



Short-Term Rentals

Frequently Asked Questions

(Revised 11-30-2023)

1. What is a short-term rental?

A short-term rental is a residential dwelling, or portion thereof, that is made available for use by a single renter for a period of 30 consecutive days or less. (Livermore Municipal Code 5.90.020.H)

2. Where are short-term rentals allowed?

Short-term rentals are permitted within legal permanent dwelling units located within residential zoning districts. Short-term rentals are not permitted in accessory dwelling units built after January 1, 2020, or in any vehicle, trailer, tent, storage shed, or garage. (LMC 5.90.050)

3. Who can operate a short-term rental?

A short-term rental may be operated by the property owner of record or person renting or leasing a residential dwelling unit with consent of the property owner ("hosts"). "Responsible party" means a local, second point of contact other than the host, that will be available to respond to rental operations and neighbor concerns if the host is not available.

4. How many short-term rentals can each owner/leaser operate?

Only one at any time within the Livermore city limits. (LMC 5.90.050.D)

5. What permits are required?

A short-term rental permit is required to operate a short-term rental in Livermore. The short-term rental permit is valid until December 31 of the year and requires annual renewal. (LMC 5.90.030 and 5.90.040) Current fees for a new permit is \$225 and \$164 for permit renewal.

6. Can a short-term rental permit be transferred?

No, a short-term rental permit is nontransferable. If a host changes location, a new permit is required before operating a short-term rental at the new location. Also, if a residential dwelling unit is sold, or ownership transferred, the new host must obtain a new permit prior to operating a short-term rental at that location. (LMC 5.90.100)

7. Are there other permits/taxes required?

Yes, payment of the city transient occupancy tax (TOT) is also required. Please remit payment through your account on the short term rental (STR) portal. This is the same portal used for the application/renewal of the STR permit. For additional information on the TOT, refer to the TOT FAQs.

8. How long does it take to process the STR permit application?

It will take approximately one month to decide on a STR permit application. After the application is determined to be complete, surrounding neighbors within 100 feet to the location are notified and allowed 15 calendar days to respond. Final determination of the application is then made by the Community Development Department.

9. For more information and to apply for short-term rental permit, please visit [LivermoreCA.gov/ShortTermRental](https://www.livermoreca.gov/ShortTermRental). For more information, please see the Livermore Municipal Code Chapter 5.90 Short-Term Rentals: <https://www.codepublishing.com/CA/Livermore/>.