



# CITY OF HUNTINGTON BEACH

## DEPARTMENT OF COMMUNITY DEVELOPMENT

PLANNING ♦ BUILDING ♦ PERMIT CENTER ♦ ECONOMIC DEVELOPMENT ♦ HOUSING ♦ CODE ENFORCEMENT

December 6, 2021

Subject: Short-Term Rentals in Sunset Beach

Dear Property Owner of Record:

We are writing to inform you that the City of Huntington Beach recently adopted a Short-Term Rental Ordinance that regulates such rentals within the City. Short-term rentals, sometimes called vacation rentals, refer to any rental of a residential property or portion thereof for less than 30 days. These rentals are typically advertised through online platforms such as Airbnb, HomeAway, and VRBO.

The ordinance allows “hosted” short-term rentals City-wide, as a residential property owner in Sunset Beach, you are being offered a limited opportunity to apply for a permit to vest your ability to operate an “unhosted” short-term rental at your property. A Short-Term Rental Permit for unhosted short-term rentals must be obtained by March 1, 2022. After this date, the City will only issue permits for hosted short-term rentals, meaning the property owner must live at the property, remain on-site throughout a guest’s stay, and the vacation rental may only include individual bedrooms within the property. An unhosted short-term rental enables the entire property to be rented out and the host is not required to be onsite during the stay. You are encouraged to review the entire regulations related to both hosted and unhosted rentals at : <https://huntingtonbeachca.gov/files/users/planning/STR-Ordinance-No.-4224.pdf>

If you are currently operating a short-term rental and have not yet applied for a permit, either hosted or unhosted, please note that all online advertisements for unpermitted locations will be removed effective December 31, 2021. Therefore, you are encouraged to apply for a permit without delay at: <https://huntingtonbeachca.gov/government/departments/planning/short-term-rentals-in-hb.cfm>. The application fee is currently \$624 for the first two years and \$324 annually thereafter.

Regardless of whether you are currently offering your property as a short-term rental or have any plans to do so in the future, you must apply for a permit before March 1, 2022 if you wish to preserve your option to rent your property as an unhosted vacation rental. After this date, only permits for hosted vacation rentals will be issued, and anyone engaging in or advertising short-term rental activity without a permit may be subject to daily fines.

Please contact us at [permitcenter@surfcity-hb.org](mailto:permitcenter@surfcity-hb.org) if have any questions or need assistance applying for a short-term rental permit.

Thank you,

City of Huntington Beach