



# Residential Short-Term Rental Standards

## Chapter 18.73 – Alpine County Code

- **Limitation on Structures.** A residential short-term rental may be conducted only within a legally established residential unit or portion thereof.
- **Noise Limitations.** No activity at any time shall produce sounds measured in excess of the standards as stated in Section [18.68.090\(B\)](#) of this code. Exceptions are made for sources and activities listed in [18.68.090 \(F\)](#).
  1. Properties with three or more noise complaints within a 12-month time period will be required to install a noise monitoring system approved by the Community Development Director, and make the data from the system available to the county, if requested.
- **Outdoor Fires.** Outdoor fires are limited pursuant to Chapter 8.16 regarding outdoor burning and fire control.
  1. Properties which violate the standards of CC 8.16 for outdoor fire will be prohibited from all future outdoor burning with the exception of propane fuel barbeques and appliances.
- **Solid Waste.** Solid waste storage and disposal shall not become a nuisance. The property owner shall not fail to adequately provide for appropriate refuse collection and/or storage. Solid waste violations include failure to secure waste from wildlife, leaving waste out for excessive time, and failure to secure waste from weather.
  1. East Slope properties are required to install a wildlife-proof solid waste receptacle or bear box within six months of the issuing or renewal of short-term rental license.
- **Parking.** No additional parking in excess of what is required for the residential use of the property shall be required.
- **Signs.** One single, nonilluminated sign of not more than six square feet in area is permitted. In addition, each residential short-term rental shall have an address placard displayed on the building or land in such manner as to be clearly visible from the street or road on which the residential short-term rental is located. The address placard shall comply with the requirements of Chapter 12.04 and the California Fire Code.
- **Life Safety Measures.** The following life safety measures are required to be in place within the area to be used for the residential short-term rental:
  1. Operating smoke detector(s) and carbon monoxide detector(s) installed in accordance with state law;
  2. At least one functioning fire extinguisher in an easily accessed location inside the space;
  3. Written information available to the occupant in a conspicuous location inside the space containing twenty-four/seven emergency contact information for a representative of the property owner or rental agent, law enforcement, fire department, and ambulance services.
- **Confinement of pets.** Guests of residential short-term rentals shall confine pets per the requirements of County Code 6.04.160.
- **Outdoor lighting.** For all exterior lighting the light source shall be fully shielded from neighboring properties and directed downward. All light fixtures, including security lighting, shall be aimed and shielded so that the direct illumination shall be confined to the property boundaries of the source. Motion sensing light fixtures shall be fully shielded from neighboring properties and properly adjusted to turn off when detected motion ceases.
- **Interior Notice Requirements.** Each rental shall have a clearly visible and legible notice posted within the unit on or adjacent to the front door, containing the following information.

1. The name of the managing agency, agent, property manager, local contact, or owner of the unit, and a telephone number at which that party may be reached on a 24-hour basis.
  2. The maximum occupancy permitted for the dwelling.
  3. The number and location of on-site parking spaces and the parking rules for seasonal snow removal.
  4. The trash pickup day and notification that trash and refuse shall not be left or stored on the exterior of the property prior to the day designated for trash collection, unless it is stored within a designated bear box except from six p.m. of the day prior to trash pickup to six p.m. Failure to utilize the provided garbage can enclosure or bear box, unless otherwise exempted, is a violation of this chapter.
  5. Occupants and/or guests of the rental shall not create unreasonable noise or disturbances, engage in disorderly conduct, or violate provisions of this code or any state law pertaining to noise or disorderly conduct, voices shall be kept to average conversation levels and shall not produce noise such that neighboring properties are disturbed between the hours of nine p.m. and seven a.m.
  6. Occupants may be cited and fined for violating any provisions of the Alpine County Code.
- **Compliance with Other Codes, Laws and Regulations.** The residential short-term rental shall be conducted in compliance with other applicable codes, laws and regulations including, but not limited to, all applicable provisions of the Alpine County Code.
  - **Public Nuisance.** The residential short-term rental shall not be operated in a manner that creates a public nuisance.
  - **Emergency Contact.** The property owner shall designate an local emergency contact. The local contact may be a professional property manager, realtor, property owner, or other designated person who is available twenty-four hours per day, seven days per week during all times that the property is rented, and has access and authority to assume management of the unit and take remedial measures. The local emergency contact shall be required to abate a nuisance relating to noise, trash, or parking within one hour after being notified of the existence of a potential violation of this chapter. The local contact shall be located within one hour driving distance of the short-term rental.
  - **Advertisement.** The residential short-term rental shall post the license identification number issued by the County within all online listings or other advertisements of the property for rent.

*I hereby understand and agree to comply with Alpine County Code for Short-Term Rentals.*

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*Signature of Person Submitting Short Term Rental Registration*

*Date*