

EXHIBIT 3: OTHER JURISDICTIONS' REGULATIONS

City	Primary residence requirement?	Allowed STR Types and Time Limits			
		Hosted STRs	Semi-hosted STRs	Unhosted STRs	Conversion of housing to full-time STR
San Francisco	Yes	Yes, unlimited days/yr.	No	Yes, up to 90 days/yr.	No
San Leandro	Yes	Yes, up to 180 days/yr.	No	No	No
Berkeley	Yes	Yes, unlimited days/yr.	Only in specific circumstances (1)	Yes, up to 90 days/yr.	No
Emeryville	Yes	Yes, unlimited days/yr.	No	Yes, up to 90 days/yr.	No
Fremont	Yes	Yes, unlimited days/yr.	No	Yes, unlimited days/yr.	No
Piedmont	Yes	Yes, up to 60 days/yr.	No	Yes, up to 60 days/yr.	No
Oakland	Oakland’s STR ordinance is under development. Reportedly, it will include a primary residence requirement.				
Terms: <ul style="list-style-type: none">– “Hosted STR” means that the host stays in the dwelling unit while guests stay there.– “Semi-hosted STR” means that the host stays in one unit on the property during the guests’ stay but rents out a different unit as an STR.– “Unhosted STR” means that the host does not stay in the unit or on the property during the guests’ stay. When combined with a primary residence requirement, it means that the host normally lives on the property.– “Conversion of housing to full-time STR” refers to conversion of a residential dwelling unit previously occupied by a permanent resident (owner or long-term tenant) into main or exclusive use as transient lodging, with no permanent resident of the unit. Short-term rental becomes the primary use of the unit or property instead of accessory to the long-term residential use.					
Notes: <ul style="list-style-type: none">(1) Berkeley’s regulations provide that in the case of a parcel with a single primary unit and one or more accessory dwelling units or accessory buildings authorized for use as STRs, the host is considered present if he or she is present in <i>any</i> unit on such parcel. In order for an ADU to be authorized for use as an STR, it must have been created prior to 2017 and not currently or previously occupied as a long-term rental.					