

## Comparison of Coachella Valley City Short-Term Rental Programs- 2023

City	Permit Cost	Application Requirements	Permitted Locations	Restrictions	Revenue FY 22/23	Enforcement/Fines
<a href="#">Cathedral City</a>	<p><u>Home Share Application Permit</u> \$634.00</p> <p><u>NEW Short-Term Vacation Rental Application Permit</u> \$2124.00</p>	<ul style="list-style-type: none"> <li>Type of Rental</li> <li>Owner Information:</li> <li>Authorized Agent/Representative</li> <li>Local Contact Person</li> <li>Property Detail</li> <li>Photo Submission: Provide a photo of the front of the short-term vacation rental unit (minimum size: 4 inches by 5 inches).</li> </ul>	<ul style="list-style-type: none"> <li>Properties in HOA or Common Interest Development: Must be located in an HOA (or other common interest development) that permits Short-Term Vacation Rentals (STR). The property must be in Resort Residential (RR) Zoning.</li> <li>STVR Home Share: The property must operate as an STR Home Share. This requires the property to be the primary residence of the owner. The owner must be onsite during all guest stays.</li> <li>Short-term vacation rentals are prohibited in every disqualified space.</li> </ul>	<ul style="list-style-type: none"> <li>Pool Certification Form: Required for those properties that have pools. A licensed contractor must complete the form, ensuring that the pool/spa is currently operating safely in compliance with all applicable rules and regulations. The form must be completed prior to the Health &amp; Safety Inspection.</li> <li>A maximum of one vehicle per bedroom of the STR is permitted to park in the garage and driveway of the STVR or property or on the street.</li> <li>The minimum duration of a STR contract shall be 4 days, 3 nights. Properties used for a home share and STR in common interest developments are not subject to this limitation minimum duration requirement.</li> <li>Between 10 p.m. and 8 a.m., the use of outdoor amenities, outdoor games, or any activities creating noise is prohibited. A visible sign stating these restrictions must be placed near spa/pool areas or on all interior doors leading to outdoor amenities.</li> </ul>	<p>Not provided</p>	<p>1<sup>ST</sup> violation \$1000 2<sup>nd</sup> violation \$3000 3<sup>rd</sup> violation \$5000 Suspension</p> <p><u>False Complaint Violation</u> 1<sup>st</sup> violation \$100 2<sup>nd</sup> violation \$250 3<sup>rd</sup> violation \$500</p>
<a href="#">Coachella</a>	<p>STR Permit Waived Business License \$100</p>	<ul style="list-style-type: none"> <li>Owner's Information: Name, address, and telephone number.</li> <li>Agent or Representative Details: If applicable, provide the name, address, and telephone number.</li> <li>Local Contact Person: Furnish the name, address, and a 24-hour telephone number for on-site responses to complaints Verification of Responsiveness: Validate the local contact person's ability to respond on-site within forty-five (45) minutes</li> <li>Property Details, Specify the address of the proposed rental unit and indicate the number of bedrooms</li> <li>Nuisance Response Plan</li> <li>Documentation: Submit a copy of the owner's transient occupancy registration certificate and city business license.</li> <li>Application Fee</li> </ul>	<ul style="list-style-type: none"> <li>The existing code does not contain provisions specifying particular locations for short-term rentals. Therefore, property owners may operate short-term rentals throughout the jurisdiction without being subject to specific zoning or geographical restrictions</li> </ul>	<ul style="list-style-type: none"> <li>All STRs must follow specific noise levels. Between 6:00 a.m.- 10:00 p.m., maximum 55 decibels, and from 10:00 p.m. - 6:00 a.m. in residential areas, max 45 decibels. Quiet hours between 10:00 p.m. and 8:00 a.m., not having parties or being too loud.</li> <li>During the time people are renting, there needs to be someone available 24/7 to handle complaints. They should answer phone complaints within fifteen minutes and address additional complaints within forty-five minutes. They also need to take actions to fix any problems or violations as described in the rules.</li> <li>The owner must ensure that the primary occupant of the short-term vacation rental is an adult aged 21 or older. The primary occupant is required to provide their telephone number to the owner and remain accessible by phone at all times.</li> <li>The owner must restrict overnight occupancy in the short-term vacation rental to the permitted limit, allowing a maximum of two persons within each rental plus an additional two persons per bedroom ("overnight maximum occupancy limit").</li> </ul>	<p>\$821,385.58</p>	<p>1<sup>st</sup> Violation \$500 2<sup>nd</sup> Violation \$750 3<sup>rd</sup> and Subsequent Violation \$1,000.</p> <p>No STR permit violation: \$1,000.</p>
<a href="#">Desert Hot Springs</a>	<p><u>General Rental</u> \$1241.81 <u>Primary Residence Vacation Rental</u> \$931.75 <u>Homeshare Vacation Rental</u> = \$620.9</p>	<ul style="list-style-type: none"> <li>Pre-Inspection</li> <li>Permit Fees</li> <li>Business License</li> <li>Insurance Requirement</li> <li>Transient Registration</li> <li>Owner Authorization</li> <li>Good Neighbor Brochure</li> </ul>	<ul style="list-style-type: none"> <li>The existing code does not contain provisions specifying particular locations for short-term rentals. Therefore, property owners may operate short-term rentals throughout the jurisdiction without being subject to specific zoning or geographical restrictions</li> </ul>	<ul style="list-style-type: none"> <li>Noise- No outdoor music, radios, musical instruments or other devices that produce or reproduce sound shall be allowed or be used outdoors at any time.</li> <li>There is no use of outdoor amenities and/ or outdoor games or any outdoor activities that create noise between the hours of 10 p.m. - 8 a.m.</li> <li>Parking- Guest are required to use all available onsite parking before parking on public streets. Public</li> </ul>	<p>\$1,519,824.33</p>	<p>Violations related to general issues such as occupancy, noise, and parking: 1st violation: \$1,000 2nd violation \$2,000 3rd violation \$3,000.</p> <p>Operating a STR permit: \$5,000.</p>

DHS Continued				<p>parking must be legal and should not block sidewalks, fire hydrants, or driveways</p> <ul style="list-style-type: none"> <li>• STR must not be situated within 500-foot of another STR, measured from property line to property line. If a property violates this rule, the vacation rental permit will be rejected and not issued. However, existing vacation rentals that are in good standing with the City as of the effective date of this ordinance will not be denied a renewal solely based on this criterion.</li> <li>• When applying for a STR permit, you must provide evidence of general liability insurance totaling \$1,000,000 as a combined single limit. Additionally, you are required to submit a signed agreement committing to indemnify, defend, and absolve the City from any claims or liability, of any nature, that may arise from the operation of the vacation rental permitted by the City.</li> <li>• No outdoor music, radios, musical instruments or other devices that produce or reproduce sound are allowed to be used outdoor at any time. Enforced by a Noise Monitoring System. Which shall alert the owner/manager of any loud noises which are more than 70 decibels</li> <li>• The total number of STRs should not surpass 4% of all housing parcels with completed developed units. This percentage excludes licensed, permitted, or entitled hotels and motels that are in good standing with the City. The calculation of this limit will be done annually. Any STR permits exceeding this limit will be denied.</li> </ul>		
<a href="#">Indian Wells</a>	<p>Permit Fee: \$256.00 Business License Fee: \$260.00</p> <p>Total: \$516</p>	<ul style="list-style-type: none"> <li>• Business license</li> <li>• Permit fee</li> <li>• Rental advertisement information</li> <li>• Property owner information</li> <li>• Rental property information</li> <li>• 24/7 emergency contact information available to respond within 1 hour</li> <li>• Short-term residential rental owner acknowledgement of agent representation</li> </ul>	<p>Short-term residential rentals are permitted in Very Low Density, Low Density, Medium Density, and Medium High-Density residential zones, as well as other General Plan designated zones of the City.</p>	<ul style="list-style-type: none"> <li>• Good Neighbor Brochures must be placed in prominent locations in all rental properties and to the designated “responsible person”.</li> <li>• Required to comply with HOA restrictions regarding STRs. A Tourism Business Improvement District Assessment (TBID) of 1% and a Transient Occupancy Tax (TOT) of 12.25% of the going rental rate is due on each night of rental.</li> <li>• The Owner or Managing Agent/Agency shall submit a quarterly TOT return and remit the taxes due to the City, per the schedule below:</li> <li>• The max number of people allowed to stay overnight in the STR is two persons per bedroom between 11:00 p.m. and 6:00 a.m., with an exception for children under the age of six who can also stay. No extra occupants are allowed during these hours.</li> <li>• In any advertising the owner or managing agency must specify the max number of overnight occupants.</li> <li>• During the STR term, a max of 1 vehicle per bedroom shall be permitted, and no additional vehicles shall be permitted. All vehicles of occupants of the short-term residential rental shall be parked only in an approved driveway or garage on the Premises.</li> </ul>	\$285,394	<ul style="list-style-type: none"> <li>• For owners: 1st violation: \$2,500 2nd and subsequent violations within 12 months (except for operating without a license): \$5,000 fine each and permanent loss of license and permit 2nd violation of operating without a license: Permanent ban and prohibition against receiving any permits.</li> <li>• For renters: 1st violation: Warning 2nd violation within 60 days: \$500 fine 3rd and subsequent violations within 60 days: \$1,000 fine</li> </ul>

<a href="#">Indio</a>	STR permit fee \$1,944.00	<ul style="list-style-type: none"> <li>• Non-refundable STR permit fee of \$1,944.00 plus a Business License Tax</li> <li>• Parking Plan</li> <li>• Legal Documents If the property is vested in Trust, LLC, or Corporation or any other type of entity, please provide legal document</li> <li>• Provide evidence of HOA Notification</li> <li>• Government issued ID (Driver's License, Identification Card, Passport)</li> <li>• Hold Harmless Agreement (Must be signed by all owners or members having legal interest in the property)</li> <li>• Certificate of Insurance with STR coverage of \$1M or Proof from Platform of equal coverage.</li> </ul>	<ul style="list-style-type: none"> <li>• The existing code does not contain provisions specifying particular locations for short-term rentals. Therefore, property owners may operate short-term rentals throughout the jurisdiction without being subject to specific zoning or geographical restrictions</li> </ul>	<ul style="list-style-type: none"> <li>• Minimum age of renter. The owner shall not rent a short-term rental to a person that is under the age of 21.</li> <li>• The owner must restrict overnight guests in the short-term rental to a specified limit: no more than four persons overall, with an additional two persons allowed per bedroom. Overnight occupancy is defined as the period between 10:00 p.m. and 8:00 a.m.</li> <li>• Occupants of the short-term rental are not allowed to use outdoor amenities or participate in noisy outdoor activities between 9:00 p.m. and 8:00 a.m. Sunday through Thursday, and between 10:00 p.m. and 8:00 a.m. on Friday and Saturday. Clear signage stating these restrictions must be visible near any spa or pool and posted on all interior doors leading to outdoor amenities.</li> </ul>	\$1,958,999.32	<ul style="list-style-type: none"> <li>• Any person violating these rules, including the owner, responsible person, occupants, and local contact persons, may face administrative and/or judicial consequences.</li> <li>• The owner is deemed responsible for violations, but the city can still fine or cite occupants if they are considered responsible for the violation.</li> </ul>
<a href="#">La Quinta</a>	<p>Homeshare Permit - Less than 5 bedrooms = \$255 per year Homeshare Permit - 5 bedrooms or more = \$505 per year</p> <p>Primary Permit - Less than 5 bedrooms = \$755 per year Primary Permit - 5 bedrooms or more = \$1,255 per year</p> <p>General Permit - Less than 5 bedrooms = \$1,005 per year General Permit - 5 bedrooms or more = \$1,255 per year</p>	<ul style="list-style-type: none"> <li>• Non-refundable short-term rental permit fee plus a Business License Tax</li> <li>• Maximum Bedrooms Determination</li> <li>• Application Evaluation and Inspection</li> <li>• Government issued ID (Driver's License, Identification Card, Passport)</li> </ul>	<ul style="list-style-type: none"> <li>• The City is no longer issuing NEW STVR permits unless the property is located within a Village Commercial District zone, within a Tourist Commercial District zone, or within a residential project with a development agreement with the City or a condition of approval(s) attached to any entitlement approved by the City</li> </ul>	<ul style="list-style-type: none"> <li>• Occupants must comply with noise regulations, with restrictions on the use of sound-producing equipment between 10:00 p.m. and 7:00 a.m.</li> <li>• The local contact person listed in the rental unit's profile must be available 24/7 and respond within 30 minutes to complaints. Failure to do so may result in a violation.</li> <li>• The responsible person, whether an occupant or someone without a rental agreement, must comply with occupancy limits. No tents or trailers allowed. The city has the right to conduct occupancy counts, and the city council may further restrict occupancy levels.</li> <li>• The owner or their authorized agent must ensure that the STR complies with all applicable laws, rules, and regulations. An estate home may be used for STR, subject to evaluation and inspection. Noise monitoring devices are required for such properties.</li> <li>• A copy of the STR permit and good neighbor brochure must be displayed within the rental unit.</li> <li>• Owners must comply with transient occupancy tax provisions, including filing monthly returns.</li> <li>• On-site parking is restricted to approved driveway, garage, and/or carport areas, with no restrictions on Public Street parking regulations. Recreational vehicles must adhere to specified provisions.</li> </ul>	\$6,094,904.97	<ul style="list-style-type: none"> <li>• Quality of life issues: 1<sup>st</sup> Violation \$1,000 2<sup>nd</sup> Violation \$2,000 3<sup>rd</sup> Violation \$3,000</li> <li>• Operating an STR without permit: 1st violation is \$3,000 2nd or subsequent violations \$5,000.00. Notably, the initial violation of operating an STVR without a valid permit may also lead to a lasting prohibition, preventing the owner or controlling entity from being eligible to obtain a short-term vacation rental permit or business license for the property</li> <li>• Hosting a special event at an STR- first and second violations \$5,000.00.</li> </ul>
<a href="#">Palm Desert</a>	<u>Annual registration fee</u> \$29	<ul style="list-style-type: none"> <li>• Non-refundable Annual Registration fee of \$29.00</li> <li>• Provision of Good Neighbor Brochures to renters</li> <li>• Transient Occupancy Tax Required</li> </ul>	<ul style="list-style-type: none"> <li>• Short-term rentals in certain zones (R-1, R-2, and PR) have specific rules: In R-1 and R-2 zones, you can only do short-term rentals if you, the owner, live on the property.</li> <li>• In PR zones, short-term rentals are allowed if: The owner lives on the property (submit the On-site Owner Form). Or, you have written approval from the</li> </ul>	<ul style="list-style-type: none"> <li>• Minimum Number of Days and Nights for Rent or Lease. The minimum duration of a short-term rental unit is three days, two nights. Less than three-day, two-night rentals or leases are prohibited.</li> <li>• All parking associated with a short-term rental unit shall be entirely onsite, in the garage, carport, and driveway or otherwise off of the public street.</li> <li>• Between 10 p.m. and 10 a.m., you cannot use or have any sound-producing equipment (like radios, instruments, speakers) outside, and the sound should</li> </ul>	\$2,469,393.00	<ul style="list-style-type: none"> <li>• 1<sup>st</sup> Violation: \$1,000</li> <li>• 2<sup>nd</sup> Violation: \$3,000 for the same offense within twelve months of the first offense.</li> <li>• 3<sup>rd</sup> Violation: \$5,000, and an immediate two-year revocation of the short-term rental permit Note: If the property is zoned R-1 or R-2,</li> </ul>

Palm Desert Continued			<p>Homeowner's Association (use the Homeowner's Association Letter of Approval form).</p> <ul style="list-style-type: none"> <li>• Areas that are eligible for STR permits where the legal property owner does not have to be present during the rental of the property are: RE Zone, R3 Zone, HPR Zone, and DEO Zone.</li> </ul>	not be heard beyond the property boundaries of the rental unit.		Section 5.10.070 applies, prohibiting short-term rentals unless approved by the homeowners' association.
<a href="#">Palm Springs</a>	<p><u>Vacation Rental</u>: new/annual registration fee - \$1,072  <u>Junior vacation rental</u> (fewer annual contracts): new/annual registration fee - \$642  <u>Homeshare</u> - new/annual registration fee - \$268.00  Land Use Permit (LUP) fee for estate homes (5 or more bedrooms) - \$453</p>	<ul style="list-style-type: none"> <li>• Owner of unit information</li> <li>• Address</li> <li>• # of bedrooms, applicable overnight &amp; daytime occupancy</li> <li>• Indemnification form</li> <li>• Insurance coverage</li> <li>• Acknowledgement form</li> <li>• Completion of fire, building, and safety inspection</li> </ul>	<ul style="list-style-type: none"> <li>• Single- family and multifamily zones</li> </ul>	<ul style="list-style-type: none"> <li>• No more than 26 contracts for vacation rental use of a property shall be allowed in any calendar year</li> <li>• Limit overnight occupancy of the vacation rental unit <ul style="list-style-type: none"> <li>○ Max # of occupants – no more than 2 persons per bedroom</li> <li>○ Max of 8 persons total within the vacation rental unit – up to 2 minor children (12 &amp; under) in addition to the max # of occupants</li> </ul> </li> <li>• 4 additional daytime occupants in addition to the # of allowed overnight guests (up to 12 adults)</li> <li>• No more than 1 automobile per bedroom</li> <li>• Estate home – max 12 guests and up to 2 minors (ages 12 &amp; under)</li> <li>• any machine or device for the producing or reproducing of any sound shall be conducted within a fully enclosed Vacation Rental unit and shall not be audible at the property line of the Vacation Rental</li> <li>• VR neighborhood percentage cap – 20% in each neighborhood (doesn't apply to JR VR)</li> </ul>	<p><u>Total Revenue from permits FY22/23</u> \$3,099,075.03</p> <p><u>Total Revenue from TOT:</u> \$18,049,944.00</p> <p><u>Revenue per Capita: (Revenue/No. of rentals)</u> \$7,308.00/ 2,894 STRs</p>	<ul style="list-style-type: none"> <li>• 1<sup>st</sup> violation: \$500</li> <li>• Each subsequent violation: \$1,000</li> <li>• 3<sup>rd</sup> violation in any twelve-month period, the City Manager shall suspend the Vacation Registration Certificate for two years</li> </ul>
<a href="#">Rancho Mirage</a>	N/A	N/A	N/A	N/A	N/A	N/A
<a href="#">Rivco</a>	<p><u>\$250 for the first year and \$100 for renewals</u></p>	<ul style="list-style-type: none"> <li>• Operator Name and Number:</li> <li>• Local Contact Person Name and Number:</li> <li>• Sheriff's Department and Code Enforcement Contact Number</li> <li>• Maximum Onsite Parking Spaces:</li> <li>• Maximum Parking Spaces: [Number of Parking Spaces]</li> <li>• Trash Pick-up Day and Regulations: Trash Pick-up Day</li> <li>• Riverside County Ordinance No. 847</li> <li>• Riverside County Ordinance No. 927</li> <li>• Good Neighbor Brochure: Provide a link or copy of the Good Neighbor Brochure</li> </ul>		<ul style="list-style-type: none"> <li>• Zoned sound level standards (db. max)</li> <li>• 200 square feet per person up to a maximum of occupants determined by the size of the property:</li> <li>• ½ acres or less 10</li> <li>• ½ acres through 2 acres 16</li> <li>• Anything over 2 acres 20</li> <li>• Noise monitor must be installed</li> <li>• The individual designated as the responsible operator must be at least 18 years of age.</li> </ul>		