

# Short-Term Residential Occupancy (STRO)

 [sandiego.gov/treasurer/short-term-residential-occupancy](https://sandiego.gov/treasurer/short-term-residential-occupancy)

**(Updated on March 30, 2022)**

## **Status of California Coastal Commission (CCC) Review**

On March 9, 2022, the CCC made recommendations for Ordinance modifications. These modifications include the following additions:

- Language regarding lottery stratification by Community Planning Area for Tier 3 licenses,
- Editor's notes in various sections of the Ordinance identifying the relevant sections that are being added to the Local Coastal Program and the requirement of CCC approval, and
- Sunset Clause.


The recommended CCC modifications require City Council approval; staff is targeting to return to City Council mid-May.

## **Licensing Requirement Effective Date**

The implementation timeline will depend on City Council and Mayoral approval of the Ordinance changes and subsequent full certification by CCC. Once the CCC unconditionally certifies the STRO ordinance as a local coastal program amendment, an ordinance implementation date will be set, including the requirement to obtain a STRO license & opening of the application process. The STRO webpage will be updated with more information regarding ordinance implementation as it becomes available.

## **Application Submission and Lottery Dates**

The license application period and lottery dates will be determined once the Ordinance is unconditionally certified by the CCC.

The  **STRO Ordinance** (Ordinance) requires a license for all STRO of a dwelling unit, or part thereof, for less than one month. There are four (4) license types with varying requirements on the number of days and type of dwelling available for the STRO. A host may only hold one license and operate one dwelling unit for STRO at a time; licenses are not transferrable between ownership or location/dwelling unit.

A host may obtain a maximum of one license at a time in one of the following four (4) STRO license tiers:

<b>Tier 1 Part-Time</b>	<b>Tier 2 Home Sharing</b>	<b>Tier 3 Whole Home (excluding Mission Beach)</b>	<b>Tier 4 Mission Beach Whole Home</b>
Rented for an aggregate of 20 days or less per year	Renting a room or rooms in the home for more than 20 days per year so long as the owner or permanent resident resides onsite	Rentals for more than 20 days per year where the owner or permanent resident does not reside onsite	
The owner or permanent resident does not need to reside onsite during the STRO	The owner or permanent resident may be absent from the permanent residence during the STRO for up to 90 days per calendar year  Home sharing includes duplex properties and eligible accessory dwelling units when the host resides onsite	The number of licenses issued will not exceed 1% of San Diego's total housing units outside the Mission Beach Community Planning Area*  Guest two-night minimum stay required	The number of licenses issued will not exceed 30% of the Mission Beach Community Planning Area*  Guest two-night minimum stay required

\*Based on the most recent Demographic and Socioeconomic Housing estimates issued by the San Diego Association of Governments (SANDAG) rounded up to the nearest whole number

The Office of the City Treasurer will establish a lottery application process; this webpage will be updated as more information becomes available. If the total number of Tier 3 and/or Tier 4 applications received are greater than the number of licenses available, applications will be chosen via a lottery. Prioritization will be given to "good actors" as outlined in this [memo](#) to City Council.

Additionally, City Council has approved the following application and license fees:

	<b>Application Fee</b>	<b>License Fee</b>
Tier 1	\$ 25	\$ 100
Tier 2	\$ 25	\$ 225
Tier 3	\$ 70	\$ 1000

	Application Fee	License Fee
Tier 4	\$ 70	\$ 1000

Note that application fees are non-refundable, and licenses expire two (2) years from the date of issuance and may be renewed in accordance with section 510.0106(d) of the Ordinance.

This website will be updated as additional information becomes available. If you would like to be notified when the website has been updated, please submit your email address to receive email updates.

## Receive Email Updates

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Sign up to be notified of STRO updates.

For questions, email [stro@sandiego.gov](mailto:stro@sandiego.gov).

 [Frequently Asked Questions \(FAQs\)](#)

For land use questions, please make a [virtual appointment](#) to speak with subject matter experts with the Development Services Department.

To determine if Code Enforcement has received a complaint against your property, please look up your property [here](#).[\(link is external\)](#) For questions on any existing violation, please call (619) 236-5500 and be prepared to provide the address of the property and the Code Enforcement record number (e.g. CE-XXXXXXX).