



CITY OF CALISTOGA

PRESS RELEASE

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UNLAWFUL VACATION RENTALS

The City of Calistoga bans the rental of homes for less than 30 days in all residential zoning districts. At the direction of the City Council, the Planning and Building Department actively enforces this prohibition and abates violations. The City Council's goal and purpose of the regulations are to protect the City's housing stock and the character of its residential neighborhoods.

The City works closely with Napa County officials in its enforcement efforts, especially in cases when the property owners refuse to cease unlawful operations. The County District Attorney's Office provides assistance in these cases.

The City continues to prevail in civil actions brought against unlawful operators. In a recently settled case, the unlawful operator is required to pay \$17,842 in penalties plus an additional \$10,000 in suspended fees and \$2,633 in reimbursement costs. In addition, the City understands that the property owner sold the residence since the owner could not afford the property without the revenue generated from the rental.

The cost of unlawful operations can be burdensome and can be easily avoided with compliance. The City continues to educate new buyers and existing property owners regarding the short-term rental ban.

For more information regarding the City's rental regulations, contact Erik Lundquist at (707) 942-2830, or 1232 Washington Street, Calistoga, CA 94515.