



CITY OF BISHOP

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SHORT-TERM RENTAL APPLICATION PERMIT INFORMATION

To operate a short-term rental (STR) within the City of Bishop, a permit is required under [Bishop Municipal Code Chapter 17.74. - Short-Term Rental Of Residential Property](#).

Please note the following key requirements and provisions:

- **Fees:** An application fee and annual renewal fee are required. Refer to the **City of Bishop Fee Schedule** for current fee amounts.
- **Business License:** A **City of Bishop Business License** must be obtained and renewed annually.
- **Permit Duration:** A short-term rental permit is valid for one year from the date of issuance. The criteria for renewing the permit are the same as for the initial application. However, the Planning Director may deny renewal if the host has violated any ordinance requirements.

Application Review Process:

Once the application is submitted:

- The City will review the application for completeness within **15 business days**.
- A **30-day notice** will be provided to neighbors within 300 feet of the property, as required by the ordinance.

Please be aware of the following specific requirements:

- **Primary Residence:** The rental property must be the **owner's primary residence**.
- **Occupancy Limits:** A maximum of **two overnight lodgers per bedroom** is allowed. This limit does not include minor children accompanied by an adult. Rental to unaccompanied minors under 18 is prohibited.
- **Single Rental Unit:** Only **one dwelling unit** per property may be used for STR, regardless of how many units are on the property.
- **Permit Conditions:** The host must comply with all permit conditions and applicable **local, state, and federal laws**, including health, safety, fire, and building codes. Compliance with the **Americans with Disabilities Act (ADA)** is required for commercial lodging facilities.

- **Suitable Accommodations:** Lodgers must be provided with adequate facilities for sleeping, bathing, and toileting inside a permanent dwelling. **Outdoor areas** or non-habitable structures such as balconies, porches, tents, vehicles, or sheds cannot be used as rental spaces.
- **Taxes:** The host must obtain a business license and pay all required business license taxes. In addition, the host must collect and remit **transient occupancy taxes monthly**, in coordination with any hosting platform used.
- **Tourism Improvement Fees:** Monthly payment of **city tourism improvement district fees** is required.
- **Parking:** Adequate **on-site parking** for lodgers must be provided. **On-street parking** does not qualify as on-site parking for guests.
- **No Accessory Dwelling Rental:** Accessory dwelling units or junior accessory dwellings cannot be rented for less than **30 days**.
- **Property Maintenance:** The host is responsible for ensuring that the property does not become a nuisance.

For any questions, please contact the City of Bishop at publicworks@cityofbishop.ca.gov.