

SHORT-TERM VACATION RENTAL

Impact Response *Plan*

Dear Neighbor,

You are receiving this Impact Response Plan (IRP) because I will be renting my residence on a short-term basis (anywhere between one and 29 days each month) as a short-term vacation rental (STVR).

To minimize potential neighborhood nuisances, and as part of the city's municipal code requirements, I am providing you with contact information for the individual you can call should you experience any issues with this STVR and/or its renters. This local individual will be available 24-hours per day, seven days per week and will respond to you within 45-minutes from the time you call.

As the property owner, my name and number (or that of my agent) are also being provided below in the off chance the primary contact is unresponsive. But please first reach out to the individual listed as the primary contact as they will be able to respond to your concerns quickest.

STVR INFORMATION

Date IRP provided to neighbor: STVR Permit No:

Address of STVR:

Total number of bedrooms in STVR: Max. number of overnight guests allowed:

EMERGENCY CONTACT INFORMATION

Primary contact name: Owner/agent name:

Primary contact phone: Owner/agent phone:

Primary contact email: Owner/agent email:

If you do not receive a response within 45-minutes, please contact the Carlsbad Police Department at 442-931-2197. In the case of an emergency, please dial 9-1-1.

You may also follow up with the Community Development Department – Code Enforcement Division during regular business hours (8:00 am to 5:00 pm, Monday through Friday) regarding this STVR permit or general questions regarding STVRs by phone at 442-339-5978, via email at STVR@carlsbadca.gov, or in person at 1635 Faraday Avenue.

Lastly, a summary of the city's good neighbor policies (with corresponding code citations) is provided on the back of this letter. I will make sure that these policies, and other relevant city regulations governing short-term vacation rentals are followed by all our short-term renters.

Thank you and I appreciate your attention.

STVR Good Neighbor **POLICIES**

Good neighbor policies were created to minimize the adverse impacts short-term vacation rentals (STVRs) may have on surrounding residential neighborhoods. STVR owners/operators and guests are responsible for ensuring the following rules are acknowledged and followed:

1. **24-Hour Contact Available**

Owner or designated person shall be available 24 hours a day, seven days a week to respond to complaints concerning condition, operation, or conduct of STVR occupants and the primary contact/owner must respond to all complaints within 45 minutes of receipt. (CMC §5.60.070.B)

2. **Noise**

Any disturbing, excessive, or offensive noises, including amplified or reproduced sound outside or audible from the property line unit shall be prohibited between the hours of 10:00 p.m. and 10:00 a.m. (CMC §5.60.070.F)

3. **Trash**

Properties shall be kept clean with no visible trash. All trash containers shall be stored out of public view except when at the curb on collection days. STVR guests shall be informed of the neighborhood trash collection schedule. (CMC §5.60.070.I)

4. **Occupancy**

The number of occupants allowed to occupy any given short-term vacation rental unit shall be limited to two people per bedroom or studio plus one person per unit. (CMC §5.60.070.K and 5.60.020 - "bedroom" definition)

5. **Parking**

All occupants and guests shall, to the greatest extent possible, use on-site parking and avoid parking on nearby residential streets. On-site parking shall be allowed on approved driveway, garage, and/or carport areas only. (CMC §5.60.070.J)

6. **Events**

Commercial activities and special events, including but not limited to, weddings, receptions, and large parties are prohibited. (CMC §5.60.070.G)

7. **Notification**

Whenever the unit is used as an STVR, the STVR permit and this Impact Response Plan shall be posted on the exterior of the unit within plain view of the public. A copy of the Impact Response Plan shall also be provided to every STVR renter. (CMC §5.60.070.C)

Acknowledgement and Commitment

I have read all conditions and requirements related to the operation of an STVR, including Carlsbad Municipal Code Chapter 5.60, and agree to comply fully with all applicable regulations, including the above referenced STVR good neighbor policies and shall use reasonably prudent business practices to ensure that the occupants and/or guests of the STVR unit do not create unreasonable noise or disturbances, engage in disorderly conduct, or violate any applicable law, rule or regulation pertaining to the use and occupancy of the subject STVR unit. I further acknowledge that failure to respond to calls or complaints regarding the condition, operation, or conduct of the occupants and/or guests of the STVR in a timely and appropriate manner may result in administrative, legal, and equitable remedies available to the city.

STVR property owner (printed)

STVR property owner (signature)

Date