

City of Anaheim Ordinance #6299

Including but not limited to:

4.05.100.0107 – Short-term rental property(ies) and short-term rental unit(s) shall be used only for overnight lodging accommodations. They may not be used for weddings, parties, bachelor/bachelorette parties, conferences or similar events.

4.05.100.0109 – The primary overnight and daytime occupant of a short-term rental unit must be an adults, eighteen (18) years of age or older. This adult must provide a telephone number to the owner and shall be accessible to the owner by telephone at all times.

4.05.100.0110 – Prior to occupancy, the owner shall obtain the name, address, and driver’s license number or passport number of the primary adult occupant of a short-term rental unit. The owner shall require that same adult to sign a formal acknowledgement that he or she is legally responsible for compliance by all occupants and guests of a short-term rental until with the provisions of this chapter. This information shall be readily available upon request of any police officer or employee of the city authorized to enforce this chapter of State law.

4.05.100.0111 – The owner shall require all occupants to agree to a minimum stay of three (3) consecutive nights.

4.05.100.0112 – The owner shall limit overnight occupancy in a short-term rental unit to a specific number of occupants, with the maximum number of overnight occupants to not exceed (2) person within each short-term rental unit plus and amount that will not exceed three (3) persons per bedroom within each short-term rental unit. The Planning Director may, when unusual size, interior layout, parking or other physical characteristics are shown, approve a greater maximum number of overnight occupants as part of a short-term rental permit application or renewal.

4.05.100.0113 – The maximum number of vehicles allowed at a short-term rental property shall be limited to the number of available off-street parking spaces. The owner must make a sufficient number of off-street parking spaces accessible to tenants to accommodate the number of vehicles allowed

4.05.100.0115 – Trash and refuse shall not be left stored within public view, except in proper containers for the purpose of collection by the responsible trash hauler and between the hours of 5:00 p.m. the day before and 8:00 pm the day after the scheduled trash collection containers and service to meet the demand of the occupants.

4.05.100.0116 – Each lease or agreement for a short-term rental unit shall include the following terms, notifications and disclosures, which shall also be posted in a conspicuous location inside each short-term rental unit:

(a) The maximum number of occupants that are permitted and notification that failure to conform to the maximum occupancy is a violation of this chapter.

(b) The number of off-street parking spaces provided on the short-term rental property and the maximum number of vehicles that are permitted, along with a summary of all applicable parking rules (e.g., street sweeping schedules, permit only” parking restrictions, durational time limit restrictions [such as “2 hour parking only” or “no parking 2am 6am”], etc.)

(c) The trash pick-up day(s) and applicable rules and regulations pertaining to leaving or storing trash on the exterior of the short-term rental property.

(d) Notification that the occupant may be cited or fined by the city and/or immediately evicted by the owner for violating any and all applicable laws, in addition to any other remedies available at law, for creating a disturbance or for violating other provisions of this chapter.

(e) The name of the owner of the short-term rental unit, and a telephone at which that party may be reached at all times and 9-1-1 Emergency information.

(f) Notification of the City’s Loud and Unreasonable Noise Ordinance (Chapter 6.73 of the code) which restricts excessive noise between the hours of 10 p.m. and 7 a.m.

(g) Summary of any applicable Covenants, Conditions and Restrictions (CC&R’s) and bylaws, including pool location and hours, of any Homeowners’ or Maintenance Association having jurisdiction over a short-term rental property. The use of a short-term rental unit shall not violate an applicable conditions, covenants or other restrictions on the short-term rental property upon which a short-term rental unit is maintained.

(h) A copy of this chapter of the code, as the same may be amended from time to time.

4.05.100.0117 – The owner shall ensure that the occupants and guests of a short-term rental unit do not create unreasonable noise or disturbances, engage in disorderly conduct, or violate provisions of the Anaheim Municipal Code or any State law pertaining to noise, disorderly conduct, overcrowding, the consumption of alcohol, or the use of illegal drugs. Owner are expect to take any measures necessary to abate disturbances, including, but not limited to, directing the occupants and guests of a short-term rental unit to cease the disturbing conduct, calling for law enforcement services or city code enforcement officers, removing the occupant(s) and/or guests, or taking any other action necessary to immediately abate this disturbance.

Full Ordinance can be read at:

http://www.anaheim.net/docs_agend/questys_pub/MG46140/AS46179/AS46182/AI46755/DO46780/DO_46780.pdf

Renters\Responsible Parties & Signatures:

Full Name

Full Name

Signature/Date

Signature/Date