



City of Palm Springs VACATION RENTAL ADMINISTRATIVE PROCEDURE

SUBJECT: Real Estate Disclosures regarding Vacation Rentals/Homeshares within the City of Palm Springs

I. Purpose

To clarify and facilitate compliance with Palm Springs Municipal Code (PSMC) Chapter 5.25 and Ordinance Number 1918, which was effective April 16, 2017, for the purpose of notifying new homeowners that the operation of a Vacation Rental or a Homeshare Interest without a Vacation Rental Registration Certificate is prohibited.

II. Application

PSMC Section 5.25.070(t) authorizes the City Manager to establish administrative regulations for the purpose of implementing, interpreting, clarifying, carrying out, furthering and enforcing the requirements of the provisions of PSMC Chapter 5.25. Such section specifically includes authorization for disclosure requirements.

As such, the City Manager herein further conveys that the operation of a Vacation Rental or a Homeshare Interest without a Vacation Rental Registration Certificate is prohibited. The issue may be addressed pursuant to this regulation will be the subject of an amendment to Chapter 5.25.

III. Procedure

- A. PSMC 5.25.040(a) states "The operation of a Vacation Rental or a Homeshare Interest without a Vacation Rental Registration Certificate is prohibited".
- B. All residential real estate closing documents for real estate transactions in the City of Palm Springs must include The City of Palm Springs Vacation Rental disclosure. (Item A)

IV. Effective Date

This Administrative Procedure has been approved on 06/29/2022

APPROVED:

AS TO FORM:

Handwritten signature of Justin Clifton in blue ink.

Handwritten signature of Jeffrey Ballinger in blue ink.

Justin Clifton
City Manager

for - Jeffrey Ballinger
City Attorney

ALL RESIDENTIAL REAL ESTATE SALES IN THE CITY OF PALM SPRINGS

REGULATIONS/RESTRICTIONS FOR VACATION RENTALS AND SHORT TERM VACATION RENTALS IN THE CITY OF PALM SPRINGS

VACATION RENTALS, HOMESHARES, AND SHORT TERM VACATION RENTALS HEREINAFTER REFERRED TO AS “VACATION RENTALS” APPLY TO ANY RENTAL FOR A PERIOD OF LESS THAN 28 NIGHTS. The City of Palm Springs has its own unique ordinances regarding Vacation Rental permitting and operations as well as the collection of Transient Occupancy Tax (TOT).

A Home Owner Association (HOA) may have Conditions, Covenants and Restrictions (CC&Rs) and/or Bylaws and/or rules that further regulate and/or restrict the use of the subject property as a Vacation Rental. In addition, private deed restrictions, including in some deeds of trust, may regulate and/or restrict the use of the subject property as a Vacation Rental. These regulations may be more restrictive than the City’s Vacation Rental ordinance. Buyer should consult the appropriate HOA, Country Club or management firm, and title records, to determine whether additional restrictions and/or regulations exist.

BUYER IS HEREBY MADE AWARE THAT ALL PALM SPRINGS VACATION RENTALS REQUIRE A CITY-ISSUED VACATION RENTAL PERMIT that must be either in an individual name(s), a Limited Liability Corporation (LLC) or a family trust. Property deed titles recorded in a corporation name will not be issued a permit. **A SEPARATE CITY-ISSUED TRANSIENT OCCUPANCY TAX (TOT) PERMIT IS ALSO REQUIRED** for the monthly collection and payment of taxes to the City.

The Vacation Rental Ordinance contains specific provisions requiring the Vacation Rental Permit ID # be displayed in all advertising. **ADVERTISING OR SOLICITING A VACATION RENTAL STAY OF 28 NIGHTS or LESS WITHOUT A PERMIT ARE SUBJECT TO A MINIMUM FINE OF \$5,000 AND A PERMANENT BAN on RENTING SHORT TERM. THE PERMANENT BAN APPLIES TO YOUR NAME FOR ANY SUBSEQUENT VACATION RENTAL PERMIT APPLICATION INCLUDING ANY PROPERTY IN PALM SPRINGS.**

The Palm Springs Vacation Rental Ordinance, TOT Ordinance and underlying Administration Regulations are subject to change at any time.

Any Buyer considering the Vacation Rental use of a property, in particular, should be aware of the permit application process, which includes a permit fee, title check, safety inspections and in some cases, a Land Use Permit (LUP) before being issued a permit.

Further information on permitting eligibility can be found by referring to the Palm Springs Municipal Code Section 5.25 and Section 3.24 as well as the City of Palm Springs website under the Department of Special Programs. The City’s Department of Special Programs is also available by phone or email for further information.

I attest to reading the information above: Regulations/Restrictions – Vacation Rentals and Short Term Vacation Rentals in the City of Palm Springs.

Buyer Initial: ____ | ____

Seller Initial: ____ | ____