

Short-term Rental Regulations in Other Coastal Jurisdictions

Redondo Beach	Citywide prohibition in all residential zones and are currently ramping up enforcement against short-term rentals as of October 2025
Hermosa Beach	<ul style="list-style-type: none"> • Pilot program was recently renewed for an additional two years which is limited to the Coastal Zone that allows nonconforming residential uses in certain commercial zones to operate short-term rentals (Currently, there are 212 qualifying units with only nine permitted) • Building inspection required prior to approval or renewal of permit • Maximum six square foot identification plaque that is legible to the public must be posted on the rental unit • Local contact information must be made available 24/7 • Occupancy limited to two adults per bedroom • Permit number, property picture, and on-site parking space availability must be posted on hosting platforms • Permit revoked after three violations
El Segundo	<ul style="list-style-type: none"> • Citywide short-term rental program is limited to home sharing which is defined as “Renting, for a period of 30 consecutive days or less, of one or more bedrooms in a dwelling unit that is the primary residence of the host, while the host lives on site, in the dwelling unit, throughout the transient user’s stay.” • Habitable space designated for sleeping may only be used for home sharing • Compliance with parking and occupancy limit required • Home sharing is limited to one unit per property • Signs or displays advertising home sharing on property prohibited • Accessory dwelling units cannot be used for home sharing
Santa Monica	Citywide short-term rental program is limited to home sharing, similar to El Segundo. Owner may host a maximum of two groups at any one time.
Long Beach	<ul style="list-style-type: none"> • Citywide program • Non-primary residence short-term rentals are capped at 800 units (350 units in the Coastal Zone) • Un-hosted primary residence short-term rentals are limited to 90 days in a one-year period, while others have no limits

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	<ul style="list-style-type: none">• Emergency contact must be available 24/7 to respond to complaints• All marketing and advertising of short-term rentals must include City-issued registration number• Use of outdoor pools and spas restricted between 10 p.m. to 7 a.m.• No signage allowed on premises advertising as short-term rental
Laguna Beach	<ul style="list-style-type: none">• Citywide program limited to residential uses in commercial districts• Short-term rentals are capped at 300 units, with home sharing capped at 165 units• Nuisance response plan required that includes available local contact 24/7• A 200-foot radius notification required prior to license issuance• Hosting platform must display the City-issued license for the short-term rental• Revoked permits cannot re-apply for three years• Compliance with occupancy limits, parking, and noise regulations are required
Newport Beach	<ul style="list-style-type: none">• Citywide ordinance• Short-term rental and home sharing capped at 1,550 units (The City has reached its cap and there is a waitlist available)• Separate short-term lodging permit is required in addition to business license• Nuisance response plan required with available local contact 24/7 to respond to complaints• Compliance with parking, noise, and occupancy limits required• Amplified sound prohibited from 10 p.m. to 10 a.m.• Additional conditions may be imposed