



SHORT-TERM RENTAL PERMIT STANDARDS AND AGREEMENT

Short-Term Rental as defined in § 17.06.170 of the Marina Municipal Code: A Primary Residence, or any portion thereof, rented for occupancy for lodging or sleeping purposes for a period of twenty-nine (29) consecutive days or less.

Primary Residence as defined in § 17.06.170 of the Marina Municipal Code: An STR Owner's permanent residence or usual place of return for housing as documented by at least two forms of identification. An Owner may have only one primary residence at any given time. A Primary Residence may be a duplex or dwelling as defined in 17.04.260, 17.04.265, 17.04.270, 17.04.280, 17.04.290, or 17.04.291.

STR Owner as defined in § 17.06.170 of the Marina Municipal Code: The person, or persons, individually, jointly, in common, or a living trust whereby the trustor and trustee are the same person whereby such property is under single or unified control holding fee title which rents a dwelling operated and used as an STR.

Transient Occupancy Tax (TOT) as defined in § 17.06.170 of the Marina Municipal Code: Local transient tax as set forth in Chapter 3.12 of the Marina Municipal Code. The tax is paid by the Guest when paying for their rental. The collected TOT is then remitted to the City.

The Short-term Rental is subject to **ALL** of the following conditions:

- ☐ An STR may operate **only** in a Primary Residence as documented by at least two forms of identification. STR permits may be issued to owner-occupied units only.
- ☐ A business license is secured from the City Finance Department and the business license number must be included in any solicitation for an STR.
- ☐ A Short-term Rental Permit is required from the City Community Development Department.
- ☐ An STR Permit expires on June 30th of each calendar year regardless of date issued. The STR Permit may be renewed upon reissuance of a business license and proof of timely payment of TOT.
- ☐ The STR Permit shall be invalidated by a change in Owner of an STR, except when a spouse or domestic partner is added to the title of the property or the property is converted to a trust, which is principally under the same ownership.
- ☐ Guests are subject to the requirements of Marina Municipal Code Chapter 9.24 – Noise Regulations.
- ☐ A Good Neighbor Brochure (attached) provided by the City Community Development Department is required on the premises.
- ☐ The maximum number of Guests permitted in an STR is two per bedroom plus two additional Guests per unit.
- ☐ The use is clearly incidental and secondary to the use of the dwelling for dwelling purposes.
- ☐ The use does not change the character of dwelling or adversely affect the uses permitted in the residential district.
- ☐ No internal or external alterations or construction features not customary in dwellings is involved.
- ☐ No sign, which identifies or advertises the STR, shall be displayed on the property.
- ☐ There shall be no storage or display of materials or products visible from off of the property.
- ☐ The Owner must comply with all applicable laws, rules, and regulations pertaining to the use and occupancy of the STR.

The STR Permit may be revoked by the City due to failure to meet these requirements and all other requirements set forth in the Marina Municipal Code and State Law, subject to the discretion of the City.

WELCOME TO MARINA

Good Neighbor Brochure

How you can be a good neighbor during your stay in Marina



Contact Us

City of Marina
211 Hillcrest Avenue
Marina CA 93933
831.884.1220

Visit us on the web: cityofmarina.org



Avoid excessive noise

Please be considerate of your neighbors around you by keeping the noise level down between 10 pm and 7 am. A call from the neighbors to the City will bring the police to your door. Our officers can issue you a citation if you violate the City's noise ordinance.

Trash days

During your stay, please keep the rental property free of visible trash. If you do not know which day the trash is picked up in your area please call 831-920-6707 or visit www.greenwaste.com/marina. Marina residents recycle as much as they can and we hope you will too. If your rental has a blue recycling cart please use it to recycle metal, paper, glass and plastic products.

Proper parking

When parking vehicles at your vacation rental be sure to use the designated parking area related to your rental. Never park in front of someone else's driveway or your vehicle may be towed.

How many guests?

Please check with the rental agency for your unit as to the maximum number of guests allowed. Limits have been established as follows:

<i>Number of Bedrooms</i>	<i>Number of Guests Allowed</i>
0 (studio)	2
1	4
2	6
3	8
4	10
5+	12

