



DID YOU KNOW

TENANTS!
There are new rules on Short-Term Rentals and Home-Sharing.

LEARN MORE AT
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.

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 30 days or less.
- **Creates** a process to further protect residential neighborhoods by regulating hosting platforms.

How Does it Work?

- 1 Determine** your eligibility by reviewing the rules and regulations at www.smgov.net/homeshare. You will want to review your rental agreement to verify that it permits sub-leasing. For rent-controlled units, the Home-Share income may not exceed the Maximum Allowable Rent.
- 2 Register** your legal home-share with the City's business license unit by filling out an application, which is available online at www.smgov.net/homeshare. There are no fees to register.
- 3 Pay** your business license tax when tax time comes around. Hosts making less than \$40,000 can apply for an exemption. Call the Business License Unit for more information at (310) 458-8745.

WHAT IS THE DIFFERENCE BETWEEN A VACATION RENTAL AND A HOME-SHARE?

A Vacation Rental is a rental of any home or apartment to any person for 30 consecutive days or less. The guest enjoys the exclusive private use of the unit. This type of rental is **NOT** allowed.

A Home-Share is a rental in which the host lives on-site during the visitor's 30 day or less stay. Guests enjoy the non-exclusive shared use of the host's home. With a business license, this type of rental **IS** allowed .

For more information about this new ordinance, please contact the Planning and Community Development Department at (310) 458-8341. For information on obtaining a business license, contact the Finance Department at (310) 458-8471.

