

Summary of Short-term Rental Ordinance Contra Costa County (Ord. 2020-12)

Permit Requirement

A short-term rental (STR) may only be operated after issuance of a STR permit. Upon issuance of a STR permit, all property owners within 300 feet of the subject property will be noticed and provided contact information for the responsible party associated with the permit and the County's Code Enforcement Division.

Short-Term Rental Regulations

A short-term rental that will comply with the following regulations will be approved ministerially.

1. A non-hosted short-term rental may not be rented for more than 90 days in any calendar year. A hosted short-term rental may not be rented for more than 180 days in a calendar year. The maximum number of days a short-term rental may be rented in a calendar year is 180 days.
2. No more than one short-term rental may be operated on any lot.
3. A residential dwelling unit located within a building that contains five or more dwelling units may not be operated as a short-term rental.
4. Overnight guest occupancy may not exceed two persons per bedroom, plus two additional persons. Children under the age of 12 are not counted towards the total number of guests.
5. Short-term rentals with three or fewer bedrooms must include at least one off-street parking space available for use by guests. Short-term rentals with four or more bedrooms must include at least two off-street parking spaces available for guests.

Operational Standards

All short-term rentals must also comply with the following operational standards.

1. Excessive traffic inconsistent with residential use is prohibited.
2. Excessive noise inconsistent with residential use is prohibited.
3. Obstruction of any road is prohibited.
4. No more than 20 total persons shall gather at a short-term rental.
5. An accessory dwelling unit may not be operated as a short-term rental.
6. No special events are allowed (conference, weddings, or any commercial event).
7. No signage is allowed.

Discretionary Short-Term Rental Permit

An applicant may apply for a discretionary STR permit to deviate from the short-term rental regulations, e.g., to exceed the maximum number of rental days per year, to provide a reduced amount of off-street parking, or to allow a greater number of guests per rental stay. A discretionary STR permit will be processed in the same manner as a land use permit, including a noticed public hearing if requested.

No deviations to the Operational Standards will be allowed with either a ministerial or discretionary STR permit.