



SHORT-TERM VACATION RENTAL FAQ'S

What is a Short-Term Rental?

A Short-Term Rental, also known as a vacation rental, is a rental of a legally-permitted dwelling unit for periods of less than 30 consecutive days or less. The rental can be for the entire home, accessory dwellings such as casitas, or limited to one or more rooms. A Business License and a Short-Term Rental Permit are required prior to advertising and renting your property.

Who needs to apply for a Short-Term Rental Permit?

Any owner, or agent, renting a residential property for a period of thirty (30) days or less is required to apply for a Short-Term Rental Permit. Failure to register will be the sole responsibility of the property owner.

What if I do not obtain a Short-Term Rental Permit?

Failure to meet the requirements of the Short-Term Rental Program, per section 3.25 of the La Quinta municipal code, may result in enforcement actions. These actions may include a notice of violation, citations or any legal remedy necessary.

Is my Short-Term Rental Permit transferable?

No. Any changes of ownership or address will require the submittal of a new application within fourteen (14) days.

What is the permit process?

In order to obtain a Short-Term Rental Permit, you must apply with the City of La Quinta using the Short-Term Rental Application. The necessary application can be picked up from the Design & Development Dept. at La Quinta City Hall, or found on the City's website. The application must be filled out and returned (with fees) in person between the hours of 7:30am-4:30pm Monday through Thursdays and Friday 8am-4:30pm, or mailed to the address listed on the application.

Visit the website at: <http://www.la-quinta.org/city-services/short-term-vacation-rentals/short-term-vacation-rentals>

What is the Transient Occupancy Tax (TOT)?

This is a 10% rental tax on the rental of rooms. You will commonly see this tax on hotel rooms as well. The transient occupancy tax is also commonly referred to as a bed tax, sales tax, tourist tax, hotel tax, or lodging tax. These tax rates can vary by city and state. These fees are typically not included in the rental price, cleaning price, or cost for extra guests.

When is the Transient Occupancy Tax due?

TRANSIENT OCCUPANCY TAX payments are due no later than 30 days after the end of a reporting month. Transient Occupancy Taxes are to be paid or reported on monthly basis, if there was no rental activity you are still required to submit the completed Transient Occupancy Tax form.

How do I calculate penalty and interest due on late payments?

The penalty and interest for late payments are 10.5% of the gross rents received in the applicable reporting period, in addition to the TRANSIENT OCCUPANCY TAX.

Do I also need to obtain a business license?

Yes. You will be issued a City of La Quinta Business License Certificate.

Visit the website at: <http://www.la-quinta.org/city-services/short-term-vacation-rentals/short-term-vacation-rentals>

What is the cost of a business license?

There is an annual fee that is based on yearly gross receipts.

How much does a Short-Term Rental registration cost??

Annual cost is \$108 per property (as of October 1, 2017).

Does my short-term vacation rental permit apply to multiple properties?

No. You must obtain a separate permit for each property.

Do I have to display my permit and the good neighbor brochure; and if so, when?

Yes. The permit and good neighbor brochure must be posted in a conspicuous place within the short-term vacation rental unit at all times.

What is the status of the City’s Short-Term Vacation Rental program?

It is currently in effect - but we are constantly making modifications and improvements. Please check the website regularly.

Is the City still working with Airbnb?

No. We have terminated our contract with Airbnb. They do not collect or remit TOT to the City of La Quinta on behalf of property owners and/or authorized agents.

What is the City’s position on Short-Term Rental?

Our foremost priority is preserving the quality of life for La Quinta residents. Creating an environment where renters are welcomed into our community, we also strongly encourage renters to respect the neighbors and neighborhoods in which they are renting. Therefore, protecting the balance of government & property ownership, and ultimately to ensure a safe & effective program.

What are common sites people use to rent Short-Term Rentals?

There are more than 100 Short-Term Rental websites including **Airbnb, VRBO, HomeAway, FlipKey, etc.**

Are short-term vacation rentals new?

No. STVRs have been around for a long time; however, the City’s Short-Term Vacation Rental Program has been in effective since 2012.

What happens if I am found in violation and what are the penalties for rentals not in compliance with section 3.25 of the La Quinta municipal code?

You will receive fines, and/or the potential for modification, suspension or revocation of business license, and/or Short-Term Rental Permit.

When is your TOT due if your stay crosses over two months (i.e. March 15th – April 15th)?

Transient Occupancy Tax is due at the end of every month for the days the property was occupied for that month.

How many people can stay in my rental?

It depends on variables such as number of bedrooms and time of day.

Please see the “*Good Neighbor Brochure*” for specific details – OR the La Quinta municipal code section 3.25.070.

Where can I find STVRP forms and more information?

Visit the website at: <http://www.la-quinta.org/city-services/short-term-vacation-rentals/short-term-vacation-rentals>

Are there any marketing opportunities for my rental with the City?

Yes. You can advertise your registered rental property on our site for free:

www.PlayInLaQuinta.org

What are the City recommendations for homeowners, neighborhoods, and HOA’s?

- Meet the renter and welcome them to the neighborhood
- Discuss the “*Good Neighbor Brochure*” with them so they understand to respect their neighbors and community
- If you believe a short-term vacation rental is in violation of the City’s municipal code, please call our **Short-Term Vacation Rental hotline at 760-777-7157**, which is available 24/7.
- If there is noise that is disturbing the peace or other illegal behavior at a short-term vacation rental, please contact local authorities.

If I have more questions, who should I contact?

To learn more about the Short-Term Rental program:

- Call Missy Mendoza at: 760-777-7060
- Email: vacationlq@la-quinta.org
- Stop by City Hall to discuss the program with our knowledgeable and friendly City staff