

Short Term Rental Permitting Conditions

IMPORTANT PROPERTY OWNER RESPONSIBILITIES

1. If there is any update to account information, Permittee must contact the Revenue Division at 714-744-2264.
2. Permittee must provide the City with the name of a local contact person who is available 24 hours a day, seven days a week.
3. Permittee understands that failure to respond to calls and/or correspondence from the City may result in fines and/or revocation of the permit.
4. Permittee understands that these conditions apply to any and all properties that he/she owns that are permitted for short term rental.
5. Permittee understands that he/she assumes responsibility for all guests' activities; violations may result in fines issued to the property owner and/or guests, and/or revocation of the permit.
6. Permittee must provide the guests with the number and location of onsite parking spaces.
7. Permittee must notify guests the trash pick-up day for that unit, and notification of current Municipal Code rules and regulations concerning the storage and placement of containers for waste collection.
8. Permittee understands that violation of the conditions may result in fees and/or revocation of this permit. This permit is non-transferable and is issued to the Owner of the rental unit for the limited term of the permit. This permit does not run with the land.

City of Orange Municipal Code §5.94.060 Conditions

- A. All permits issued pursuant to this chapter are subject to the following standard conditions:
 1. **Occupancy Restrictions:** The occupancy limit for a short term rental shall be two (2) persons per bedroom, plus an additional two (2) persons. Children under the age of two shall not be counted toward the occupancy limit.
 2. **Length of Stay:** There shall be a minimum two-night stay for any booking of a short term rental.
 3. **Property Manager:** The owner of a short term rental shall provide each adult occupant with the name and telephone number of a property manager who is able to physically respond to the short term rental location within thirty (30) minutes. The property manager may be the owner or other responsible person able to respond within the timeframe indicated. This information shall also be provided as part of the Good Neighbor Policy and shall be provided when the booking is made. All property manager information shall be kept up to date.
 4. **Good Neighbor Policy:** [Good Neighbor Policy](#)
 - a. The owner of a short term rental shall notify each adjacent and facing property owner and each adult resident of said property, of the existence of the short term rental business and provide a written list of the rules and restrictions and up-to-date property manager contact information.

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- b. As part of the booking process, the owner agrees that all occupants of the short term rental over the age of fourteen (14) shall receive and acknowledge/e-sign a list of the rules and restrictions imposed on the short term rental, as published by the City. A copy of said list of rules and restrictions shall be posted in a prominent location in the short term rental at all times occupants are present. The list of rules and restrictions signed by occupants shall be made available to the City upon reasonable request.
5. Parking. Off-street parking shall be required and shall conform to the provisions of Section 17.34.060 and Table 17.34.060.A of this code, "Required Number of Parking Spaces for Residential Uses," as determined by the Director of Community Development. All vehicles of short term rental occupants shall be parked only in an approved driveway or garage on the short term rental property.
6. Noise. The hours between 10:00 p.m. and 9:00 a.m. are designated as "quiet time," so that no outdoor activity will disturb the peace and quiet of the neighborhood adjacent to a short term rental property or cause discomfort or annoyance to any reasonable person of normal sensitivity residing in the area.
 - a. The owner shall use best efforts to ensure that the occupants and/or guests of the short term rental unit do not create unreasonable noise or disturbances, engage in disorderly conduct, or violate provisions of this code or any State Law pertaining to noise, disorderly conduct, the consumption of alcohol, or the use of illegal drugs.
 - b. The owner shall, upon notification that occupants and/or guests of his or her short term rental unit have created unreasonable noise or disturbances, engaged in disorderly conduct or committed violations of this code or State Law pertaining to noise, disorderly conduct, the consumption of alcohol or the use of illegal drugs, promptly use best efforts to prevent a recurrence of such conduct by those occupants or guests.
7. TOT. Payment of ten percent (10%) Transient Occupancy Tax as provided in Chapter 5.16 of this code shall be made for each short term rental occupancy.
8. Inspections. The City shall have the authority to conduct random inspections of the short term rental property as it deems necessary or prudent to ensure compliance with the provisions of this chapter, including without limitation, inspections based upon any complaints or violations that occur, and inspections prior to issuance or renewal of a permit. No inspection shall occur that is inconsistent with an individual's Fourth Amendment rights under the United States Constitution or otherwise in violation of rights guaranteed by law.
9. Insurance. The owner shall maintain liability insurance appropriate to cover the short term rental use in an amount not less than \$1,000,000 general aggregate. Proof of such insurance in the form of a certificate of insurance shall be provided to the city upon submittal of short term rental permit application. In the alternative, the owner may

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submit proof satisfactory to the city that short term rental transactions will be conducted solely through a platform that provides equal or greater liability insurance.

10. The owner of the short term rental unit shall post a copy of the permit and a copy of the conditions set forth in this section in a conspicuous place within the unit.
 - B. The City Manager shall have the authority to impose additional standard conditions, applicable to all short term rental units, as necessary to achieve the objectives of this chapter.
 - C. The City Manager shall have the authority to impose additional conditions on any permit in the event of any violation of the conditions to the permit or the provisions of this chapter subject to compliance with the procedures specified in Section 5.95.065.