

ONE
Coachella Valley
SHORT-TERM RENTALS
LONG-TERM BENEFITS



SHORT-TERM
VACATION
RENTAL
GUIDELINES

By City

OneCV.org

For Owners

Please Note

This guide is provided for informational purposes only and does not constitute legal or financial advice.

Regulations and requirements vary by jurisdiction and may change over time.

Before operating a short-term rental, owners should review applicable local ordinances and contact the appropriate city or authority to confirm current regulations and ensure compliance.



Getting Started

Short-Term Vacation Rental Regulations At-a-Glance

This quick-reference resource was created to help homeowners and property managers navigate city-specific rules and better understand the basics of operating responsibly. It is intended as a high-level snapshot of key requirements across the region.

By operating responsibly, you not only protect your investment but also strengthen our communities, supporting local jobs, businesses, and essential city services.

Inside, you'll find at-a-glance information for each city, including:

- ❖ Current STVR permit requirements
- ❖ Transit Occupancy Tax (TOT) and Greater Palm Springs Tourism Business Improvement District (GPSTBID) fee information
- ❖ Occupancy limits, noise rules, trash and parking guidelines
- ❖ Helpful QR codes linking directly to official city resources for the most current details.

Together, we can ensure that vacation rentals remain a valued part of the Coachella Valley experience.

For more information visit OneCV.org

Cathedral City

A family-friendly hub for arts, entertainment, and shopping.

**24/7 Vacation Rental Hotline
(760) 553-1031**

STVR RULES & REGULATIONS

- ❖ Allowed only in RR-zoned common interest developments where the HOA permits STVRs
- ❖ Minimum 4 days/3 nights stay required
- ❖ Guest check-ins must be done in-person or virtually
- ❖ Any 3 violations within a 12-month period results in STVR permit suspension
- ❖ Fines range from \$1,000-\$5,000 for infractions
- ❖ 12% TOT and 1% GPSTBID



NEW PERMITS

STVR

HOME SHARE

NOISE

- ❖ No outdoor music anytime

OCCUPANCY

- ❖ 2 guests per bedroom / 10 guests maximum

PARKING

- ❖ 1 vehicle (per bedroom) permitted in garage, driveway, or street
- ❖ No parking in front of mailboxes

TRASH

- ❖ Walk-up trash service required, along with 2 trash bins and 2 recycling bins
- ❖ No trash in public view



STVR
WEBSITE



GOOD NEIGHBOR
BROCHURE



Coachella

Rooted in history and culture, Coachella is known for its vibrant art, music, and community.

24/7 Vacation Rental Hotline
(844) 306-2041

Coachella

STVR RULES & REGULATIONS

- ❖ Permits required for all owners, must include permit number in all listings
- ❖ Permits are capped at 20% within each residential neighborhood
- ❖ New permit applications must be done in-person
- ❖ Fines start at \$1,000 per infraction
- ❖ 13% TOT and 1% GPSTBID

NOISE

- ❖ Quiet Hours: 10:00 p.m. to 8:00 a.m.
- ❖ No audible noise **at any time** beyond 50 feet from the property

OCCUPANCY

- ❖ 2 guests per bedroom, plus 2 additional guests

PARKING

- ❖ 1 vehicle per bedroom (4 max), must be parked in property's garage or driveway

TRASH

- ❖ Use on-property trash bins
- ❖ No trash in public view



STVR WEBSITE

Desert Hot Springs

Famous for its natural hot mineral waters and wellness retreats.

**24/7 Vacation Rental Hotline
(760) 329-2904, Option 2**

STVR RULES & REGULATIONS

- ❖ New permits are limited to 4% of housing parcels and can be waitlisted; permits are non-transferrable
- ❖ New rentals must be 250 feet from existing STVRs, except in Rolling Hills, DHS 41, and Hacienda Heights, where 500 feet is required
- ❖ City-certified training required for owners or agents prior to permit issuance
- ❖ Properties within HOAs must complete an HOA Authorization Form
- ❖ Fines range from \$1,000-\$5,000 per infraction
- ❖ 12% TOT and 1% GPSTBID



**NEW
PERMITS**



NOISE

- ❖ Quiet Hours: 8:00 p.m. to 8:00 a.m.
- ❖ No audible music beyond 50 feet from the property

OCCUPANCY

- ❖ **Overnight guests:**
 - 4 for 1 bedroom
 - 6 for 2 bedrooms
 - 8 for 3 bedrooms
 - 10 for 4 bedrooms
 - 12 for 5 bedrooms and larger
- ❖ **Daytime guests:** Additional 2-6 guests allowed depending on room count

PARKING

- ❖ All vehicles must be parked on property

TRASH

- ❖ Use on-property trash bins



STVR
WEBSITE



GOOD NEIGHBOR
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Indian Wells

Home to world-class sporting events for golf, tennis, and more.

24/7 Vacation Rental Hotline
(760) 834-7788

Indian Wells

STVR RULES & REGULATIONS

- ❖ New STVRs allowed only in certain HOAs, and for all properties during the BNP Paribas Open
 - 7-night minimum stay required for STVRs permitted during the BNP Paribas Open
 - HOA opt-out form required for new permits
- ❖ 12.25% TOT and 1% GPSTBID

NOISE

- ❖ Quiet Hours: 10:00 p.m. to 7:00 a.m.

OCCUPANCY

- ❖ 2 guests per bedroom (excluding children under 6)

PARKING

- ❖ 1 vehicle per bedroom in garage or driveway



NEW
PERMITS



STVR
WEBSITE



GOOD NEIGHBOR
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Indio

The City of Festivals is known for hosting world-renowned music, art, and cultural events.

**24/7 Vacation Rental Hotline
(760) 541-4222**

STVR RULES & REGULATIONS

- ❖ STVRs are currently permitted throughout Indio
- ❖ Owners must apply for a permit and renew annually
- ❖ A business license and a vacation rental certificate are required to be posted inside the STVR
- ❖ Minimum renter age 21+
- ❖ 13% TOT and 1% GPSTBID



**NEW
PERMITS**

NOISE

- ❖ Any noise that disturbs the peace is prohibited

OCCUPANCY

- ❖ 4 guests plus an additional 2 per bedroom, up to a maximum of 20

PARKING

- ❖ Guests should park in the garage, driveway, or directly in front of the house

TRASH

- ❖ Use on-property trash bins
- ❖ No trash in public view



STVR
WEBSITE



GOOD NEIGHBOR
BROCHURE

La Quinta

Celebrated for its scenic hiking trails, championship golf, and Old Town charm.

**24/7 Vacation Rental Hotline
(760) 777-7157**

STVR RULES & REGULATIONS

- ❖ New STVR permits allowed in Tourist and Village Commercial zones and in HOAs that allow STVRs
 - Homes with 5 bedrooms or more require an Estate Home permit
 - Business license and STVR permit required
 - STVR permit number required for all listings and ads
- ❖ Fines range from \$1,000-\$5,000 for infractions
- ❖ 10% TOT and 1% GPSTBID



NEW PERMITS

(Eligible Properties Only) Contact the STVR Team by calling (760) 777-7000 or by emailing VacationLQ@LaQuintaCA.gov

NOISE

- ❖ Quiet Hours: 10:00 p.m. to 7:00 a.m.

OCCUPANCY

❖ Overnight guests:

4 for a 1 bedroom, plus 2 guests per additional bedroom (up to a maximum of 18 guests)

❖ Daytime guests:

- Up to 8 for up to 2 bedrooms
- 12 for 3 bedrooms
- 16 for 4 bedrooms
- 18 for 5 bedrooms
- 20 for 6-7 bedrooms
- 22 for 8 bedrooms
- 24 for 9 bedrooms

PARKING

- ❖ Use all available on-site parking before parking on public streets
- ❖ 1 car per person (up to a maximum of 6) allowed to park on property

TRASH

- ❖ Use on-property trash bins
- ❖ No trash in public view



STVR
WEBSITE



GOOD NEIGHBOR
BROCHURE



FAQs

Palm Desert

A center for world-class shopping, dining, and outdoor adventure.

**24/7 Vacation Rental Hotline
(760) 862-6900**

STVR RULES & REGULATIONS

- ❖ STVRs are permitted within designated city zones (see QR code below)
- ❖ STVR is defined as 27 consecutive nights or less
- ❖ Minimum age 25 to rent
- ❖ 11% TOT and 1% GPSTBID



**NEW
PERMITS**



**CITY
ZONING MAP**

NOISE

- ❖ Quiet Hours: 10:00 p.m. to 10:00 a.m.

OCCUPANCY

- ❖ **Overnight guests:** 2 people per bedroom
- ❖ **Daytime guests:** 4 people per bedroom, up to a maximum of 20

PARKING

- ❖ Guests must park in garage, carport, or driveway
- ❖ Public street parking is **not** permitted

TRASH

- ❖ Use on-property trash bins
- ❖ No trash in public view



STVR
WEBSITE



GOOD NEIGHBOR
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Palm Springs

An international icon of mid-century design, vibrant culture, and desert leisure.

**24/7 Vacation Rental Hotline
(760) 322-8383**

STVR RULES & REGULATIONS

- ❖ New STVRs are capped at 20% per neighborhood
 - New STVR permits are allowed 26 contract stays per year
 - Junior Vacation Rental Registrations Certificates available for 6 total nights or less per year, excluded from neighborhood cap
- ❖ STVRs defined as 28 consecutive days or less
- ❖ Minimum \$500 fine per infraction
- ❖ 11.5% TOT and 1% GPSTBID



**NEW
PERMITS**

NOISE

- ❖ **No music or sound** is permitted outside the property at any time
- ❖ Quiet Hours: 10:00 p.m. to 10:00 a.m.

OCCUPANCY

- ❖ **Overnight guests:** 2 people per bedroom, plus 2 minors age 12 and under
- ❖ **Daytime guests:** An additional 4 guests are allowed

PARKING

- ❖ 1 car per bedroom
- ❖ Guests should park in garage, carport, or driveway
- ❖ Street parking is permitted as long as it's in accordance with Palm Springs Municipal Code (PSMC)

TRASH

- ❖ Use on-property trash bins
- ❖ No trash in public view



STVR
WEBSITE



FAQs



GOOD NEIGHBOR
BROCHURE



Rancho Mirage

A resort oasis known for luxury, golf, and fine living.

Report Suspected STVRs (M-F):
(760) 770-3220

Rancho Mirage

STVR RULES & REGULATIONS

- ❖ **NO** STVRs allowed in Rancho Mirage
- ❖ Only minimum stay of 28 days are allowed
- ❖ Fines start at \$5,000 for STVR infractions



STVR
WEBSITE

Unincorporated Desert Communities

Scenic desert communities offer visitors peace, open space, and access to the Valley's natural beauty.

**24/7 Vacation Rental Hotline
(760) 393-3344**

STVR RULES & REGULATIONS

- ❖ New STVR permits allowed in most areas of the Coachella Valley
- ❖ STVRs are defined as 30 consecutive days or less, but not less than 2 consecutive days and 1 night
- ❖ Guests must be 21 years or older to rent
- ❖ 10% TOT and 1% GPSTBID



**NEW
PERMITS**

NOISE

- ❖ Quiet Hours: 10:00 p.m. to 7:00 a.m.

OCCUPANCY

- ❖ Guest limits based on property size:
 - <0.5 acres - 10 guests maximum
 - 0.5-2.0 acres - 16 guests maximum
 - >2.0 acres - 20 guests maximum
- ❖ If you expect more than 20 guests, contact the Planning Department at (951) 955-0220

PARKING

- ❖ Guests must park in garage, driveway, or on the property
- ❖ Public street parking is **not** permitted

TRASH

- ❖ Use on-property trash bins
- ❖ No trash in public view



STVR
WEBSITE



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