

Before utilizing these guidelines; have you confirmed that your property is within the unincorporated area of Sacramento County? If not, please start at the webpage [linked here](#).

What is a Short Term Rental?

- Under the Sacramento County Zoning Code (SZC), a Short Term Rental is an **Accessory Use** allowed on all residential properties to rent all or a portion of the property for transient occupancy.
- Transient Occupancy is defined as the use of any room or rooms for lodging or sleeping purposes for a period of time not to exceed 29 consecutive days per stay. Short-term rentals may occur year-round, but are limited to no more than 29 total days per rental party per year.
- Short-term rental differs from a bed and breakfast inn in that the short-term rental is limited to one rental party at a time.

Can I Operate a Short Term Rental on My Property?

If you meet the following Use Standards, you can operate a Short Term Rental (per Section 3.9.3.AA of the SZC):

- The property owner or renter (with long term lease) lives on-site a minimum of six months per year, and can provide proof of residency.
- Maximum occupancy shall not exceed more than two adults per bedroom.
- No public or commercial events permitted.

Can I Use my Accessory Dwelling Unit (ADU), Junior Accessory Dwelling Unit (JADU), or Guest House as a Short Term Rental?

An ADU cannot be used for short term rental activity unless it was a permitted ADU prior to January 1, 2020. JADUs and Guest Houses cannot be used for short term rental activity in any circumstance. Please review the information available at [this link](#) for these residential accessory uses.

What Permits and Licenses are Required to Operate a Short Term Rental?

- A Short Term Rental (STR) Permit from Planning and Environmental Review**
See the webpage at [this link](#) for application forms and instructions for the STR Permit.
 - The application fee for this permit is \$270.66.
 - STR Permits are only valid for one year from issuance.
 - **The County of Sacramento cannot permit short-term rental operations as the primary use of a residential property. Applications that do not demonstrate the accessory nature of the use will be denied.**
- A Business License from the Department of Finance**
See the webpage at [this link](#) for information on applying for a Business License.
 - Application fees can be found at the webpage.

- Business Licenses are valid for three years from issuance.
 - Do not apply for a Business License until the STR permit has been approved.
- **Registration with the Department of Finance to pay the Transient Occupancy Tax**
See the webpage at [this link](#) for forms and information.

For more information, please contact Planning and Environmental Review (PER) at sacplan@saccounty.net or go to the PER website: <https://planning.saccounty.net>