Short-term Rental Guide

Below is information for obtaining and maintaining a short-term rental (STR) license and permit in the City of Indian Wells.
These are the fees for the STR license and permit and are paid annually every January.

- **Indian Wells STR Business License Fee**: $89
- **Indian Wells STR Permit Fee**: $159

**Total Fees**: $248

The City tax rate:

- **Transient Occupancy Tax**: 12.25%
STR Permit Types

01 | Grandfathered Permit - NO LONGER ISSUED
- Sunset/Close out permanently in 2020
- 7-night minimum throughout the year
- Must re-apply in 2020 for a restricted permit if in a non-HOA portion of the City

02 | Restricted Permit
- 29-night minimum with tennis tournament exception
- No cap - renew yearly
- All properties in non HOA areas or any HOA that has not opted- out of the City's minimum stay

03 | HOA Permit
- HOA members vote to opt-out of City minimum stay provision - see opt-out process below
- Minimum stay is not regulated by City but all other regulations apply
- No cap - renew yearly
Vacation Rental Hotline
(760) 834-7788

Important Reasons To Contact the Hotline

1. Creates an Enforceable Record for the City
2. Flags the City of a Suspected Short-term Rental

Important Note:
The City must have evidence of a STR in order to enforce. Evidence includes contracts, advertisements and/or the police authority witnessing a nuisance.
Sunset Overview

Once sunset in municipal code takes effect

- Grandfathered Permit
- Close Out

If a property is within a HOA and the HOA opts-out then

- Grandfathered Permit
- Converted
- HOA Permit

IMPORTANT

Any property owner applying for a new STR license and permit in a non-HOA portion of the City or in an HOA that has not opted-out will be issued a Restricted Permit only.
HOA Opt-out Process

**STEP 1**
HOA must conduct a vote of all members of the HOA asking if they want to opt-out of the minimum stay section of the City's ordinance.

**STEP 2**
If a majority vote is achieved, the President or Chair of the Board needs to submit to the City the results of the vote on a form letter provided by the City.

**STEP 3**
Visit City Website for Form Letter

**STEP 4**
The City will not enforce minimum stay within that HOA but all other regulations of the ordinance apply.

CONVERTED

Restricted Permit
HOA Permit

www.cityofindianwells.org/rentals
HOMEOWNER ASSOCIATION MAP
March, 2006

LEGEND

1 12th Fairway*
2 Barranca
3 Casa Dorado
4 Casa Rosado
5 Club View
6 Colony Cove
7 Cove Point*
8 Desert Horizons
9 Dorado Villas
10 Eldorado Prop. Owners
11 Gatsby Villas
12 Indian Springs
13 Indian Wells Village I***
14 Indian Wells Village II***
15 Indian Wells Village III***
16 Indian Wells Village IV***
17 Indian Wells Village V
18 Indian Wells Villas (Sr. Housing)*
19 IWRC Condos*
20 IWRC Homeowners*
21 Kruger Inouye***
22 La Rocca
23 Los Lagos
24 Manitou Springs
25 Monte Sereno Estates*
26 Mountain Cove*
27 Mountain Gate
28 Mountain Gate Estates
29 Painted Cove
30 Rancho Palmeras
31 Sandpiper 1
32 Sandpiper 2
33 Sandpiper 3
34 Sandpiper 4
35 Sandpiper 5 & 6
36 Sandpiper 7
37 Sandpiper 8
38 Sandpiper 9
39 Sandpiper 10
40 Sandpiper 11
41 Sandpiper Bergehear
42 Sandpiper Cove 1
43 Sandpiper Cove 2
44 Sandpiper Cove 3
45 Sandpiper Cove 4
46 Showcase
47 Sundance
48 The Colony
49 The Cove
50 The Reserve
51 The Vintage
52 Village at Indian Wells
53 Villaggio
54 The Estates at Indian Wells
55 Montecito
56 Toscana Country Club
57 The Province at Indian Wells
58 Mountain View Villas (Sr. Housing)

*Included in Master Access Easement Assoc.

*** HOA’s that have opted-out of the City’s minimum stay per Ordinance 710
HOA Repeal Opt-out

**STEP 1**

HOA must conduct a vote of all members of the HOA asking if they want to opt back into the minimum stay section of the City's ordinance.

**STEP 2**

If a majority vote is achieved, the President or Chair of the Board needs to submit to the City the results of the vote on a form letter provided by the City.

**STEP 3**

Visit City Website for Form Letter

**STEP 4**

The City will once again enforce minimum stay within that HOA

www.cityofindianwells.org/rentals
ENFORCEMENT: First offense is $2,500 citation with no warning. This includes Transient Occupancy Tax (TOT), Advertisement and Business License violations. Any subsequent offense is a $5,000 citation and permanent revocation of permit.

MULTIPLE RENTALS: Not allowed. No property owner can operate more than one short-term residential rental property.

MASTER ASSOCIATIONS/COUNTRY CLUBS: Regulate their own minimum stay. Applies to The Reserve, The Vintage Club, Eldorado Country Club, Desert Horizons Country Club and Toscana Country Club. Property owners must still get a STR license and permit and pay TOT.

FUTURE RESIDENTIAL DEVELOPMENTS: Council may set a minimum stay for any new residential developments of 10 units or more that have a Development Agreement and Conditional Use Permit.
Important Reminders

List the City permit number on ALL advertisements, or be subject to fines.

Submit a Transient Occupancy Tax (TOT) form quarterly even if it's a zero balance, or be subject to fines.

For more information visit www.cityofindianwells.org/rentals or call (760) 346-2489