the local contact must find the Responsible Person or evict the occupants.
- Routine maintenance and repairs shall not be performed between the hours of 5 p.m. on Friday through 8 a.m. on Monday.
- Any advertising must include the following:
 - Maximum occupancy
 - Requirements for compliance with the city's noise and outdoor activity standards and regulations
 - Maximum number of cars allowed (1 vehicle per bedroom)
 - A statement that the short-term vacation rental occupants shall respect the neighbor's privacy and peaceful enjoyment of their property
 - The applicable rate of the city's transient occupancy tax
 - A photo of the front of the short-term vacation rental
 - The STVR Permit Business License number must be clearly and prominently displayed in the first line of the property description and in the following format "City of Cathedral City STVR Permit No"

Compliance with this regulation must be obtained 30 days from resolution adoption of Measure B results.

- STVR properties must have pull out service and have a minimum of two regular and two recycling trash cans. Burrtec can be contacted at 760-340-2113 or via email at customerservice@burrtecdesert.com. **Compliance with this regulation must be obtained 30 days from resolution adoption of Measure B results.**



- The minimum duration of the rental contract is four days and three nights, except for properties used for Home share and in common interest developments.
Compliance with this regulation must be obtained 30 days from resolution adoption of Measure B results.
- Rental contracts shall be filed with the City prior to occupancy or within 24 hours of execution of the contract. **Compliance with this regulation must be obtained 60 days from resolution adoption of Measure B results. In the interim, all contracts must be provided upon request of any City officer responsible for the enforcement of short-term vacation rental laws and regulation or any other City employee designated by the City Manager.**
- A STVR is considered in operation if the property is advertised, for a period of 30 days or less, on any advertising medium; or if the owner or agent interacts personally, or via digital/electronic communication to provide the property for rental for 30 days or less.
- If a permit is suspended or revoked, all property owners within three hundred (300) feet of the STVR shall be provided written notice within 10 days of the action. If the action is appealed, property owners within 300 feet shall be provided written notice of the hearing and afforded the right to testify.
- The fines for violation of the STVR ordinance have increased. Refer to Resolution 2020-52, effective October 9, 2020, for the fee schedule.
- Refer to Resolution 2020-44 to view the adopted Resident Complaint Protocol for responding to STVR complaints.