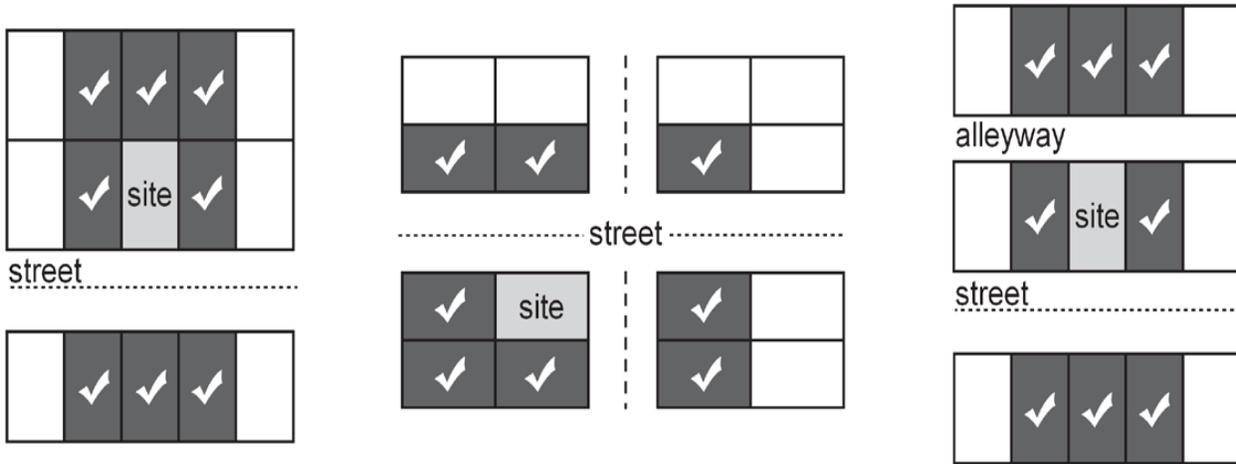




Short-Term Vacation Rental (STVR): Impact Response Plan

Hello Neighbors,

The City of Carlsbad adopted a code to allow short-term (vacation) rentals in the Coastal Zone and in the La Costa Resort and Spa Master Plan area. Section 5.60 of the Carlsbad Municipal Code authorizes the use of residential units for short-term stays as defined in code. This will allow overnight guests on a short-term basis. This use is defined as a stay of 1 to 29 nights. You are receiving this notice because I will be renting out my residential unit on a short-term basis, and as part of the permit application, I am required to mail or deliver this notice to the adjacent neighbors as illustrated below. I have also included contact information for a responsible party that may be reached at any time the home is occupied by a short-term renter. Please contact the Responsible Party first if you feel there is a code violation or that renters are creating a nuisance that directly impacts you. If they don't respond within 45 minutes, then you can call the Police.*



Address of Proposed Short-Term Rental: _____

Maximum number of overnight occupants: _____ Number of bedrooms available: _____

Contact Information

Applicant / Resident: _____

Phone Number (required): _____

Responsible party, if not the resident: _____

Phone number (required): _____

Date Notice Provided to Neighbor: _____

*City Code requires the responsible party to resolve a problem within 45 minutes. If they haven't responded within 45 minutes, you may contact the Police at (760) 931-2197. Only call 9-1-1 in the event of a life-threatening emergency.

This notice is provided as a courtesy so adjacent neighbors are aware of this activity. You may contact the City of Carlsbad's Code Enforcement Department during business hours with general questions about the short-term vacation rental code by phone (442) 339-5978, email STVR@carlsbadca.gov or in our office at 1635 Faraday Avenue, Carlsbad, CA 92008

See page 2 for General Regulations

General Regulations for Short-Term Vacation Rentals

1. Short-term vacation rentals are permitted only in the coastal zone as defined by the California Coastal Commission and in the La Costa Resort and Spa Master Plan area, to include the Balboa and Cortez buildings located at 2003 and 2005 Costa Del Mar Road.
 2. A short-term vacation rental permit shall be valid for one calendar year from the date of issuance and must be renewed annually thereafter.
 3. Short-term vacation rentals must be registered with the city prior to listing or advertising the property for rent.
 4. Whenever the unit is used as a short-term vacation rental the rental permit must be posted on the exterior of the unit within plain view of the general public with the 24-hour, seven-day local contact phone number for complaints.
 5. While a short-term vacation rental unit is rented, a local contact person shall be available 24 hours per day, seven days per week to respond within 45 minutes to complaints regarding the condition, operation, or conduct of occupants of the short-term vacation rental unit or their guests.
 6. Failure of the owner or responsible party to respond to such calls or complaints in a timely and appropriate manner shall subject the owner to all administrative, legal and equitable remedies available to the city.
 7. No amplified or reproduced sound shall be used outside or audible from the property line of any short-term vacation rental unit between the hours of 10:00 p.m. and 10:00 a.m.
 8. Commercial activities and special events, including but not limited to, weddings, receptions and large parties are prohibited.
 9. Trash and refuse shall not be left stored within public view, except when placed in the proper containers for collection by the city's authorized waste hauler on scheduled trash collection days.
 10. All occupants and guests shall, to the greatest extent possible, use any on-site parking of the short-term vacation rental and avoid parking on nearby residential streets. On-site parking shall be allowed on approved driveway, garage, and/or carport areas only.
 11. 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.
 12. The current short-term vacation rental permit number shall be posted on or in any advertisement appearing in any written publication or on any website that promotes the availability or existence of a short-term vacation rental unit.
 13. The issuance of three or more administrative citations and / or verifiable municipal code violations concerning short-term vacation rental permit requirements within a 24-month period shall result in revocation of a short-term vacation rental permit. In the event of permit revocation, an application to reestablish a short-term vacation rental at the subject property shall not be accepted for a minimum period of 36 months.
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