



Short Term Rentals FAQs

1. What is a short-term rental?

The City of Seal Beach defines short-term rentals (STRs) as a single residential dwelling unit, or portion thereof, that is offered or provided to paying Guests by an STR Owner for 29 or fewer consecutive nights. The term “Short Term Rental” does not include hotels, motels, inns, or bed-and-breakfast inns.

2. What permits are required if I want to use my property for short term rental? Any owner or agent renting a residential property for less than 30 consecutive days is required have a **Short Term Rental Permit** and a City of Seal Beach business license. The initial STR permit fee is **\$600** and is valid for one (1) year, with subsequent renewal fees to be **\$400** annually. *Fees are subject to approval and change by the City Council.*

3. Where are STRs allowed? At this time, STRs are permitted in limited number, and only in the Coastal Zone (the area of the city south of Westminster Boulevard). Please note that some communities, including Surfside, Heron Pointe, and Seal Beach Shores, prohibit STRs through their own private regulations. Please consult with your local Homeowner's Board or management company to determine if STRs are allowed in your development community.

4. How many STR permits will be issued? The maximum number of active short term rental permits is currently limited to 1% of units in the Coastal Zone at any time. Currently, there are **31** STR permits available to grant.

5. How do I apply for a short-term rental permit and business license? The first round of STR permits will be issued on a lottery basis to eligible owner-applicants. To be included in the lottery drawing, please fill out and submit the Preliminary Application for Lottery via email only to STR@sealbeachca.gov by **MAY 5, 2023**.

Lottery Draw: Wednesday, May 10, 2023, 9:00 a.m. in City Hall City Council Chambers. Those selected for qualification will then be instructed on the application requirements for the next round. All lottery applications will be drawn, those in excess of 31 permits will be placed, in order of draw, on a waitlist.

6. Will there be a waitlist after the lottery draw? Yes, click the Waitlist Rules button on previous page to view how the lottery alternates waitlist will be set up and monitored. When a permit becomes available, the next property owner on the wait list will be contacted.

7. Can a short-term rental permit be transferred? No, STR Permits may not be transferred and do not pass to new owner upon sale of the property. The new Owner must apply for an STR permit. If none is available, the new Owner can be placed on the waitlist.

8. Does the City have rules for short term rentals? Yes, each short-term rentals permit has a standard list of rules that must be adhered to at all times. Click the **Ordinance 1701** button on STR webpage to view related rules and regulations.

9. Are there taxes associated with using a property for short term rental? Yes, the City requires all short-term rentals permit holders to pay a transient occupancy tax (TOT). The transient occupancy tax is 12% of the base rental rate. Additional information on transient occupancy taxes can be found under section 4.35 (link at bottom of page).

10. Are there penalties for having short-term rental without a permit? Yes, Owners/Agents can be issued citations each day they use the property for short term rentals without a permit, up to \$1,000 per day.

11. How do I file a complaint regarding a property used for short term rentals without a permit? Complaints can be filed via email to STR@sealbeachca.gov.

12. Can short term rentals permits be revoked? Yes, short term rental permits can be revoked for serious and/or continued violations of the standard conditions of approval for the permit. Please see Ordinance 1701 for terms.

13. The tenants staying at a property near me are causing problems such as noise and not picking up their trash. Whom should I call? Please submit a complaint to STR@sealbeachca.gov with as much detail as possible including pictures if possible. If problems are occurring at night, please call the Seal Beach Police Department at (562) 799-4100.

Pertinent Links

[Seal Beach Municipal Code](#) Short Term Rentals (SBMC 11.4.05.135)

[Seal Beach Ordinance 1701 Regarding Short Term Rentals](#)

[Transient Occupancy Tax \(SBMC Section 4.35\)](#)

[Public Nuisances and Noise Disturbances \(SBMC Section 7.35.010.B4 and 7.45.005\)](#)

[California Penal Code 415– Disturbing the Peace](#)