MONTEREY COUNTY
RESOURCE MANAGEMENT AGENCY

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March 1, 2016

Name & Address of
Property Owner

Informational Correspondence
SHORT TERM / VACATION RENTAL-COASTAL ZONE

Location of Property
APN of Property
Zoning of Property

In recent years Monterey County has experienced an increase in the number of residential properties being rented for overnight accommodations (less than 30 days) and/or events. In response to this growing trend, Monterey County has begun work to update the zoning ordinances and draft a new ordinance to regulate short-term residential rentals used for overnight accommodations.

During the redraft of the short-term residential rental ordinance, the existing ordinances remain in force. In the Coastal Zone, Bed and Breakfast Facilities and Events may be permitted in designated zoning districts with the approval of a Coastal Development Permit.

Per the RMA Director of Planning Policy Interpretation dated July 9th, 2015, available online at (http://www.co.monterey.ca.us/planning/docs/Interpretations_and_Policies/Short-Term%20Rental_070915.pdf):

- **Rental of a residential property for accommodations for 30 days or less (non-bed and breakfast) is not permitted in the Coastal Zone.**

- **Long-term rental of a residential property for accommodations for more than 30 consecutive days is interpreted to be a single family dwelling use, and is regulated as such under the Monterey County Zoning Codes. Therefore, long-term rentals are allowed in the Coastal Zone without a permit and not subject to transient occupancy tax.**

- **Events are separate from properties being rented for accommodation. Events require a separate Use Permit or Coastal Development Permit as an assemblage of people.**

You have received this letter because The Monterey County Code Compliance Division has received information that your property may be being used as a Short Term Rental in violation of one or more County of Monterey codes. Violations of County of Monterey codes are subject to all applicable fines and penalties. This letter is only a courtesy notice, and does not constitute an open code enforcement action at this time.

The County Code Compliance Division will actively enforce violations to existing County Code regarding short term/vacation rentals utilizing various forms of available information (e.g. Websites, etc.). County Code Compliance will also continue to respond to and investigate any complaints that are received.

If you have any questions regarding this correspondence please contact Senior Code Compliance Inspector Joshua Bowling at (831) 755-5227.

SINCERELY,
Joshua Bowling
Senior Code Compliance Inspector