* + 1. SHORT TERM RENTALS (STR)

1. Intent: To provide guidelines and requirements for short-term rentals in the City of Woodland Hills.
2. Definition: Short Term Rental (STR) applies to property rented for less than 30 days.
3. Short-term rentals apply to single-family homes, Internal Accessory Dwelling Units (ADU) within a single-family home, and Accessory Apartments, all on condition.

Conditions Include:

1. The property owner must reside in one unit on the property, either the home, or the ADU, or the Accessory Apartment.  The property owner can have a temporary absence from the property but must fill out a notification to the city regarding his/her absence with a planned date of return.  Extensions can be approved.
2. The property must be registered with the city as a Short-Term Rental property, a business license must be obtained from the city for such purposes, with current fees paid as necessary to renew the license as time comes to do so.
3. The renter of the STR cannot host events, parties or other similar activities.  Upon doing so, a fine of $500 will be levied upon the property owner for each such activity and the approval for the STR will be withdrawn for one year.
4. The STR property must accommodate any parking requirements off the street.
5. Facilities provided for the STR property must be code-compliant and must be certified in the application as being such.
6. Property owners of STR property must post rules including that no outside open flame fires are allowed that are not LG.
7. The property owners are on record that they assume all responsibility for the property and activities on it.