



Planning on Renting Your Home as a Vacation Home Rental?

A Vacation Home Rental (VHR) is defined as a property rented for less than 30 consecutive calendar days.

What kind of licenses or permits do I need?

All single and multi-family properties electing to rent their property for 30 days or less, must obtain a Vacation Home Rental Permit and a Transient Occupancy Tax (TOT) registration certificate.

Do I also need a Business License?

A single family dwelling VHR is not required to obtain a business license.

A multifamily dwelling used as a VHR is required to obtain a business license.



How do I get my first Vacation Home Rental Permit?

1. Download the VHR application at www.cityofslt.us/VHR
 - ⇒ An application may also be obtained at the City Permit Center: 1052 Tata Lane.
2. After receiving a complete VHR application, City staff will do the following:
 - ⇒ Schedule an inspection of the property.
 - ⇒ Notify neighbors within 300 feet of the location of the VHR property.
 - ⇒ Schedule a hearing or meeting with the Zoning Administrator.
3. Zoning Administrator Hearing or Administrative Review.
 - ⇒ If members of the community provide written objection to the VHR application, a public hearing will be held to provide opportunity to discuss concerns before proceeding.
 - ⇒ If no objections are filed, the Zoning Administrator will review the application.
 - ⇒ Zoning Administrator will review the application, information from the onsite inspection, and compliance with City's VHR Code.
 - ⇒ The Zoning Administrator may approve or deny the application; or require special conditions before issuing a VHR permit.
4. The Zoning Administrator decision is appealable to the Planning Commission.
 - ⇒ The Planning Commission generally meets on the second Thursday of each month.
 - ⇒ Planning Commission decisions are appealable to the City Council.
5. Applicant will be required to post a notice of application of VHR on property.

Annual Renewals

1. Annual renewals are conducted by the City's Permit Center.
2. Renewals will be done at the staff / administrative level provided:
 - ⇒ There has been no more than two violations against the property in the past twelve months
 - ⇒ Remodeling has not resulted in an increase in occupancy
 - ⇒ There has been TOT reported over a two year period
 - ⇒ Inspection of the property has been performed

**CITY OF
SOUTH LAKE TAHOE**
www.cityofslt.us

**VACATION HOME
RENTAL (VHR)
PROGRAM**
1052 Tata Lane
South Lake Tahoe, CA
96150

VHR HOURS
Monday-Friday
8am—11am
1pm—4pm

VHR WEBSITE
www.cityofslt.us/VHR

VHR PERMIT PHONE
(530) 542-6010

**VHR ENFORCEMENT
PHONE**
(530) 542-6100



Code of Conduct for VHR's

The City of South Lake Tahoe encourages property owners to talk with your neighbors letting them know that you are planning to apply for a Vacation Home Rental permit. Engage in communications and address any questions or concerns before the VHR notification letter is mailed to your neighbors.

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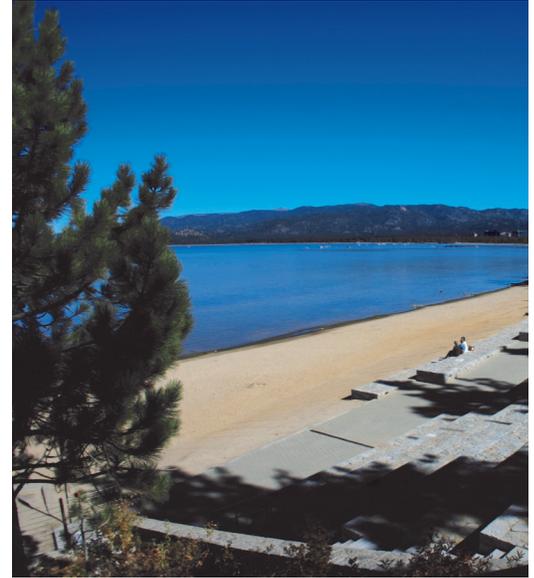
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- **Occupancy:** Studio: two persons total; 1 bedroom: 4 persons total; 2 bedroom or more: two per bedroom plus four others.
- **Noise:** No noise is permitted after 10pm.
- **Spas:** Use of spas and hot tubs with the use of jets, blowers and other mechanical elements that produce noise are prohibited between the hours of 10pm and 7am.
- **Parking:** Must park legally in a driveway/parking space at VHR. Number of parking spaces is limited to number of designated parking spaces at each VHR.
- **Signage:** Exterior required: 12" x 12" sign required identifying maximum number of occupants, maximum number of vehicles, phone number of VHR hotline, and the Police Departments e-mail address. Interior required: name and telephone number of the local contact person, maximum number of occupants, maximum number of vehicles, parking rules for snow removal, trash pick-up information, notification of issuance of citations for creating disturbances, and notification of exceeding parking limitations.
- **VHR Permit:** A copy of the VHR permit and copy of the terms of conditions must be posted in a conspicuous place within the VHR.
- **Marketing:** All marketing of VHR must publish the VHR permit number, maximum number of occupants allowed.
- **Health and Safety:** VHR owner acknowledges compliance with federal and state, fire and carbon monoxide safety.
- **Local Response:** Local contact person must be within 30 mile radius of VHR.
- **Good Neighbor Policy:** "Leave no Impact"



**Be a Good Neighbor:
Leave No Impact**

VHR Annual Fee Based on Violations

	Violator	Property Owner
1st Violation	\$250	No Fine, notification of citation
2nd Violation	\$500	\$250, plus warning re: renewal fee
3rd Violation	\$1,000	\$500, plus higher renewal fee
4th Violation	\$2,000	\$1,000, plus permit revocation