

Alpine County Community Development Department Residential Short-Term Rental Frequently Asked Questions

How do I report an issue with a short-term rental property?

To file a complaint about a short-term rental, please send an email to planning@alpinecountyca.gov or call the Community Development Department at 530-694-1365.

What are the regulations for properties on the East Slope of Alpine County (Markleeville, Woodfords, Mesa Vista)?

- No more than 35 short-term rental licenses are allowed on the East Slope.
- There is a required 100-foot buffer between short-term rental properties, measured from property line to property line.
- If a new application is approved property owners within 300 feet will be notified.
- Prior to license renewal property owners must show proof of property being rented in the previous year.

Which uses are exempt* from the requirement to register?

- Rental of one bedroom in an owner-occupied residence accommodating no more than three guests.
- Rental of a residence for no more than 5 days per calendar year.
- Rental of a property for more than 30 consecutive days.

**Exempt from needing a short-term rental license. Transient occupancy tax and business license apply.*

How much does registration cost?

Short Term Rental License - New	\$385
Short Term Rental License – Renewal	\$245
Business License	\$29

Payment can be made by Cash, Check or Credit Card, per fiscal year made payable to Alpine County, Community Development- **if and after application is deemed eligible.*

How long is the registration good for?

All licenses are issued for a period of one year. Licenses run concurrent with the fiscal year starting on July 1st and expiring on June 30th of the following year. Applications made during the year shall be issued for a prorated period to conclude on June 30th. (Ord. 740-21 § 1, 2021).

How do I know if my East Slope property is eligible for short-term rental use?

Please reach out to the [Planning Department](#) to inquire about the current number of actively permitted Short Term Rentals, and if your property is eligible.

How do I get on the waitlist if my property is in the East Slope, and I am not currently eligible for a short-term rental license?

Please reach out to the [Planning Department](#) to have your property added to the waitlist.

Alpine County Community Development Department

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Is there a cap on the total number of short-term rental units allowed in Kirkwood or Bear Valley?

No

Is there a buffer requirement for short-term rental units in Kirkwood or Bear Valley?

No

Can a property management company submit the registration on my behalf?

Yes, a property management company may submit and manage the registration if a signed Property Owner Authorization is provided by the applicant. Please have the property management company provide proof of TOT registration.

Do I have to display the permit in my listing?

The residential short-term rental must post the license identification number issued by the county within all online listings or other advertisements of the property for rent.

Can I host special events at my short-term rental, like weddings?

Short-term rentals are not allowed to host special events without additional permitting. Please contact the [Planning Department](#) for more information.

If I buy a house with a short-term rental license, can I start renting right away?

No, short-term rental licenses do not transfer to new owners. You will need to re-apply for the license to operate a short-term rental.

I want a short-term rental license but don't intend to rent right away. Can I hold on to it until I am ready to use it?

No, short-term rental licenses must be used to maintain the license. Before renewal staff will review if transient occupancy tax has been collected for the property in the prior year.

What happens if I am caught renting without a short-term rental license?

If a property owner is found to be operating a short-term rental without a license an immediate administrative fine will be issued. The fine is two thousand dollars. Administrative fines will continue to accrue each day as long as the violation continues. Properties that receive an administrative citation are not eligible for a license twelve months following the violation. (Ord. 740-21 § 1, 2021)