



CITY OF OCEANSIDE

Short-Term Rental Frequently Asked Questions (FAQs)

The City of Oceanside has adopted a Short-Term Rental (STR) Ordinance. The STR Ordinance applies to all properties in the City that are used as a short-term vacation rental.

1. What is a Short-Term Rental (STR)?

- a. A STR is a dwelling unit, or any portion thereof, that is offered for rent for no more than 30 consecutive days.

2. Can an Accessory Dwelling Unit (ADU) or Junior Accessory Dwelling Unit (JADU) be used as a STR?

- a. If the ADU or JADU was permitted on or after September 9, 2017 neither the ADU, JADU, nor the primary residence can be used as a STR.

3. Where are STRs allowed?

- a. Hosted STRs are allowed in all zoning districts.
- b. Non-hosted short-term rentals located in any residential zoning district outside of the Coastal Zone are prohibited. A short-term rental permit issued for a property outside the Coastal Zone prior to February 10, 2024 shall not be renewed after the property is transferred to a new owner.

Advisory Note: There is a Local Coastal Program Amendment (LCPA) awaiting California Coastal Commission certification. Once the LCPA is certified the following restrictions on STRs will become effective in the Coastal Zone:

- i. A maximum of 480 non-hosted STR permits issued west of Coast Highway.
- ii. Prohibition of new non-hosted STRs in the R-1 Zone.
- c. STRs are not allowed in mobile home parks or on non-conforming panhandle (flag) lots. A non-conforming panhandle lot is a lot that does not meet city standards set forth in Oceanside Zoning Ordinance 1050(Y).
- d. The City's rules for operating a STR are set forth in [Chapter 24](#) and [Chapter 34, Article III](#) of the Oceanside City Code. Property owners should consult with their Homeowners' Association to determine if applicable CC&R's provide additional regulations. The City does not enforce private CC&R's.

4. Do I need a permit to rent out my property as a STR?

- a. A STR permit is required for all properties that are rented out on a short-term basis unless
 - i. The STR is part of a gated HOA that contains at least 50 units and provides 24-hour security or onsite management.
 - ii. The STR is a hosted unit in the Coastal Zone. **Advisory Note:** There is a Local Coastal Program Amendment awaiting California Coastal Commission certification that would require all STR properties, including hosted STRs in the Coastal Zone, to obtain a STR Permit.

5. What is a Hosted Unit?

- a. A hosted unit is a dwelling unit where the property owner occupies the dwelling unit and offers a portion of the dwelling unit for short-term rental while remaining on-site.

6. Can I transfer my STR Permit to the new owner?

- a. No, STR Permits are non-transferable. When ownership changes a new account MUST be established.



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7. Is a property inspection required?

- a. Yes. A property inspection is required as part of the STR permit process.

8. What fees are required for the STR permit?

- a. The STR permit fee is \$250/year. The permit must be renewed annually.
- b. There is an inspection fee of \$215. This fee is required at time of registration and at a minimum of every three years thereafter.

9. Do I need to apply for Transient Occupancy Tax (TOT) Certificate if I rent my property as a STR?

- a. Yes. All STR properties must register with the City and obtain a TOT certificate. Properties that are not required to have a STR Permit still must obtain a TOT certificate.

10. Do I need to apply for a business license?

- a. A business license is required if there are more than four STRs on a property.

11. How many guests can stay in a STR?

- a. The maximum number of occupants that can stay overnight in STR properties is two adults per bedroom plus two additional people per unit (including children). An additional 10 daytime guests are allowed between 7am and 10pm.

12. Who can I contact if I have a complaint regarding a STR?

- a. To file a complaint regarding a short-term rental property, please call the 24/7 hotline at (760) 435-5460

13. I have other questions who do I contact?

- a. Business License- General Information, STR account creation, TOT information
(760) 435-3878 or BLinquiry@oceansideca.org
- b. Planning- Zoning questions
(760) 435-3520
- c. Code Enforcement- Code violations
(760) 435-3944
- d. Fire Prevention- Fire inspections
(760) 435-4101
- e. MUNIRevs / GovOS- Technical assistance, STR account creation
(888) 751-1911 or blt.str.support@govos.com
- f. STR complaints, available 24/7
(760) 435-5460