

PROPERTY Illustrative Tahoe City / West Shore property	JURISDICTION Placer County - Eastern STR rules (boundary check required)
OWNER Illustrative Tahoe Owner	SNAPSHOT PURPOSE STR/VHR readiness and operating requirements
PROPERTY TYPE Needs verification	STR / VHR STATUS Needs verification

PRIVATE BY DEFAULT

Your contact information and property details stay with Tahoe Property Pros. We do not share them with a property manager unless you explicitly request or authorize that connection.

YOUR SNAPSHOT AT A GLANCE

- This sample uses Placer County's Eastern STR framework. A real Snapshot checks the submitted address and boundary before relying on permit-specific rules.
- A Placer STR permit, TOT registration, current fire inspections, and a qualifying local contact are key operating items to verify before short-term rental use.
- Do not rely on a generic rental-income estimate until permit status, property constraints, operating costs, and seasonality are property-specific.

2026 RULE HIGHLIGHTS

Only current jurisdiction-level guidance is stated as fact. Property-specific conclusions remain verification items.

TOPIC	WHAT APPLIES / WHAT WE FOUND	OWNER ACTION
Jurisdiction	Placer County requires STR permits only within its Eastern Placer STR boundary. The locality shown in a mailing address, such as Homewood or Tahoe City, does not by itself prove that the parcel is inside that regulatory boundary.	Verify the exact address in the County STR Public Portal Map before relying on permit-specific Eastern Placer rules.
Permit / STR	Covered STR properties need an issued county STR permit, and Placer County states a TOT certificate is required. The county program page currently lists a \$326.02 non-refundable STR application fee.	Check the public permit portal and existing TOT/STR records before applying, advertising, or assuming a new permit is available.
Fire / inspections	New applicants need passing interior Fire Life Safety and exterior Defensible Space inspections. Renewal guidance states both inspections are current for three years.	Identify the fire district and confirm the property-specific inspection dates, costs, and status.
Local contact	The local contact must be available by phone 24/7, reside within 35 driving miles, have access and authority to manage the STR, and be able to be physically present within 60 minutes when contacted by code compliance, the Placer County sheriff, or guests. A professional manager is not required if another qualifying local contact satisfies the rule.	Confirm who will serve as local contact and that the person meets the current distance, access, authority, and response-time requirements.
TOT / lodging tax	TOT applies to short-term lodging in unincorporated Placer County. The exact tax rate and any additional assessments depend on the property tax area.	Use the County rate lookup for the exact property rather than assuming one Tahoe-wide percentage.
Other constraint	Placer County requires animal-proofed trash for STRs; its guidance specifies a bear bin for single-family homes or an accessible dumpster for condo units. Parking, occupancy, HOA/deed, insurance, and other property-specific conditions still require separate verification.	Verify the trash setup that applies to the actual property type, plus parking/occupancy, HOA/deed restrictions, insurance, and other property-specific conditions.

A CLEANER OWNER DECISION - KNOW. VERIFY. DECIDE.

KNOW

- The governing starting jurisdiction is Placer County - Eastern STR rules (boundary check required).
- The major permit, inspection, local-responsibility, and tax items that should be checked before operation.
- Which conclusions are jurisdiction-level guidance versus property-specific items that still need verification.

VERIFY

- Current permit/VHR/STR and lodging-tax registration status for this exact address.
- Fire district, inspection status, parking/occupancy setup, trash requirements, and any property-specific operating conditions.
- HOA, deed, insurance, zoning, building, and other private or parcel-specific constraints.

DECIDE

- Whether the property is operationally ready for short-term rental use under current rules.
- Whether the owner can satisfy local-responsibility requirements directly or wants local operational support.
- Whether a property-specific rental scenario is worth modeling after compliance and operating inputs are known.

PRACTICAL NEXT STEPS

- 01** Confirm the current property records, Eastern Placer boundary, and permit/TOT status for the actual property.
- 02** Verify fire/inspection, local-responsibility, parking/occupancy, trash, HOA/deed, insurance, and other property-specific requirements.
- 03** Only after those items are clear, compare operating models and realistic property-specific rental scenarios.

OPTIONAL MANAGEMENT DISCOVERY

If professional management is something you want to explore, Tahoe Property Pros can show local management options relevant to the property area. Sponsored placements, where present, should be clearly disclosed. You choose whether to contact any company.

No automatic handoff. Tahoe Property Pros does not send your information to a manager unless you explicitly request or authorize it.

OFFICIAL SOURCES CHECKED

Placer County - Short-Term Rental Program - <https://www.placer.ca.gov/6109/Short-Term-Rental-Program>
 Placer County - Short Term Rentals (STR) - <https://www.placer.ca.gov/10520/Short-Term-Rentals-STR>
 Placer County - Eastern STR boundary FAQ - <https://www.placer.ca.gov/FAQ.aspx?QID=2041>
 Placer County - Transient Occupancy Tax - <https://www.placer.ca.gov/8199/Transient-Occupancy-Tax>
 Placer County - TOT Tax Rate / APN lookup - <https://www.placer.ca.gov/1463/TOT-Tax-Rate>

Planning information only; not legal, tax, insurance, appraisal, brokerage, or permit-determination advice. Rules, fees, permit availability, and agency guidance can change. Re-check official sources before acting.