

What is a Vacation Home Rental (VHR)?

The El Dorado County Ordinance Code defines a VHR as one dwelling unit, including either the primary single-family home, one unit of a duplex, or a single condominium unit, rented for the purpose of overnight lodging for a period of not less than one night and not more than 30 days other than ongoing month-to-month tenancy granted to the same renter for the same unit. VHRs are not allowed in: yurts, campers, tents, RVs, accessory dwelling units or

Is it true that being caught renting without a permit will result in not being able to apply for permit for a year?

Yes, the Ordinance puts an additional penalty on a home renting without a permit. In addition to a monetary fine, sites found renting without a permit will be unable to apply for the permit and will not be allowed to join the waitlist for one year. You can find the language in the Ordinance here.

[hotlink to the section of the ordinance]

https://library.municode.com/ca/el_dorado_county/codes/code_of_ordinances?nodeId=PTAGECOOR_TIT5BUTALIRE_CH5.56VAHORE_S5.56.055CANUVAHOREPETABA

You are out of permits? How long will I be on the waitlist?

The County reached the 900 permit cap for the Tahoe Basin in May. At that time we implemented a Waitlist. The length of time a site will wait to apply for a permit depends on the currently permitted sites giving up, or losing, their permits. Staff cannot estimate how long it will take to move up the waitlist. We review the number of active permits and invite sites to apply weekly.

I rent out bedrooms in a home I rent full time. This is a hosted rental, right?

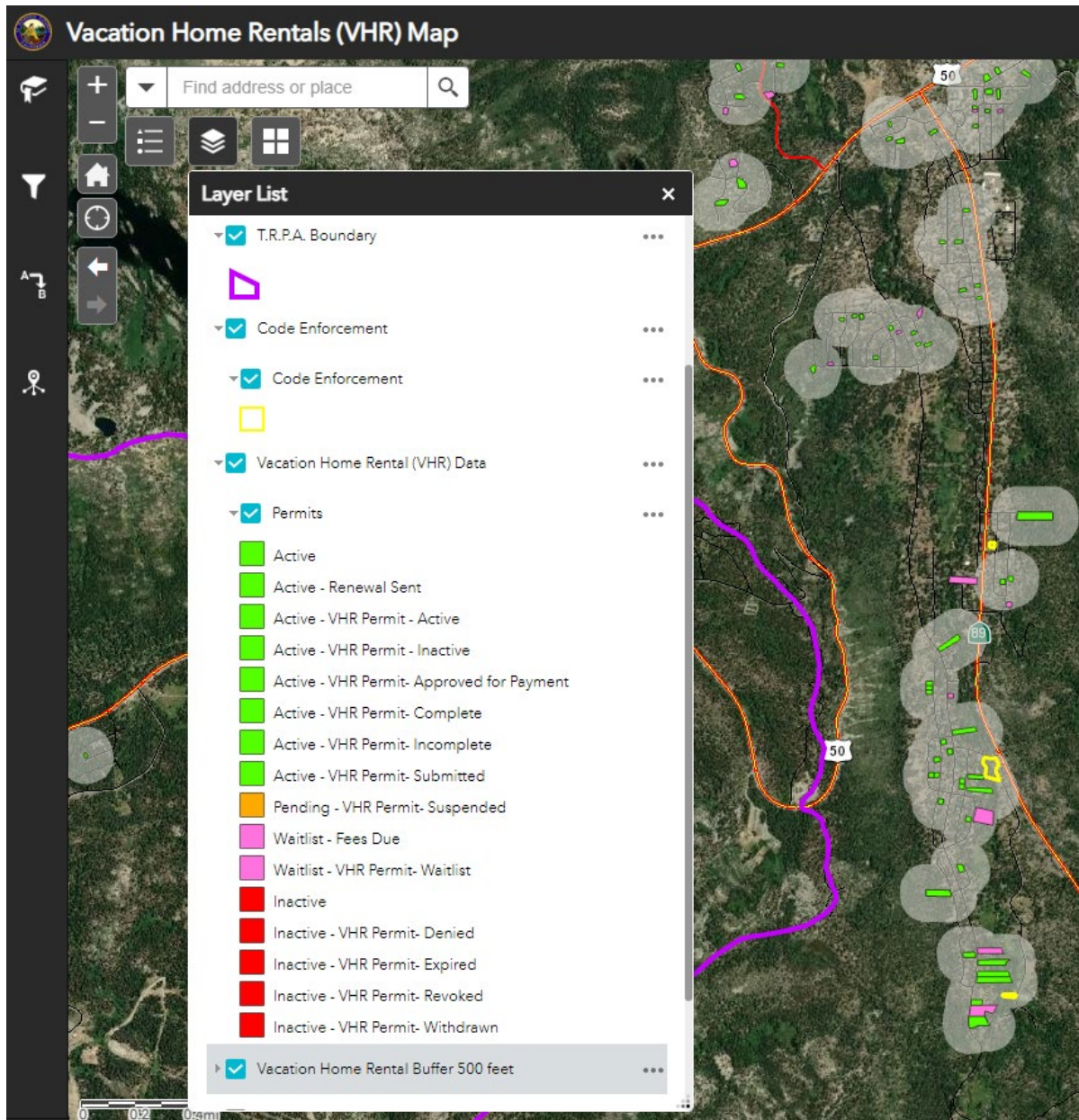
A hosted rental is when the owner of the home rents out bedrooms or the guest house when they are home. This does not need a VHR permit but does need a business license. Subleasing short term is not allowed under the current VHR Ordinance.

A VHR permit is required if the owner leaves while the property is rented for less than 30 days. A VHR permit is also required if you are a long-term renter who is renting out rooms short term.

What is the anti-clustering, 500-foot buffer and how will it affect my property?

The Board of Supervisors directed staff to revise the VHR ordinance to implement a 500-foot buffer between all new Vacation Home Rentals. A link to the materials presented at this Board of Supervisors meeting is on the VHR website. The revised Ordinance went into effect on October 1st. The 500-foot buffer is in addition to the 900 permit cap in the Tahoe Basin.

You can see how this may affect your property by using the map available on the VHR website. This map is updated every week. The buffer does not affect currently permitted rentals.



How will the buffer effect the sites on the waitlist?

Beginning October 1, 2021 sites on the waitlist also have to meet the 500-foot buffer. For example, a site may move to the top of the waitlist but still be unable to apply because a site has an active permit is less than 500 feet away (as measured from the edge of the property).

What is the process to get a new permit in Tahoe?

Step 1: Apply for the Waitlist. Waitlist applications can be mailed to the Placerville address or applied online using HdL. Payment for the non-refundable \$140 application fee can be made with either a check or online with a credit card or echeck. [Welcome \(hd.gov.com\)](http://Welcome(hd.gov.com)) Add the following email address to your contact list to prevent these emails

from going to your spam folder: edcvhr@hdlgov.com

Step 2: You will be notified via email when you are able to apply for the VHR permit. Complete the application online. Please include all required attachments and the non-refundable application and inspection fees. Payment for the non-refundable \$190 application fee and fire inspection fee can be made with either a check or online with a credit card.

Step 3: If the application is missing items, you will be notified and given 30 days to remit all items. Failure to provide all items will result in the denial of the application.

Step 4: When notified, complete the inspection with the local fire department. The first inspection should be scheduled within 30 days of notification and any corrections made within 60 days. Failure to complete the inspection within 90 days of application date may result in the denial of the application.

Step 5: We will issue the permit when the inspection has passed. Notify us once you have passed the inspection. Permits are valid for one year. Inspections are valid for two years.

Step 6: Provide a copy of the VHR permit to the Treasurer-Tax Collector with the application for the Business License.

What is the Enforcement process for VHRs? Updated

You can find up-to-date information on Code Enforcement's [Vacation Home Rental Enforcement website](https://www.edcgov.us/Government/CodeEnforcement/Pages/VHR-Enforcement.aspx)

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Can I have a fire pit at the rental?

In the Tahoe Basin, only propane fires are allowed, including BBQs. No wood or charcoal fires are allowed at any time.

Check with your local fire department. Outdoor fire areas and fire pits may be allowed, when not prohibited by state or local fire regulations. If allowed, fire pits are to be limited to 3 feet in diameter, located on a non-combustible surface, covered with fire screens, and located no closer than 25 feet of a structure or combustible material.

Check the Outdoor Burn Day Status website daily. [link to fire department vhr page] Use of fire areas requires a campfire permit for each day of burning. Camp fire permits are issued to the individual renter by CalFire. Before burning, apply for a CalFire Campfire permit ([Burn Information \(Outdoor\) \(edcgov.us\)](https://www.edcgov.us/BurnInformation/Outdoor)) and get written permission from the home owner for each day you intend to have a fire.