



City Council Staff Report

Subject: Amendments to Rocklin Municipal Code Chapter 5.22 to Implement the Short-Term Rental Facilitator Act of 2025

Date: April 14, 2026

Submitted By: Ryan Taylor, Code Enforcement Program Manager
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Department: Community Development

Recommendation:

Introduce, Waive the Full Reading and Read by Title Only, an Ordinance of the City Council of the City of Rocklin Amending Chapter 5.22 of the Rocklin Municipal Code Related to Short-Term Rentals to Establish Reporting, Listing, and Audit Requirements Applicable to Short-Term Rental Facilitators.

Background:

The proposal is to amend Chapter 5.22 of the Rocklin Municipal Code (RMC) related to Short-Term Rentals to incorporate and implement the Short-Term Rental Facilitator Act of 2025 (Government Code §50990-50996). The California Legislature enacted the Short-Term Rental Facilitator Act of 2025 (the Act) to authorize local agencies to require short-term rental facilitators (commonly known as online hosting platforms) to provide identifying information necessary for enforcement of local transient occupancy taxes. Government Code Section 50990(b) specifies that the Act applies only upon adoption of a local ordinance making its provisions applicable within a jurisdiction.

The City of Rocklin currently regulates short-term rentals through RMC Chapter 5.22 and imposes a Transient Occupancy Tax (TOT) pursuant to RMC Chapter 5.24 under authority granted by the California Revenue and Taxation Code Section 7280. While many facilitators voluntarily collect and remit TOT on behalf of hosts, the City's ability to verify compliance and identify non-permitted rentals is limited without formal reporting authority. Adoption of this ordinance provides the statutory mechanism necessary to request verified location data and listing information from facilitators.

Summary of the Proposed Ordinance:

The proposed ordinance amends provisions of Chapter 5.22 to require a short-term rental permit to be in compliance with the short-term rental facilitator reporting requirements and adds Sections 5.22.140 through 5.22.170 to facilitate the following requirements:

1. Reporting Requirements - authorizes the City to require facilitators to report, upon written request:

- The physical address (including nine-digit ZIP code) of each short-term rental located within the City;
- Assessor's Parcel Number (APN), if necessary for identification;
- The URL associated with each listing;
- Additional identifying information necessary to distinguish units within multifamily properties, accessory dwelling units, or timeshare properties.

Reporting may occur no more frequently than quarterly within a 12-month period unless monthly TOT remittance is required.

2. Listing Requirements - requires facilitators to include in each City-based listing:

- The City-issued short-term rental permit number;
- Any applicable local business license number;
- The City-issued TOT registration or certification number.

Failure to include required information constitutes a violation of the Rocklin Municipal Code.

3. Audit Authority - authorizes the City to audit records documenting collection and remittance of TOT when a facilitator collects and remits tax pursuant to local ordinance or agreement.

The proposed ordinance will improve identification of non-permitted short-term rentals; increase accuracy of TOT reporting and remittance; strengthen compliance monitoring; reduce staff time spent conducting manual online investigations; align Rocklin with other California jurisdictions implementing similar enforcement tools; and, support revenue integrity by imposing new operational regulations on property owners not currently complying with TOT requirements applicable to short-term rentals.

The proposed ordinance provides a legally authorized and narrowly tailored mechanism to enhance enforcement of the City's existing short-term rental and TOT regulations. It does not expand land use allowances or alter operational standards but instead strengthens reporting and compliance verification tools authorized by state law. The proposed ordinance does not modify existing operational standards, permit caps, zoning regulations, violation penalties or property performance requirements for short-term rental operators.

Environmental Analysis:

The proposed amendment to Chapter 5.22 of the Rocklin Municipal Code is exempt from the California Environmental Quality Act (CEQA) under Section 15060(c)(2) and 15061(b)(3), as the activity is not expected to result in a direct physical change, nor is it reasonably foreseeable to cause an indirect physical change to the environment.

ATTACHMENTS:

1. Ordinance
2. RMC Chapter 5.22 (Redline with Track Changes)
3. Government Code Section 50990 et. seq. (Short-Term Rental Facilitator Act of 2025)