

CAPISTRANO BAY DISTRICT
AGENDA REPORT
July 1, 2025

Short Term Rentals

ITEM 12a

STR Update

Dana Point city staff can now greenlight short-term rental permits without waiting for city council approval, and they will continue with efforts to crack down on unpermitted rentals utilizing Deckard Technologies.

Moving forward in Dana Point, the city council will receive annual short-term rental reports since permit approvals will no longer appear in front of the council. The first big report is set for February 2026, but the council has asked for an end of summer update in the Fall as well.

Any STR permit that is inactive during a permit year (meaning no rentals occurred during the year) will not be renewed. The inactivity requirement can be waived if the dwelling to which the STR permit renewal applies is under renovation, as evidenced by validly issued, unexpired building permits, or for good cause as determined by the Community Development Director. Any STR permit inactive for two permit years shall not be renewed.

(Added by Ord. 23-01, 2/7/23)

Expired permits are not automatically renewed; the city will send out a reminder notice when the expiration date is approaching, but it will be up to the property owner and/or the rental manager to go through the application process again.

Update BOD regarding Dogs in STR's

Request made to our District Council regarding what we can and cannot ask for regarding an ESA dog.

When calling the Sheriff, one can request the officer to enter their property quietly and therefore be able to witness the complaint firsthand. Officer is always wearing a body cam to document the activity.

Photos and Video may now be uploaded via the Report to DP site on the City of Dana Point's website as well on the Report to DP app now available on your cell phone.