

COMPARISON CHART OF SHORT-TERM RENTAL REGULATIONS IN OTHER SANTA CLARA CITIES

City	* -- Milpitas	* -- Cupertino	Los Altos Hills	Los Gatos	Mountain View	San Jose	Sunnyvale
Days/Year Permitted: A. Host Present B. Host Not Present	A. Unlimited B. 180 Days/Yr.	A. Unlimited B. 60 Days/Yr.	A. None Specified B. None Specified	A. 180 Nights/Yr. B. 30 Nights/Yr.	A. Unlimited B. 90 Days/Yr.	A. Unlimited B. 180 Days/Yr.	A. Unlimited B. Prohibited
Host Registration Requirements: A. Application/Permit B. License	A. STR Permit B. Business License	A. STR Permit B. Business License	A. Not Specified B. STR License	A. STR Application B. STR License	A. Annual Registration B. Business License	A. Not Specified B. Business License	A. STR Application B. Business License
Local Contact Person	Required	Required	Not Specified	Required	Required	Required	Not Required (Host Already On-site)
Airbnb Agreement	No, Currently Negotiating	Yes, 2018	No	No, Currently Exploring	Yes, 2019	Yes, 2015	Yes, 2018
Limit on STRs Per Property	One STR Rental At Any Given Time	One STR Rental Per Night	One STR Unit Per Property	One STR Unit Per Parcel	Not Specified	Not Specified	Not Specified
Parking Requirements	One off-street parking space must be provided for the STR. Any parking space in excess of the required number of parking spaces may be used for the STR. Must comply with the number of on-site parking spaces required to meet parking standards.	Must comply with the number of on-site parking spaces required to meet parking standards. STR parking to be designated in application.	On-site in approved parking areas with no overnight street parking.	On-site parking in areas without permitted on-street parking for residents. Two guest parking passes can be purchased for permitted on-street parking.	Must comply with the number of on-site parking spaces required to meet parking standards. No designated parking required for STR.	Must comply with the number of on-site parking spaces required to meet parking standards.	Not Specified
Maximum Occupancy Limits	2 times the number of bedrooms in the structure plus 1.	2 times the number of bedrooms in the structure plus 2.	Not Specified	2 persons per bedroom plus 1 additional person per unit	Not Specified	A. Host Present 3/one-family dwelling or mobile home; 2/two-family or multi family dwelling. B. Host Not Present 2/studio unit; 3/first bedroom; 2/subsequent room, not to exceed 10 total users.	4 guests per night excluding children

* Proposed Regulation.

Note: The cities of Cupertino, Los Altos Hills, Los Gatos, Mountain View, San Jose, and Sunnyvale are either actively regulating STRs or considering the regulation of STRs, while the cities of Campbell, Gilroy, Monte Sereno, Morgan Hill, Palo Alto, Santa Clara, and Saratoga have no regulation in place for STRs or prohibit the use of STRs entirely. As of June 21, 2019.