ORDINANCE NO. 2026-___

An ordinance amending Chapter 28 (Zoning Regulations) of the Solano County Code to revise and update sections related to short-term rentals (ZT-26-03)

Whereas, the Solano County Board of Supervisors makes amendments to Chapter 28 of the Solano County Code from time to time to address internal consistency, clarity, and constraints around enforcement of County regulations in the best interest of the public; and

Whereas, the proposed Zone Text Amendment ZT-26-03 would revise and update sections of the Zoning Regulations related to short-term rentals in the unincorporated area of Solano County; and

Whereas, the proposed amendments are exempt from the California Environmental Quality Act (CEQA) under State CEQA Guidelines Section 15061(b)(3) because the amendments present no possibility of a significant impact on the environment; and

Whereas, on April 16, 2026, the Solano County Planning Commission held a noticed public hearing to consider the proposed Zone Text Amendment, and adopted a resolution recommending approval by the Board of Supervisors; and

Whereas, based on the staff report, recommendation of the Planning Commission, and all other relevant evidence presented to the Board of Supervisors, and after considering all public testimony and due deliberation, the Board of Supervisors determines that the proposed zone text amendment is appropriate and desirable, and is consistent with the Solano County General Plan.

Therefore, the Solano County Board of Supervisors ordains as follows:

Section 1.

Section 28.01 of the Solano County Code is amended to update the following definitions:

28.01 Definitions
For the purposes of this Chapter, the following words and phrases shall have the meanings respectively ascribed to them by this Section:

Agricultural homestay. A dwelling, occupied by a resident family and located on and part of a farm that produces agricultural products as the family's primary source of income, in which two or more guest rooms are offered or used for short-term rental or transient occupancy, with or without meals.

Bed and Breakfast Inn. A dwelling, occupied by a resident family, in which two or more guest rooms are offered or used for short-term rental or transient occupancy, with or without meals.

Guest room. A room used or intended to be used by one or more guests for short-term rental or transient occupancy.

Hosted Rental. A dwelling, occupied by a resident family, in which a single guest room is offered or used for short-term rental or transient occupancy, with or without meals; a single-room bed and breakfast inn.

Hotel. A building, portion of a building, or group of buildings containing six or more guest rooms designed, used, or intended to be used for short-term rental or transient occupancy. A hotel may include accessory uses, such as a commercial kitchen or dining facilities open to the public.

Lodging. The furnishing of rooms or sleeping accommodations to occupants, with or without meals, for compensation.

Long-term rental. Occupancy of a lodging facility or dwelling pursuant to a rental agreement where the occupant physically resides in the dwelling unit for at least 31 consecutive days without early termination or pro-rated refund that results in a shorter stay.

Rooming or boarding house. A dwelling, other than a hotel, residential hotel, vacation house rental, bed and breakfast inn, agricultural homestay, or hosted rental, where short-term rental or transient lodging, with or without meals, is provided for compensation, or where non-transient lodging (i.e., long-term rental) for four or more persons is provided for compensation.

Short-term rental (STR). See transient occupancy.

Transient Occupancy. Also known as short-term rental; Temporary occupancy of a lodging facility or dwelling (also referred to as transient lodging or short-term lodging) by any person other than the resident family by concession, permit, right of access, license, gift, or other agreement for a period of 30 consecutive calendar days or less, regardless of the stated term in the rental agreement, counting portions of calendar days as full days. Does not include an occasional home exchange of a dwelling used as the property owner's primary ~~residence, but~~residence but does include~~s~~ temporary occupancy of a dwelling used pursuant to a time share plan or form of co-ownership if any time share period or other entitlement to occupancy of the dwelling is limited to periods of 30 consecutive days or less, regardless of the stated term in the rental agreement.

Vacation house rental (VHR). A dwelling that is offered or used for short-term rental or transient occupancy without a resident family present within the dwelling.

Section 2.

Section 28.72.10(A) of the Solano County Code, related to the general requirements for dwellings in the unincorporated area of Solano County, is amended as follows:

28.72 RESIDENTIAL USES

28.72.10 DWELLINGS

A. General Requirements

All dwellings shall conform to the following ~~minimum development and architectural~~general standards:

3. Long-Term Rental of Dwelling Units

a. Minimum Stay Requirement.

(1) No person shall rent, offer to rent, or advertise any dwelling unit for a duration of fewer than 31 consecutive days of actual physical occupancy, unless otherwise allowed by this chapter as a short-term rental.

(2) Any rental agreement purporting to be for 31 days or more, but which results in occupancy of fewer than 31 days due to a host-initiated cancellation policy, guest refund, or advertising practices, shall be considered a short-term rental subject to penalties under this ordinance.

b. Refund Restriction Clause.

(1) Within any rolling 31-day period, a dwelling unit may be rented to no more than one tenant.

(2) A pattern of refunds or early terminations, without documented emergency circumstances, may constitute prima facie evidence of unlawful short-term rental activity.

c. Advertising Limitations. All advertising or listings of rental properties subject to this ordinance must:

(1) Clearly state a minimum stay of 31 days.

(2) Not display daily or weekly rates or language suggesting availability for short stays (e.g., "perfect weekend getaway").

d. Recordkeeping and Reporting. Operators must retain guest records including:

(1) Check-in and check-out dates

(2) Amount charged and refunded

(3) Reason for any early termination

(4) These records must be retained for 3 years and made available to the County upon request for audit or investigation purposes.

Section 3.

This Ordinance is exempt from the California Environmental Quality Act (Public Resources Code §21000, et seq.) (CEQA) pursuant to CEQA Guidelines (Cal. Code Regs., tit. 14, §15000 et seq.) Section 15061(b)(3) (Common Sense Exemption) because the proposed project has no potential to cause a significant effect on the environment. The proposed project entails a set of minor amendments to the text of Chapter 28 of the Solano County Code to promote internal consistency, eliminate ambiguities, and improve the ability to enforce existing zoning regulations. The proposed zone text amendment will not alter prior regulations for intensity or location of development or otherwise compel any physical disturbance to the existing physical environment.

Section 4.

Any portion of this ordinance deemed invalid or unenforceable shall be severed from the remainder, which shall remain in full force and effect.

Section 5.

This Ordinance will be effective thirty (30) days after its adoption.

Section 6.

A summary of this ordinance will be published within 15 days of its adoption in the Fairfield Daily Republic, a newspaper of general circulation in Solano County.

Passed and adopted by the Solano County Board of Supervisors at its regular meeting on October 6, 2026, by the following vote:

AYES: SUPERVISORS _____

NOES: SUPERVISORS _____

EXCUSED: SUPERVISORS _____

_____
MONICA BROWN, Chair
Solano County Board of Supervisors

ATTEST:
IAN M. GOLDBERG, Clerk
Solano County Board of Supervisors

By: _____
Alicia Draves, Chief Deputy Clerk

Introduced:
Adopted:
Effective:
Operative: