



**DID YOU  
KNOW**

**GUEST HOUSES & GRANNY FLATS**  
There are new rules on  
**Short-Term Rentals and  
Home-Sharing.**

**LEARN MORE AT**  
[www.smgov.net/homeshare](http://www.smgov.net/homeshare)

Santa Monica's "**Home-Sharing Ordinance**" reinforces the City's long-standing ban on vacation rentals, but still allows eligible residents (owners and tenants) to continue to earn income through their legal "home-share" business by registering with the City's business license unit. In certain cases, the rental of guest houses and "granny flats" are allowed.

**What Does the Home-Sharing Ordinance Do?**

- **Prohibits** the exclusive short-term rental of any home or apartment for 30 days or less. Long-term rental of properties for over 30 days are subject to standard landlord/tenant agreements.
- **Permits** individuals to rent a portion of their home, such as a spare bedroom, for up to 30 days. The rental of guest houses or granny flats in single-family districts (R1) are permitted, too. However, "bootleg" units or guest houses under rent control are not permitted.
- **Creates** a process to further protect residential neighborhoods by regulating hosting platforms.

**Under What Conditions May I Legally Home-Share My Guest House or Granny Flat?**

- Your property type must be classified as Single-Family Residential. You can verify your property type classification on the [LA County Tax Assessor](http://LA County Tax Assessor website) website.
- You must be living on the property during the time that you home-share your guest house or granny flat.
- You must register your legal home-share with the City's business license unit by filling out an application, which is available online. There are no fees to register.
- Lastly, you must pay your business license tax when tax time comes around. Hosts making less than \$40,000 can apply for an exemption. Call the City's Business License Unit for more information at (310) 458-8745

**PROHIBITIONS IN  
MULTI-FAMILY DISTRICTS**  
The rental of guest houses, granny flats or any other additional units in all multi-family districts is **NOT** permitted.

**For more information about this new ordinance, please contact the Planning and Community Development Department at (310) 458-8341**

