

Short-Term Rental FAQs

- **What is a short-term rental?**
 - A short-term rental is any lodging facility offered for less than 30 days on a residential property. Websites like Airbnb, VRBO, and HomeAway are commonly used to offer short-term rentals.
- **Can I rent out a room in my house as a short-term rental?**
 - Yes. The County does not have restrictions on renting out rooms within private residences on a short-term basis.
- **Can I rent out my primary residence as a short-term rental?**
 - Yes. The County does not have restrictions on renting out primary residences on a short-term basis.
- **Can I rent out an existing accessory dwelling unit (ADU) as a short-term rental?**
 - Possibly. ADUs built after April 25, 2019 required a deed restriction disallowing short-term rentals at the time of building permit issuance. You can contact the [Nevada County Clerk-Recorder](#) to find out if there is a short-term rental deed restriction recorded on your parcel.
- **Can I build a new ADU and use it as a short-term rental?**
 - No. Prior to building permit issuance for an ADU, the owner is required to record a deed restriction prohibiting short-term rentals. ADUs are intended to provide affordable housing opportunities for the County's workforce, family members, students, senior citizens, in-home health providers, the disabled, and others at below market prices in existing neighborhoods in Nevada County. They are not intended to be operated for tourism. There are limited exceptions for properties engaged in agritourism activities that have been verified by the County Agricultural Commissioner and properties that are within the Soda Springs Rural Center. See [Sec. 12.03.191 – Accessory Dwelling Units](#) for more details.
- **Can I rent out my guest quarters as a short-term rental?**
 - No. Guest quarters may be used for non-paying guests only. See [Sec. 12.03.180 - Residential Guest Quarters](#) for more details.
- **Can I rent out an RV/tiny homes on wheels as a short-term rental?**
 - No. Recreational vehicles, including tiny houses on wheels, may only be used for non-paying guests up to 90 days per calendar year on properties developed with a residence. On undeveloped parcels, a recreational vehicle may be occupied by the owner of the parcel for up to 90 days per calendar year between April 15 and October 15. Please see [Sec. 12.03.150 –Recreational Vehicle Use and Temporary Occupancies](#) for more information.
- **Do I have to get a permit or register with the County if I have a short-term rental?**
 - You will need to register with the Treasurer-Tax Collector, obtain a Transient Occupancy Tax Certificate, and pay [Transient Occupancy Tax](#) (TOT). This tax is levied in Nevada County at a rate of 10% for accommodations at lodging and camping facilities in the unincorporated areas of the County. This tax is collected by lodging facilities where the lodger stays for 30-days or less and is remitted to the County on a quarterly or monthly basis. This tax applies to any structure or any portion of any structure which is occupied or intended or designed for occupancy by transients for dwelling, lodging, or for sleeping purposes.
 - All structures in which short-term rentals are offered must be permitted for residential use through the Building Department. No permits are needed from the Planning Department to operate an allowed short-term rental or a room or a primary residence.