



Community Development Department
1600 First St., P.O. Box 660
Napa, CA 94559-0660
Planning Division
707-257-9530

**HOSTED ACCOMMODATION VACATION RENTAL
APPLICATION & SUBMITTAL REQUIREMENTS**

VACATION RENTAL PROPERTY INFORMATION:

PLEASE TYPE OR PRINT

PROJECT ADDRESS _____ APN(S) _____

GENERAL PLAN LAND USE _____ ZONING _____

TOTAL NUMBER OF BEDROOMS _____ NUMBER OF BEDROOMS FOR RENT* _____

*Number of bedrooms available for rent subject to Section 17.52.515(E)(7)(b) and (c)

NUMBER OF PROPOSED OVERNIGHT OCCUPANTS - under the limitations imposed under Subsection 17.52.515(E)(4)(b) _____

PROPERTY OWNER INFORMATION:

NAME _____

EMAIL ADDRESS _____

PHONE _____ 24-HOUR PHONE _____

CONDITIONS OF APPLICATION

1. All materials and representations submitted in conjunction with this form shall be considered a part of this application.
2. The property owner shall inform the Planning Division in writing of any changes.
3. **INDEMNIFICATION:** The property owner agrees to defend, indemnify and hold the City, its agents, officers, and employees harmless from any claim, action or proceeding to attack, set aside, void or annul an approval of the City concerning the project, as long as the City promptly notifies the applicant of any such claim, action or proceedings and the City cooperates fully in the defense.
4. **FEES.** The Applicant(s) hereby agree(s) that he/they shall be jointly and severally liable for the payment of any and all processing fees imposed by the Napa Municipal Code Chapter 15.92 "Development Project Processing Fees", and Policy Resolution 16. The applicant(s) hereby represent(s) and warrant(s) that he/they understand that fees include, but are not limited to: staff time billed at an hourly rate; production or reproduction of materials and exhibits; and postage. Failure to pay all accumulated fees by the time of public hearing will result in a continuance.
5. I hereby authorize employees of the City of Napa to enter upon the subject property, as necessary, to inspect the premises and process this application pursuant to Section 17.52.515(E)(3).
6. The application with supporting documentation will be reviewed and accepted or denied by the Community Development Director or their designee based upon the strength and veracity of the evidence provided. Decisions may be appealed under the provisions of NMC Section 17.52.515(L) to the City Clerk of the City of Napa.

(initial)
____ I have read and agree to all of the above requirements. I have also read and agree to comply with all of the provisions contained in Ordinance O2015-13 which amends Napa City Code Section 17.52.515 governing Vacation Rental Permits.

___ I hereby acknowledge that all claims, requests, objections and arguments not timely raised in this vacation rental permit application are and shall be deemed waived.

___ I further agree that any and all use of the property for vacation rental/transient occupancy purposes shall cease upon the expiration or revocation of the vacation rental permit pursuant to Napa Municipal Code 17.52.515(I)(3).

___ I hereby certify that the subject property is not party to Homeowners Association Bylaws or CC&Rs that prohibit the use of the property as a Hosted Accommodation vacation rental.

___ I hereby certify that all of the statements made and supporting documentation provided in this application are true, accurate and authentic to the best of my knowledge, information and belief, and further, I understand that knowing and willful misstatements or misrepresentations will result in a denial of the application.

By signing below, I hereby certify that this is my **primary residence**, I reside at the property, and I acknowledge that I must sleep at the vacation rental unit while it is being rented pursuant to Napa Municipal Code 17.52.515(E)(7).

Property Owner(s) Signature

DATE _____

Property Owner(s) Signature

DATE _____

ALL PROPERTY OWNERS HOLDING A TITLE INTEREST, WHETHER AS JOINT TENANTS, TENANTS IN COMMON, OR OTHER FORM OF JOINT PROPERTY OWNERSHIP, MUST SIGN THE APPLICATION FORM. IF THERE ARE MORE THAN TWO, LIST NAME, ADDRESS, PHONE NUMBER AND SIGNATURE ON A SEPARATE SHEET.

SUBMITTAL REQUIREMENTS

- 1 **Hosted Accommodation Application Form** –Completed and signed by all property owners holding a title interest, and by the Authorized Agent, if applicable.
- 2 **Fees** –Administrative Permit - \$570, check payable to City of Napa.
- 3 **Proof of Ownership** – of the subject property (in the form of a property tax billing, title documents, or listing on the most recent assessor's parcel roll).
- 4 **500+ foot notification mailing labels** – Per Subsection 17.68.070(A) (3) of the Napa Municipal Code. Provide **2 sets** of mailing labels of property owners within 500 feet of the subject property.
- 5 **Site Plan (dimensioned and to scale); 3 copies** –including location of garage, hot tub, pool, parking location & number of spaces required, number of bedrooms and approximate size of the home, and the location of the proposed overnight vehicle parking under the limitations imposed under Napa Municipal Code Subsection 17.52.515(E)(4)(c). Include north arrow, date prepared, the scale and a bar scale, and legend identifying symbols and abbreviations. Plans should be on plan sheets up to 11" x 17" and need to be clear and easy to understand but do not need to be prepared by a professional designer. Plans sheets larger than 8.5" x 11" shall be folded and one (1) 8.5" x 11" reduction shall be provided.
- 6 **Proposed Rental Agreement** – A copy of the rental agreement, City Rules, rental rules and regulations, and any associated materials as required by Napa Municipal Code 17.52.515(E)(4).
- 7 **Photographs; 1 set** – of all onsite structures from each direction, including pool/spa screening, outdoor lighting, onsite parking locations, as well as neighboring properties taken from the front and backyards. Photographs shall be labeled appropriately.
- 8 **Supplemental Information** – If the subject property is located within 500 feet of a Bed & Breakfast Inn (permitted in accordance with Section 17.52.060) or a Vacation Rental (approved or conditionally approved by the Director pursuant to Section 17.52.515), the applicant shall submit supplemental information that establishes that the applicant will adequately mitigate potential adverse impacts of a concentration of transient occupancies on the character and livability of adjacent residential properties.