

SHORT-TERM RENTALS FAQ'S

What are short-term rentals?

Short-term rentals are housing rentals of less than 30 days. These types of rentals are typically found on platforms such as AirBnb, VRBO, HomeAway, FlipKey, etc.

Am I allowed to operate a short-term rental in El Cerrito?

“Bed and Breakfasts” are permitted in El Cerrito with the approval of an Administrative Use Permit and are subject to the standards in [Section 19.20.050](#) of the El Cerrito Zoning Ordinance. For more information about Administrative Use Permits, see the [Applications and Checklists](#) page. Bed and Breakfasts must be occupied by the owner of the property and the owner must secure a business license and pay applicable taxes. Please contact the [Planning Division](#) for further information.

Short-term rentals other than Bed and Breakfasts which have been granted permits are prohibited in El Cerrito.

I plan to be away for an extended period of time and would like to rent out my home while I am away. Am I allowed to do this?

Yes. Home rentals or 30 days or longer are considered long-term housing rentals and are permitted. Please make sure to apply for a [business license](#) and join the city's [Rental Inspection Program](#).

Can I rent out a room in my home?

Generally, yes.

Rentals or 30 days or longer are considered long-term housing rentals and are permitted as long as the home continues to function as a “[household](#)”. However, please note that the El Cerrito zoning ordinance defines “[Group Housing](#)” separately from other residential land uses. Homes where multiple rooms are rented to different individuals who share a kitchen and bathroom(s) may be considered a group home. Group homes are prohibited in single family residential (RS) and duplex (RD) zoning districts and they require approval of a Conditional Use Permit in the multi-family (RM) zoning district. Please contact the [Planning Division](#) for further information about group homes or to determine the zoning district of a property.

What can I do about a home that is operating as a disruptive short-term rental?

You can report the matter to [El Cerrito Code Enforcement](#). The City will investigate and determine whether or not local ordinances are being followed.