



Agricultural Lodging

What is Agricultural Lodging and why are we talking about it?

Agricultural (Ag) lodging refers to lodging options that are operated within agricultural zones and on working farms, ranches, and wineries. They are temporary rental arrangements that are accessory and subordinate to on-site commercial agricultural operations.

Ag lodging offers an opportunity for agribusinesses to supplement their earnings by offering overnight stays, which in turn encourages tourism to surrounding areas and can help boost the local economy. Ag lodging is allowed in agricultural zones with permit requirements specific to each zoning, ranging from by right (P) to a conditional use permit (CUP), with a CUP being the highest form of discretionary review. Proposals must be reviewed by the Agricultural Department for compatibility with the surrounding agricultural land use and zoning and must prove to remain secondary to agricultural operations.

There are also certain requirements that currently must be met to qualify, including Williamson Act minimum requirements on compatibility and minimum acre standards, operational requirements such as health and safety standards, direct access to a maintained road, adequate off street parking, and other provisions as described in [Zoning Code Sec. 130.40.170](#) (Lodging Facilities).

Williamson Act Compatibility and Requirements

For a property to qualify for agricultural lodging use it must meet the minimum criteria for a Williamson Act Contract, whether the property is in a contract or not. The Williamson Act, also known as the Land Conservation Act of 1965, is a rolling 10-year contract between private landowners and the County that is designed for agricultural land preservation in return for a tax reduction. To meet the minimum requirements the property must be at least 10 acres and demonstrate to the satisfaction of the Agricultural Department that the site meets the minimum qualifications for agricultural or grazing use set forth by [California Government Code Chapter 51200 et seq.](#) and Resolutions adopted by the Board of Supervisors establishing Williamson Act criteria. More information about the Williamson Act and contract qualifications can be found in the Zoning Code [Section 130.40.060](#).

For agricultural lodging compatibility, participating properties do not need to be under contract but must still meet the minimum criteria as described in the [EL Dorado County Williamson Act / Farmland Security Zone Contract](#).