TOWN OF WINDSOR

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Short-Term Rental Operating Standards

(Municipal Code Section 3-23-140)

1. ***Advertising.*** An STR shall not be advertised or rented without a Town issued STR license number listed in a visible location on the advertisement, including any hosting platform.
2. ***Posted Rules/Guest Manual.*** In a location visible from the interior of the front entrance, the Host shall post a sign identifying the following information for guests: the Host or manager's contact information, Town issued license number, quiet hours, parking regulations, maximum occupancy, guests and any other information required by the Town. It is the responsibility of the Host to immediately update the posted rules when any relevant information changes.
3. ***Signs.*** On-Site signs are prohibited.
4. ***Business License.*** All Short-Term Rentals must obtain and maintain a valid Business License issued in accordance with Title III, Chapter 6 of the Town of Windsor Municipal Code.
5. ***Fire Safety Inspection.*** All Short-Term Rentals are required to complete a Fire Safety Inspection through the Sonoma County Fire District in conjunction with the Business License. This inspection shall also be required for a STR license renewal.
6. ***Events.*** Events of any kind, including parties, are not permitted at a Short-Term Rental. Short-Term Rentals shall be used solely for temporary lodging and not for any other purpose.
7. ***Accessory Dwelling Units.*** An accessory dwelling unit shall not be permitted as a Short-Term Rental consistent with the Town of Windsor Zoning Ordinance Section 27.34.180, Accessory Dwelling Units.
8. ***Parking.*** All vehicles associated with occupants or guests of the Short-Term Rental shall be located in the property's existing driveway or existing covered parking (garage or carport). A maximum of one vehicle associated with the STR may park on the street immediately adjacent to the STR if a parking spot is available.
9. ***Safety.*** All Short-Term Rentals must include opera ting smoke detectors and carbon monoxide detectors, be adequately heated, and otherwise satisfy all applicable requirements of the California Building Standards Code and applicable Fire Codes in effect in the Town, as well as the requirements of the Sonoma County Fire District.
10. ***Quiet Hours.*** Quiet hours, which include a prohibition of any sound or vibration detectable at the property line, shall be in effect from 9:00 p.m. to 8:00 a.m. For a Hosted STR, the Owner must be present at the property from at least 9:00 p.m. to 8:00 a.m.
11. ***Visual Check-In.*** The Host of the Short-Term Rental is required to check-in guests either in-person or remotely using an on-premises camera and microphone or mobile device.
12. ***Occupancy Limit.*** Occupancy of a STR is limited to a maximum of two (2) overnight occupants per bedroom, and not more than eight (8) total occupants.
13. ***Camera and Noise Monitor.*** The Host shall install at least one (1) camera at or near the front entrance of the home that enables the Host or Manager to remotely monitor the number of individuals entering the home and activity in the front yard. The Host shall install at least one (1) noise monitor in the backyard of the home that enables the Host or Manager to remotely monitor the noise level in the backyard.
14. ***Litter and Loitering.*** The front yard of the Short-Term Rental shall be kept clear of litter and debris at all times. Occupants or guests of the Short-Term Rental are prohibited from loitering in the front yard of the Short-Term Rental.
15. ***Response.*** The Host, or manager if different from the host, must be available and able to respond, 24 hours a

	day, within 30 minutes from the time of notification of any issue to manage the Short-Term Rental and respond to reported issues, contact the tenants regarding complaints received, and/or be physically present at the Short-Term Rental to address reported concerns, including unreasonable noise or disturbance, disorderly or unlawful conduct or any violation of Municipal Code Title III, Chapter 23 (Short-Term Rentals) or applicable law.
16.	***Minimum Age****.* The STR shall not be rented to any individual under 25 years old. This restriction shall only apply to the individual making the reservation, and shall not prohibit other younger individuals from staying in the home with the individual making the reservation.
17.	***Minimum Stay.*** The STR shall not be rented for a period fewer than two (2) consecutive nights.
18.	***Notification of Change Required.*** The property owner shall immediately notify the Town and the occupants of all properties located within 300 feet of the Short-Term Rental if the contact information for the property owner, host, or manager change.