



**CITY OF ALEXANDRIA**  
**Planning & Zoning**

# **Short-term Rental (STR) Proposed Regulations**

**Online Community Outreach Part #2**

**November 2024**



# By the numbers



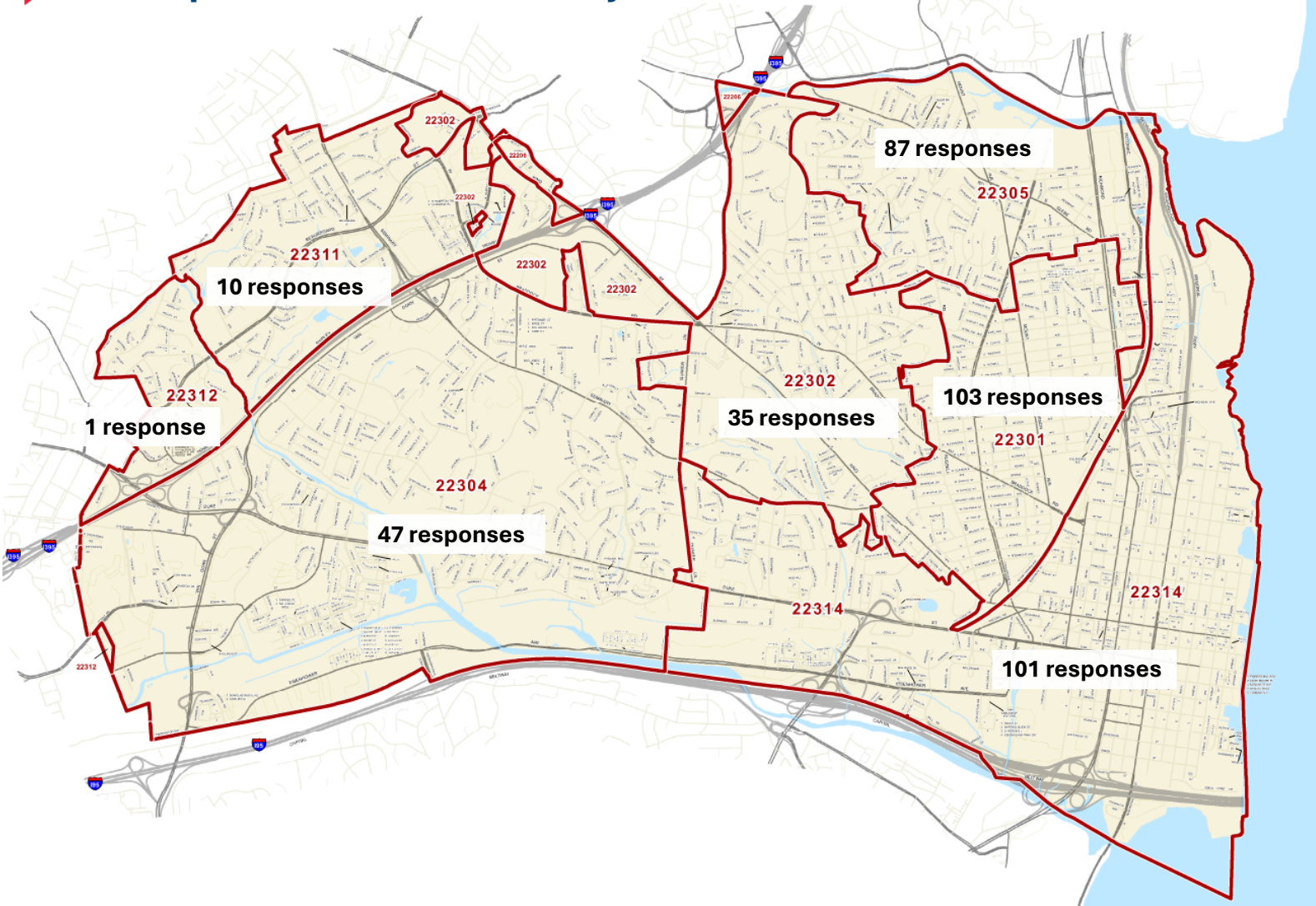
- ▶ **388 responses to initial STR proposed regulations with 1,200+ comments/suggestions**
- 

## **Definition of short-term residential rental:**

**The provision of a room or space that is suitable or intended for occupancy for dwelling, sleeping, or lodging purposes, for a period of fewer than 30 consecutive days, in exchange for a charge for the occupancy.**

- ▶ **727 short-term rentals (2 STRs added between April - September 2024)**
- ▶ **462 registered units and 265 probable unregistered units**
- ▶ **0.88% of total housing stock**

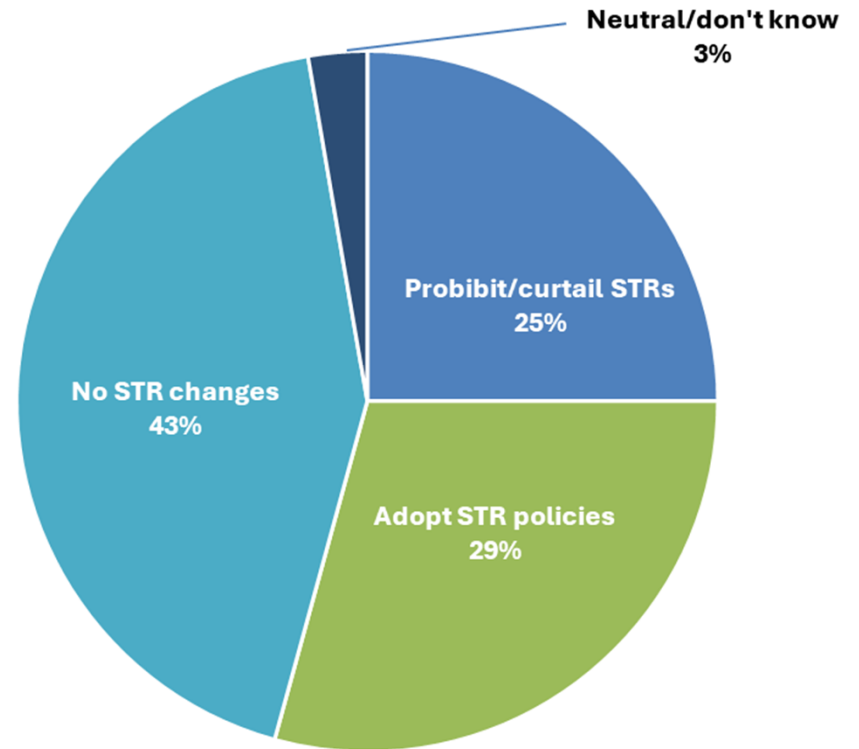
▶ **388 responses to online survey**





# Survey Responses

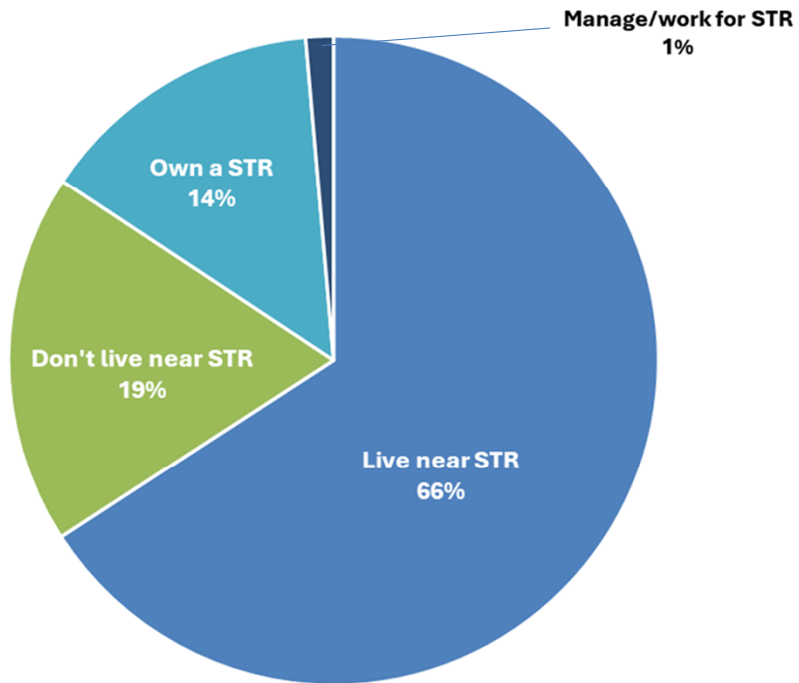
What is your general opinion of STRs in Alexandria?



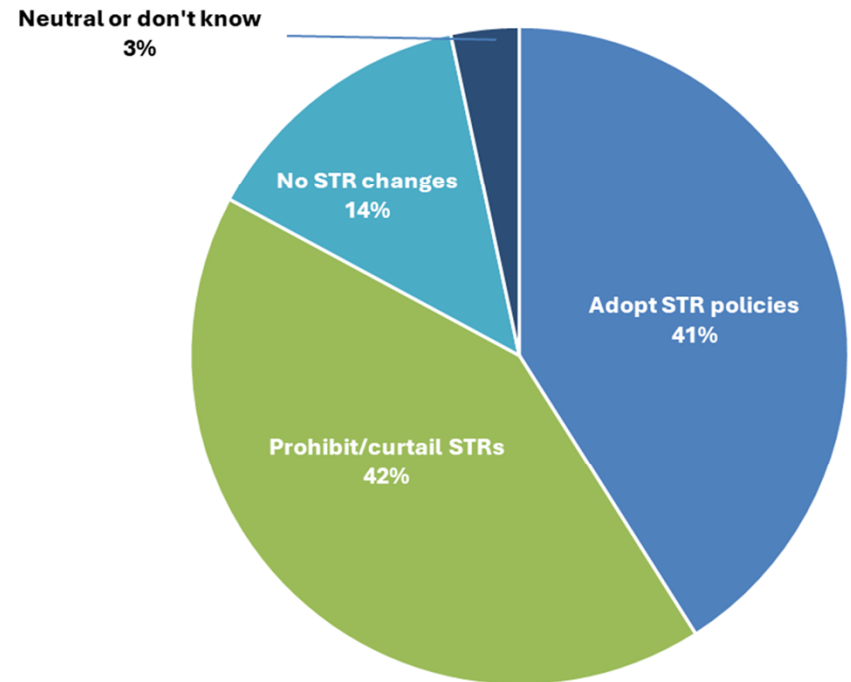


# Survey Responses

What is your connection to STRs in Alexandria?



General opinion of residents who live near STRs





# Opinions of Initial Proposed Regulations

## Positives/Favorable

- Mandatory permit requirement
- Neighbor notification
- Good Neighbor Guide
- Occupancy limits
- Operators/agents available 24/7
- Operator/agents respond to issues within 1 hr.
- 3 strikes/5 strikes rule

## Negatives/Unfavorable

- Over regulation and regulating infrequent/non-existent issues
- High fees/notification requirements burden responsible operators and those homeowners renting to guests only a few days per year
- Allowing multiple vehicles exacerbates parking challenges

## Other Concerns

- Skepticism about enforcement in general
- City should do better at enforcing existing regulations
- Housing affordability



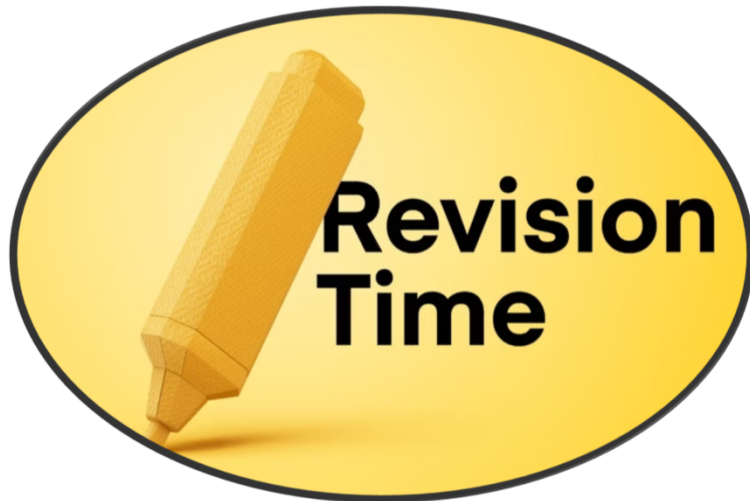


# Unchanged

- **STRs must comply with all city, state, and federal codes and ordinances**
- **Required administratively approved STR permit**
- **Max. occupancy: 2 pp/bd + 2 pp at all times, day and night**
- **“Good Neighbor Guide” for guests**
- **Trash containers shall not overflow**
- **Trash containers removed from the curb by 12 am on collection day**
- **Operators/local agents available 24 hrs./day, 7 days/week**
- **Operators/local agents must respond to violations/other issues within 1 hr.**
- **3 strikes/5 strikes rule for revocation or denial of STR permit**



# Removed



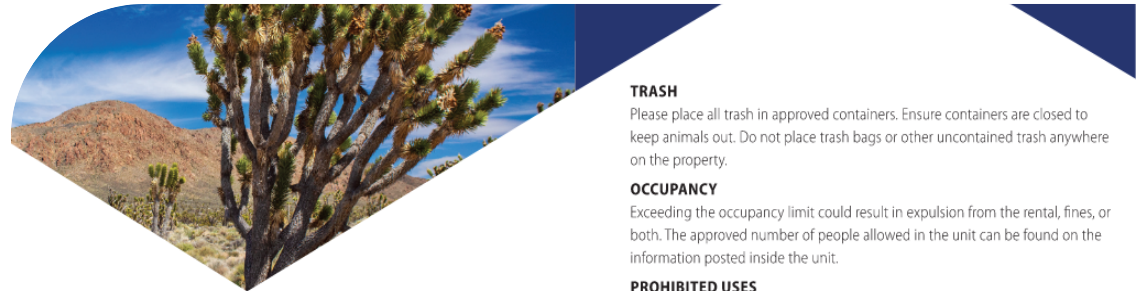
- Requirement for operator/local agent to live within 15 miles the city
- Requirement to provide a certificate of insurance
- Requirement for "Parking Plan"
- Prohibition on parties and special events





# Changes and Additions

- Quiet hours of 9 pm – 9 am (originally 11 pm - 7 am)
- Neighbor notification sent to all abutting properties (originally all property within a 200 ft. radius)
- Permit revocation or denial for providing false or misleading information
- Permit denial/revocation appeal via BZA



## WELCOME TO SB COUNTY!

Thank you for choosing to vacation in San Bernardino County. We want you to have the best experience possible so you'll come back to visit us again soon. This brochure contains some tips on how to avoid some of the common complaints we get about short-term rentals. The number one rule to remember is being a vacation home renter also means being a good neighbor.

### PARKING

All short-term renters must park on the rental property. No street parking is allowed. The number of approved spaces for your rental can be found on the information posted inside the unit.

### NOISE

We know you have good taste in music, but your neighbors might not. So turn down the volume and keep all noise to a minimum. Guests are advised to adhere to quiet hours between 10 p.m. and 7 a.m.

### PETS

Pets are required to be leashed or kept in an enclosed area on the property at all times. Dogs are required to be licensed. Barking or other animal noise may result in noise complaints.

### TRASH

Please place all trash in approved containers. Ensure containers are closed to keep animals out. Do not place trash bags or other uncontained trash anywhere on the property.

### OCCUPANCY

Exceeding the occupancy limit could result in expulsion from the rental, fines, or both. The approved number of people allowed in the unit can be found on the information posted inside the unit.

### PROHIBITED USES

Short-term rentals may not be used for commercial purposes, such as filming, corporate retreats, conferences, or wedding receptions.

### COMPLAINTS

The County operates a 24-hour hotline where residents can report short-term rental violations. All complaints are investigated and can result in a \$1,000 citation.

### REGISTRATION/CHECK-IN

You should receive a complete copy of the rental unit rules and regulations from the owner as well as information about penalties for violations. If you do not, please request this information. Review it closely to ensure you understand your responsibilities while renting the property.





# Goals of Regulations



- Better track and respond to violations and issues
- Provide operators with basic rules
- Notify neighbors and provide them contact information
- Educate guests coming to the city
- Shut down nuisance short-term rental properties



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# Comments and Suggestions

Visit: [www.alexandriava.gov](http://www.alexandriava.gov)

Search for “Short Term Residential Rental Study”

or

[www.alexandriava.gov/zoning/short-term-residential-rentals-study](http://www.alexandriava.gov/zoning/short-term-residential-rentals-study)

