

Game On: Hosting Essentials

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Welcome & Introductions



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Agenda

- Tips for Finding Your STR Requirements
- Local Regulations
- Best Practices & Reminders for Responsible Hosting

Know Your Local Regulations

- Check your local regulations and tax requirements
- Expect increased scrutiny around major events



Local Regulatory Highlights

Los Angeles Area Short-Term Rental Rules

City of Los Angeles

- [Home-sharing in Los Angeles](#) is limited to primary residences where the host resides for at least 6 months a year.
- Under the city's [ordinance](#) home-sharing is limited to 120 days per year. Hosts may apply for extended home-sharing beyond the 120-day cap after they have held a regular home-share license for either 6 months or a total of 60 hosting days.

City of Inglewood

- [Short-term rentals in Inglewood](#) must hold a valid permit and are designated as hosted STRs, unhosted STRs, and vacation rentals.
- [STRs are limited](#) to permanent residences and unhosted rentals are limited to 90 nights per year.
- Vacation rentals must be owned by a permanent resident of the city and the host must live within 1,000 feet of the unit.

Bay Area Short-Term Rental Rules

City of San Francisco

- [Short-term rentals in San Francisco](#) must hold a valid permit and provide quarterly reports to the Planning Department.
- [STRs are limited to permanent residences](#), requiring the host to spend at least 275 nights per calendar year in the unit. Unhosted rentals are limited to 90 nights per year.

City of San Jose

- [Short-term rentals in the San Jose](#) must hold a valid permit.
- While there is no night limit to hosted STRs, unhosted STRs in San Jose are restricted to a maximum of 180 days per year.

Seattle Area Short-Term Rental Rules

City of Seattle

- [Short-term rental operators in Seattle](#) must hold a valid license.
- Short-term rental operators are able to operate two units within the city limits, the operator's primary residence and a secondary unit.

City of Bellevue

- [Short-term rentals in Bellevue](#) are permitted in multifamily, condos, and planned unit developments and are subject to registration caps of no more than five units and no more than 20% of units in the development.
- Entire single family home rentals are prohibited.

Finding & Checking Short-Term Rental Regulations

If your short-term rental is outside of the jurisdictions discussed today, it is important to check the regulations for the city and/or county where your rental is.

- Navigate to the official, government website of the relevant municipality.
 - Search for "short-term rentals", "home shares", "vacation rentals", and any other similar terminology used locally.
 - See if there is a separate page with info about short-term rentals.
 - Check the municipal code.
- Sometimes counties regulate short-term rentals in addition to cities and towns. It is especially important to check county regulations if your rental is in an unincorporated area.

Resources for Responsible Hosting

- Visit:
gameon2026.rentresponsibly.org
for local guides, house rules,
message templates and more!
- Find and connect with your local
alliance



Contact: governmentaffairs@vrbo.com