



CITY OF GRASS VALLEY
Community Development Department

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Hosted Short Term Rental Standards

On May 24, 2018, the City of Grass Valley adopted ordinance 792, amending several sections of the Development Code, including definitions and development standards for Hosted Short-Term Rentals. Hosted Short Term Rentals are permitted in NC-Flex, NG-2, R-1, R-2, and R-3 zones subject to the Development Standards in Section 17.44.205 B listed below.

Hosted Short Term Rental Unit – The rental of no more than 2 bedrooms in a single-family dwelling for lodging purposes of less than 30 consecutive days that is occupied by the owner or full-time resident.

To minimize impacts on surrounding residential areas and to protect the residential character of the neighborhoods the following standards are required to operate a Hosted Short-Term Rental.

Your signature below signifies that the operation of the Hosted Short-Term Rental will comply with the following standards at all times:

1. No more than two (2) rooms per property shall be rented at the same time;
2. A hosted short-term rental unit shall require a business license;
3. The owner or manager of a hosted short-term rental unit shall be subject to applicable transient occupancy taxes, pursuant to Chapter 3.16 of the Grass Valley Municipal Code;
4. The owner or manager shall reside in the home and shall occupy the hosted short-term rental unit during rental periods;
5. The owner or manager shall post up-to-date information in the rented room to assist renters in dealing with natural disasters, power outages, and other emergencies;
6. Food services provided to renters shall comply with County Environmental Health requirements;
7. No exterior signs advertising the business shall be allowed on the property;
8. One off-street parking space shall be provided for each guest room, plus 2 off-street parking spaces for the manager or owner. Use of tandem parking (when one space is located directly behind another) shall be allowed to satisfy the off-street parking requirements.

9. Renters shall comply with the noise regulations in Chapter 8.28 of the Grass Valley Municipal Code; and,
10. The hosted short-term rental shall operate without unduly interfering with the surrounding residential neighborhood.

I, _____, hereby agree to comply with the terms and conditions for operating a Hosted Short-Term Rental, as outlined above. I further understand that if at any time I do not comply with the standards required to operate, any business conducted on the property would be required to cease operation. Also, I understand that if I continue to operate after receiving a notice to cease operation I am subject to penalties as set forth by City of Grass Valley Development Code section 17.44.205 (d).

Name	Date
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Violations; Revocation of Permit; Penalties

In accordance with Section 17.44.205 D, the following steps are intended to provide a streamlined compliance and permit revocation process for persons violating the provisions of Hosted Short-Term Rental requirements. This process is intended to protect residential neighborhoods from conditions that can negatively impact the general health, safety and welfare of the City’s residents that are created when persons fail to abide by the rules, requirements, and regulations of their Minor Use Permit and the Municipal Code. To the extent the provisions of this Section conflict with provisions elsewhere in the Grass Valley Development Code, the provisions in this Section shall control and take precedence.

1. **Violations and noncompliance.** Failure by the permittee to comply with any requirement imposed by this Section or any requirement or condition imposed by the Minor Use Permit (“MUP”) shall constitute a violation of the MUP and shall be grounds for its suspension, non-renewal, and/or revocation, in the city manager’s discretion, depending on the nature or severity of the violation, the permittee’s failure to correct a noticed violation, or on repeated violations by the permittee, even if such violations are corrected.
2. **Notice of Violation.** Upon discovery that a violation exists, the city manager shall issue a Notice of Violation to the Permittee, which Notice shall describe the nature of the violation and the date on which it occurred and cite the specific Permit requirement or Code Section is alleged to have been violated. Said Notice of Violation shall be personally served or sent by U.S. certified mail. The Permittee shall have ten (10) days of the date of the Notice within which to correct the violation(s), unless in the discretion of the city manager or designee, the nature of the violation requires the Permit be immediately suspended.

3. Right to Appeal. The right to appeal shall terminate on the tenth calendar day after the date of the Notice or, if the tenth day falls on a day that City Hall is closed, on the next business day. An appeal shall be filed with the City Clerk and be accompanied by the filing fee identified in the City's Planning Fee Schedule.
4. Appeal Hearing and Rules of Evidence -
 - a. The city manager or designee shall hold the hearing during ordinary business hours in a room in City Hall;
 - b. Oral evidence shall be taken only under oath or affirmation. The city manager or designee shall have authority to administer oaths and to receive and rule on admissibility of evidence;
5. Following a hearing with the city manager where a permit is revoked, the owner may reapply for a new permit no sooner than one (1) year after the date of revocation. Revocation shall not constitute a waiver of the fees and taxes due under the MUP at time of revocation.
6. Penalties.
 - a. Each day in which the property is used in violation of any part of this ordinance shall be considered a separate violation;
 - b. Any person who violates any provision of this Section is guilty of a misdemeanor.
 - c. Any short term rental establishment operated, conducted or maintained contrary to the provisions of this Section shall be unlawful and declared to be a public nuisance, and the city may, in addition to or in lieu of prosecuting a criminal action hereunder, commence an action or actions, proceeding or proceedings, for the abatement, removal and injunction thereof, in the manner provided by law, and shall take such other steps and shall apply to such court or courts as may have jurisdiction to grant such relief as will abate or remove such short term rental establishments and restrain and enjoin any person from operating, conducting or maintaining a short term rental establishment contrary to the provisions of this Section.
 - d. The penalties set forth herein are cumulative and in addition to all other remedies, violations and penalties set forth in this chapter, or in any other ordinances, laws, rules or regulations of the City of Grass Valley, Nevada County and the State of California, including, without limitation, administrative enforcement pursuant to Chapter 1.14 of this Code.