



# City of Palm Springs

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Web: [www.palmspringsca.gov](http://www.palmspringsca.gov) OR [www.psvacationrentalcompliance.com](http://www.psvacationrentalcompliance.com)  
Department of Vacation Rental Compliance

(Reference Ordinance No. 1918/Palm Springs Municipal Code 5.25, Vacation Rentals)

## ***FREQUENTLY ASKED QUESTIONS – SHORT TERM VACATION RENTALS***

### **Questions asked frequently by neighbors and community members:**

**1. What is a short term vacation rental?**

In the City of Palm Springs, a short term vacation rental means a single-family detached unit, or any portion of the unit that is rented for a period of twenty-eight (28) consecutive days or less. The City's regulatory program for vacation rentals is intended to minimize adverse effects of vacation rental uses on surrounding residential neighborhoods and ensure that vacation rentals are ancillary and secondary uses of a residential property.

**2. Do short term vacation rental properties have to register with the City of Palm Springs?**

Yes, there is an application and annual fee for the owner (or the owner's agent) to register and to receive a Vacation Rental Registration Certificate to operate. Certificates are valid for one year and must be renewed annually; there is no guarantee of automatic renewal.

**3. Do short term vacation rental properties pay taxes to the City of Palm Springs?**

Yes, short term vacation rental property owners must complete an application for a Transient Occupancy Tax (TOT) Permit and purchase the Permit for a one-time fee of \$25. TOT payments of 11.5% are required to be reported and paid monthly, even if there was no guest activity or payment received in that period.

**4. Can properties with HOAs register as a short term rental property?**

Yes, but only if the owner or owner's agent provides a letter from the HOA Board of Directors or the Property Management Company, when applying for or renewing a Vacation Rental Registration Certificate, that states operating a short term vacation rental does not violate the CC&Rs.

**5. What if a property is operating as a short term rental but is not registered?**

This is a violation of PSMC 5.25. The VRCD investigates possible unregistered vacation rental properties for status. Property owners operating without a Vacation Rental Registration Certificate are subject to fines, fees, interest, prohibition of operating a vacation rental in the City indefinitely and penalties pursuant to the PSMC.

**6. What if I experience a noise disturbance or other nuisance coming from a short term vacation rental?**

Please call the Palm Springs Vacation Rental Hotline at 760-322-8383 during the disturbance/nuisance. This line is answered 24 hours a day, 7 days a week. Callers may call anonymously. The Hotline will dispatch a responder

to the property to assess the situation; citations will be issued if warranted. The Hotline will call the caller back (if desired) with a resolution report. (Please do not contact the Palm Springs Police Department (PSPD) directly for Vacation Rental issues.)

The City will be the first responder to the location. While not required, if the caller allows the City responder access to the caller's yard, it may assist with the responder's assessment if a citation is warranted. The responder, or other City Enforcement Official, may contact the Owner, agency or local contact regarding the matter thereafter.

**7. What if there is a disturbance and the home is owner occupied?**

The PSPD are responsible for handling owner occupied situations, and it isn't considered a Vacation Rental matter.

**8. Are there occupancy limits or other restrictions on guests staying in short term vacation rentals?** Yes, the occupancy limits are below. There are other requirements that the owner/owner's agent must perform to be in compliance with the rules and to help ensure that guests are good neighbors.

Number of Bedrooms	Total of Overnight Occupants**	Total Daytime Occupants (Plus 4)
1	2	6
2	4	8
3	6	10
4	8	12
5*	10	14
6*	12	16

\*Estate Home (unique category of short term vacation rental)

\*\* Overnight occupancy allows for two (2) minors age twelve (12) and under.

**9. Are there parking/car or trash requirements for a short term vacation rental?**

Yes, one car per bedroom is permitted; parking must be in accordance with the PSMC and not block traffic, driveways, etc.

Trash may not be left in public view, except on designated pick up day and in proper containers. Owners are required to upgrade trash service to "walk up" with PSDS.