

## What is a Vacation Home Rental (VHR)?

The El Dorado County Ordinance Code defines a VHR as one dwelling unit, including either the primary single-family home, one unit of a duplex, or a single condominium unit. The site can be rented for a period of not less than one night (meaning at least 24 hours) and not more than 30 days. Month-to-month or seasonal rentals to the same party are not vacation home rentals and do not need a permit. Vacation rentals are not allowed in: sheds, yurts, campers, tents, RVs, accessory dwelling units or as camping on your property.

## What happens if I build another house on the same lot?

Vacation Home Rental permits are valid only for the residential address on the application. If an additional residence is built, the VHR permit will not be transferred to it automatically. If an owner wants to transfer the VHR permit to another address on the same parcel, then a new VHR permit application will be required. All new permit applications are required to comply with the ordinance in effect at the time.

## What is the anti-clustering, 500-foot buffer and how will it affect my property?

The Board of Supervisors directed staff to revise the VHR ordinance to implement a 500-foot buffer between all new Vacation Home Rentals county-wide. The materials presented at the Board of Supervisors meeting is on the VHR website. The revised Ordinance went into effect on October 1<sup>st</sup> 2021. The 500-foot buffer is in addition to the 900-permit cap in the Tahoe Basin.

We maintain a map, updated nightly, that you can use to see how this may affect a property.

Properties within the 500 ft buffer zones of active VHRs are not eligible to apply for a permit.

## What is the process to get on the waitlist if my site is in a buffer?

**\*\*\*NOTE\*\*\***We do not know how long you will be on the waitlist as it depends on the active VHR's around you and the waitlists in line ahead of you.

There are two methods to get on the waitlist:

### **Method One - Email:**

Waitlist applications can be emailed to [VHRPermits@edcgov.us](mailto:VHRPermits@edcgov.us) and must have both the **Waitlist Application** and the **Grant Deed**. Put the address of the Waitlist parcel and Waitlist App in the subject line of your email (ex: 123 Happy St VHR Waitlist App) You will be notified via email to pay the \$190.00 non-refundable fee once the Waitlist and the Grant Deed are received and processed.

Payments can be made with either a check or online with a credit card or e-check once you have been sent an email to pay. [Welcome \(hdlgov.com\)](http://hdlgov.com) Add the following email address to your contact list to prevent these emails from going to your spam folder: [edcvhr@hdlgov.com](mailto:edcvhr@hdlgov.com)

### **Method Two - Mail:**

Mail the Waitlist Application and a copy of the Grant Deed to the Placerville address with a check payable to El Dorado County in the amount of \$190.00 or you can pay online as well.

Payments can be made with either a check or online with a credit card or e-check once you have been sent an email to pay. [Welcome \(hdlgov.com\)](http://hdlgov.com) Add the following email address to your contact list to prevent these emails from going to your spam folder: [edcvhr@hdlgov.com](mailto:edcvhr@hdlgov.com)

\*\*You will be notified via email when you are able to apply for the VHR permit.

## What is the process to get a new permit if my site is outside a buffer?

We highly recommend making an appointment with the VHR Team to discuss before applying so that your submittal is not denied. Link below.

[Link to Make Appointment with VHR Team](#)

Step 1: Submit a new VHR permit application online. [Welcome \(hdlgov.com\)](http://hdlgov.com) Include all attachments listed in the checklist. Attachments will need to be combined into no more than 5 items. All documents should be wet-signed and scanned or DocuSign. [Link to Applications, Forms and Policies](#)

Step 2: You will be sent the account number and pin for online payment. Payment for the non-refundable \$760 application fee plus \$31.00 technology fee and fire inspection fee can be made with either an e-check or a credit card.

Step 3: If the application is missing items or information, you will be notified and given 30 days to respond. Failure to provide all items and information will result in the denial of the application.

Step 4: When notified, complete the inspection with the local fire department. The first inspection should be scheduled within 30 days of notification and any corrections made within 60 days. Failure to complete the inspection within 90 days of application date may result in the denial of the application. The inspection checklist is available on the website.

Step 5: We will issue the permit when the inspection has passed. Notify us once you have passed the inspection. Permits are valid for one year. Inspections are valid for two years.

Step 6: Provide a copy of the VHR permit to the Treasurer-Tax Collector with the application for the Business License.

I rent a home and then rent out bedrooms short term. This is a hosted rental, right?

A hosted rental is when the owner of the home rents out bedrooms or the guest house while they are at the house. This does not need a VHR permit but does require a Business License and payment of taxes. A VHR permit is required if the owner leaves while the property is rented for less than 30 days. Renters cannot sublease a house as a short-term rental.

I want to have special events at my VHR like weddings. This is allowed, right?

No, special events are not allowed at vacation home rentals. If you want to have an event venue, contact Planning Services at 530-621-5355.

What is the Enforcement process for VHRs?

You can find up-to-date information on Code Enforcement's [Vacation Home Rental Enforcement website](https://www.edcgov.us/Government/CodeEnforcement/Pages/VHR-Enforcement.aspx) <https://www.edcgov.us/Government/CodeEnforcement/Pages/VHR-Enforcement.aspx>

Is it true that the penalty of being caught renting without a permit is a fine and not being able to apply for permit for a year?

Yes, the Ordinance puts an additional penalty on sites renting without a permit. In addition to a monetary fine, sites found renting without a permit will be unable to apply for the permit and will not be allowed to join the waitlist for one year. You can find the language in the Ordinance here.

[https://library.municode.com/ca/el\\_dorado\\_county/codes/code\\_of\\_ordinances?nodeId=PTAGECOOR\\_TIT5BUTALIRE\\_CH5.5\\_6VAHORE\\_S5.56.055CANUVAHOREPETABA](https://library.municode.com/ca/el_dorado_county/codes/code_of_ordinances?nodeId=PTAGECOOR_TIT5BUTALIRE_CH5.5_6VAHORE_S5.56.055CANUVAHOREPETABA)

If I buy a house with an active VHR permit, can I start renting right away?

No, VHR permits do not transfer to new owners. You will need to re-apply for the permit and meet all permitting requirements including the anti-clustering buffer.

Can I rent my primary house and be the local contact at the same time?

No, you will need to demonstrate that you are living within a half hour of the rental. Camping, staying at a friend's house or hotel does not meet the location requirements of a Local Contact.

## I want a permit but don't intend to rent right away. Can I hold onto it while I do repairs or remodel the house?

No, rental properties must be used to maintain the permit. Rental of the property must be shown in the transient occupancy tax rolls.

## Can I have a campfire at the rental?

In the Tahoe Basin, only propane fires are allowed. No wood or charcoal fires, including BBQs, are allowed at any time.

Elsewhere in El Dorado County, if you are allowing visitors to burn at your property, the rental agreement must include the following information:

1. Check with your local fire department. Outdoor fire areas and fire pits may be allowed, when not prohibited by state or local fire regulations. If allowed, fire pits are limited to 3 feet in diameter, located on a non-combustible surface, covered with fire screens, and located no closer than 25 feet of a structure or combustible material.
2. Before burning, the renters must apply for a CalFire Campfire permit ([Burn Information \(Outdoor\) \(edcgov.us\)](https://www.edcgov.us)) and have written permission from the home owner for each day they intend to burn. Use of a fire area requires a campfire permit for each day of burning. Camp fire permits are issued to the individual renter by CalFire.
3. Check the Outdoor Burn Day Status website daily before lighting any fires. [Current Burn Status \(ca.gov\)](https://www.ca.gov)