



Frequently Asked Questions (FAQs) **Related to Short-Term Rentals (STRs) in Long Beach**

The following FAQs and responses provide a basic understanding of the adopted ordinance and other questions surrounding short-term rentals.

1. How much is a registration and how long is it good for?

The registration cost is \$250 per application. An operator who applies for both a primary and non-primary residence STR registration would have to pay \$250 for each. A registration is valid for one year (365 days) from the date of registration approval. A renewal registration is also \$250.

2. When can I apply to become a host/register my STR?

City staff is currently accepting registrations to operate primary residence STRs. Non-primary residence STR registration will begin following the initial lottery. The timeline for the lottery is currently being developed.

3. How many STRs will be allowed to operate in Long Beach?

There is no limit on the number of primary residence STR registrations issued. The City can issue a max of 800 non-primary residence STR registrations to operate in the City at a given time.

4. How many signatures would be needed to opt-out/prohibit STRs and when can I start the process?

The opt-out process details and fees are currently being developed. Any residential homeowner(s) will be able to initiate a petition to opt-out un-hosted rentals in their census track block group. This map can be used to identify a certain census track block group and associated geography. Should a opt-out petition be requested, the City will mail each residential property owner in the census track block group with a physical petition to sign and return. For an opt-out to be successful, the ordinance requires that a majority (50% + 1) of those mailed petitions are returned to the City with valid signatures.

5. We were previously informed that we would be able to host STRs in our Accessory Dwelling Unit (ADU). Has that changed?

Yes, new state laws which took effect January 1, 2020 (AB 68/AB 881) now prohibit short-term rentals in ADUs. Accordingly, the City's ordinance will also prohibit short-term rentals in ADUs.

6. How many days/nights rented is considered a short-term rental?

A rental offered or provided to a paying guest(s) that is for thirty (30) or fewer consecutive nights is considered a short-term rental.

7. How is COVID-19 affecting short-term rentals in Long Beach?

The City's Health Order and Protocols related to short-term rentals can be found [here](#).

8. Can I get on a waiting list to be one of the 800 non-primary residence STRs?

A waiting list will be established after the initial lottery, or when the City reaches its max allowance of 800 non-primary residence registrations.

9. What can I do if I am a property owner and do not want my tenants using the property as a STR?

The City will require a property owner consent form for anyone applying for a registration who is not the property owner. Additionally, a property owner (or a home-owners association) can request at any time to place their property on the prohibited buildings list. Once placed on this list, the City will NOT issue any STR registrations for that property.

10. My neighbor is already operating a STR and the guests are disruptive, what can I do?

The City maintains a 24/7 Complaint Hotline at (562) 568-8665 to report any concerns or complaints, as well as an [online reporting portal](#) to report nuisance activity. In an emergency always call 911.

Key Definitions:

- **Short-Term Rental** – A home, or portion of a home, rented by paying guests for short stays (30 nights or less).
- **Primary Residence** – The housing unit where the STR host/operator lives in at least 275 days (9 months) per year.
- **Non-Primary Residence** – An STR unit that is not the primary residence of the STR host/operator.
- **Hosted Stay** – The STR host/operator is present on-site during the short-term rental activity.
- **Un-hosted Stay** – The STR host/operator is not present on the property where the short-term rental activity is occurring.

To request this information in an alternative format or to request a reasonable accommodation, please contact the Development Services Department at longbeach.gov/lbds and 562.570.3807. A minimum of three business days is requested to ensure availability; attempts will be made to accommodate requests with shorter notice.