



WEST SLOPE VACATION HOME RENTAL  
**AD HOC COMMITTEE**

August 18, 2026

# PRESENTATION **OVERVIEW**

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# INTRODUCTION

## VACATION HOME RENTALS

El Dorado County regulates VHRs to limit negative effects on neighborhoods while allowing an alternative stay for visitors and income for homeowners. VHRs are units rented for no more than 30 days. Hosted Home Rentals (HHRs) are when the owner or long-term tenant stays in the home while renting out bedrooms or a guest house. Both require a permit, a business license, payment of taxes, and compliance with additional rules for peace and safety.



# CURRENT VHR DATA



# AD HOC OBJECTIVES

01

## Objective 01

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Focus review and recommendations specifically on the West Slope

02

## Objective 02

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Evaluate potential changes to buffer zones between VHRs

03

## Objective 03

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Assess inclusion of both attached and detached structures in the program

04

## Objective 04

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Review Code Enforcement data, including number and types of violations

05

## Objective 05

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Ensure that the proposal is consistent with existing County ordinances, particularly ADUs, Ranch Marketing, and Ag Lodging

# 3/4/26 LISTENING SESSION

## MAJOR THEMES

1

Economic hardship due to changing regulations and red-tagging

4

Rethink buffers for large parcels

2

Inconsistent enforcement and enforcement methods

5

Overlap with ag lodging and land diversification issue

3

Need reasonable pathways for detached units of different types

6

Distinguish West Slope and Tahoe needs



# SOLUTIONS

Economic hardship due to changing regulations and red-tagging

- Loosen regulations when possible, acknowledging different issues than in Tahoe

Inconsistent enforcement and enforcement methods

- Review website, guide, and permitting forms for clarity
- Clarify provisions for enforcement

Reasonable pathways for detached units of different types

- Allow Detached Guest Houses Countywide
- Remove bedroom restriction on HHRs Countywide

Rethink buffers for large parcels

- Delete 500' buffer for parcels five acres or greater on West Slope

Overlap with ag lodging / land diversification issues

- Ensure ag lodging, ranch marketing, and VHR regulations are complimentary

# ONLINE SURVEY MAJOR THEMES

1

Occupancy limits and appliance rules deter bookings / restrict families

4

Buffers are unnecessary on large parcels

2

Some rules are overly restrictive with no logical upside

5

Hosted rentals have fewer problems; should have fewer restrictions

3

Be clear about rules and definition of terms, especially ADU, JADU, guest house, and HHRs

6

Too many VHRs impact residential character, push locals out, and reduce housing stock



# SOLUTIONS

Occupancy limits and appliance rules deter bookings / restrict families

- Remove bedroom restriction on HHRs Countywide
- Restore +2 to Occupancy on West Slope
- Increase child age limit from 5 to 10 years old

Some rules are overly restrictive with no logical upside

- Loosen regulations when possible
- Clarify terms; Communicate changes and expectations for VHR owners and applicants

Be clear about rules and definition of terms, especially ADU, JADU, guest house, and HHRs

- Revise policies to provide clarity, simplicity, and add definitions
- Continually inform changes to the public, applicants, and permittees

Hosted Rentals have fewer problems and should have fewer restrictions

- Remove bedroom restriction on HHRs Countywide
- Remove 500' buffer around HHRs

Too many VHRs impact residential character, push locals out and reduce housing stock

- Keep rules around safety, noise, and occupancy, buffers for smaller parcels, and restrictions for ADUs

# IN SUMMARY

## Ad Hoc Committee Recommendations

Restore +2 to  
Occupancy on  
West Slope

Remove 500'  
buffer for HHRs on  
West Slope

Allow Detached  
Guest Houses  
Countywide

Delete 500' buffer  
for parcels five  
acres or greater  
on West Slope

Remove bedroom  
restriction on HHRs  
Countywide

Children 10 and  
under not counted  
in occupancy  
(increased from 5)

Revise and  
strengthen fire  
safety standards

Include staff  
recommended  
admin cleanup  
items

# ADDITIONAL

## Recommendations from VHR Staff

Strengthen rules for  
trash placement  
and removal

Local Contact  
decertification

Clarify revocation  
process and Appeal  
Hearing process

Clarify process if  
physical changes  
are made to VHR

Add clause on  
safety inspections

Clarify operating,  
marketing, or  
advertising  
unpermitted VHRs  
not allowed

VHR permits cannot  
be obtained with  
outstanding Code  
case

VHR renewal  
materials submittal  
timeline

# ENFORCEMENT UPDATE



# ONE-OFF / SPECIAL CASES



## **Board Direction:**

Should “special cases” be allowed by the VHR Ordinance, resulting in a mechanism for discretionary review?



# QUESTIONS & DISCUSSION

This issue affects each district. Staff and the Ad Hoc encourage discussion from the full Board.

# NEXT STEPS

## ORDINANCE

With Board direction, staff will draft a redline version of the ordinance with all changes incorporated and return to the Board for a first reading Hearing.

## ANALYSIS

Staff will also review and analyze the pending agricultural lodging ordinance and ranch marketing rules for compatibility.

## COMMUNICATION

Following the adoption of new regulations, communications for the public and permit holders will ensure rules are clear.