

At a Glance: Short-Term Rental Rules by City

March 2026

Coachella Valley STVR Standards

- Each city that allows Short-Term Vacation Rentals (STVR) requires a permit that must be updated annually to operate
- Each city designates its own quiet hours, parking, and trash standards
- Owners and operators are required to pay **Transit Occupancy Tax (TOT) and 1% Greater Palm Springs Tourism Business Improvement District (GPSTBID) assessment** on short-term rental revenue. Definitions of what qualifies as “short-term” and the amount and payment method for TOT can vary by city.
- Most cities have separate guidelines for “Homesharing” where the owner remains on property for the duration of the short-term rental.

Disclaimer

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.

Cathedral City



ONE
Coachella Valley
SHORT-TERM RENTALS
LONG-TERM BENEFITS

Cathedral City

Registration & Requirements



STVRs 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



3 violations within 12 months result in permit suspension



Fines range from \$1,000-\$5,000 per infraction



12% TOT and 1% GPSTBID



24/7 Hotline: (760) 553-1031

Cathedral City

Rules & Regulations



Noise: No outdoor music anytime



Occupancy Limits: 2 guests per bedroom / 10 guests max



Parking: 1 vehicle per bedroom permitted in garage, driveway, or street



Trash: Walk-up trash service required, with 2 trash bins, 2 recycle bins, and no trash in public view.

Coachella



ONE
Coachella Valley
SHORT-TERM RENTALS
LONG-TERM BENEFITS

Coachella

Registration & Requirements



Permits required for all STVRs, must apply in-person



Fines start at \$1,000 per infraction



Permits are capped at 20% within each residential neighborhood



13% TOT and 1% GPSTBID



Owners must include permit number in any advertisement or listings



24/7 Hotline: (844) 306-2041

Coachella

Rules & Regulations



Noise: Quiet Hours from 10:00 p.m. to 8:00 a.m., no audible noise at any time beyond 50 feet from the property.



Occupancy Limits: 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

Desert Hot Springs



Desert Hot Springs Registration & Requirements



New permits limited to 4% of housing parcels and cannot be within 500 feet of another short-term rental



Fines range from \$1,000-\$5000 per infraction



Owners are required to install a noise monitoring system



12% TOT and 1% GPSTBID



Owners must include permit number in any advertisement or listings



24/7 Hotline: (760) 329-2904, Option 2

Desert Hot Springs

Rules & Regulations

 **Noise:** Quiet Hours from 8:00 p.m. to 8:00 a.m., no audible music beyond 50 feet from the property

 **Occupancy Limits:** Guest limits vary by time of day
Overnight Guests: 4 for 1BR, 6 for 2BR, 8 for 3BR, 10 for 4BR, 12 for 5BR+
Daytime Guests: Additional 2-6 guests allowed based on room count

 **Parking:** All vehicles must be parked on the property

 **Trash:** Use on-property trash bins

Indian Wells



ONE
Coachella Valley
SHORT-TERM RENTALS
LONG-TERM BENEFITS

Indian Wells

Registration & Requirements



New STVRs allowed only in certain HOAs, and for all properties during the BNP Paribas Open



12.25% TOT and 1% GPSTBID



Guests staying during the BNP Paribas Open require a 7-night minimum stay



24/7 Hotline: (760) 834-7788



HOA opt-out form required for new permits

Indian Wells

Rules & Regulations



Noise: Quiet Hours from 10:00 p.m. to 7:00 a.m.



Occupancy Limits: 2 guests per bedroom (excluding children under age 6)



Parking: 1 vehicle per bedroom permitted in garage or driveway

Indio

ONE
Coachella Valley
SHORT-TERM RENTALS
LONG-TERM BENEFITS

Indio

Registration & Requirements



New STVRs permitted throughout Indio



Permit number must be displayed on any advertising or listings



Business license and vacation rental certificate must be posted inside property



Minimum age 21+ to rent



13% TOT and 1% GPSTBID



24/7 Hotline: (760) 541-4222

Indio

Rules & Regulations



Noise: Any noise that disturbs the peace is prohibited



Occupancy Limits: 4 guests plus an additional 2 per bedroom, maximum 20



Parking: Park in the garage, driveway, or directly in front of the property



Trash: Use on-property trash bins, no trash in public view

La Quinta

ONE
Coachella Valley
SHORT-TERM RENTALS
LONG-TERM BENEFITS

La Quinta Registration & Requirements



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, with the permit number displayed on all listings



Fines range from \$1,000-\$5,000 for infractions



10% TOT and 1% GPSTBID



24/7 Hotline: (760) 777-7157

La Quinta

Rules & Regulations



Noise: Quiet Hours from 10:00 p.m. to 7:00 a.m.



Occupancy Limits: Guest limits vary by time of day

Overnight Guests: 4 for 1BR, plus 2 guests per add'l bedroom (18 max)

Daytime Guests: Up to 8 for 0-2BR, 12 for 3BR, 16 for 4BR, 18 for 5BR, 20 for 6-7BR, 22 for 8BR, 24 for 9BR



Parking: 1 car per person (6 max) recommended.

Use available on-property parking before parking on public streets



Trash: Use on-property trash bins, no trash in public view

Palm Desert



ONE
Coachella Valley
SHORT-TERM RENTALS
LONG-TERM BENEFITS

Palm Desert

Registration & Requirements



New STVR permits are currently permitted within designated city zones



Fines range from \$1,000-\$5,000 per infraction



STVR is defined as 27 consecutive nights or less



11% TOT and 1% GPSTBID



Minimum age 25+ to rent



24/7 Hotline: (844) 868-6900

Palm Desert

Rules & Regulations



Noise: Quiet Hours from 10:00 p.m. to 10:00 a.m.



Occupancy Limits: Guest limits vary by time of day

Overnight Guests: 2 per bedroom

Daytime Guests: 4 per bedroom (Maximum 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

Palm Springs



ONE
Coachella Valley
SHORT-TERM RENTALS
LONG-TERM BENEFITS

Palm Springs Registration & Requirements



New STVR permits are capped at 20% per neighborhood.



STVR is defined as 28 consecutive days or less



New STVRs 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



Minimum \$500 fine per infraction



11.5% TOT and 1% GPSTBID



24/7 Hotline: (760) 322-8383

Palm Desert

Rules & Regulations



Noise: No music or sound is permitted outside the property at any time



Occupancy Limits: Guest limits vary by time of day

Overnight Guests: 2 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 permitted as long as it's in accordance with PSMC.



Trash: Use on-property trash bins, no trash in public view

Rancho Mirage



Rancho Mirage Registration & Requirements



No STVRs allowed in Rancho Mirage



Fines start at \$5,000 for STVR violations



Guests must stay a minimum of 28 days in seasonal rentals



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

Unincorporated Desert Communities

Unincorporated Desert Communities

Registration & Requirements



New STVR permits allowed in most areas of the Coachella Valley



Fines range from \$1,500-\$5000 per infraction



STVR is defined as 30 consecutive days or less, but not less than 2 consecutive days and 1 night



10% TOT and 1% GPSTBID



Guests must be 25+ to rent within Wine Country District, 21+ otherwise



24/7 Hotline: (760) 393-3344

Unincorporated Desert Communities

Rules & Regulations



Noise: Quiet Hours from 10:00 p.m. to 7:00 a.m.



Occupancy Limits: Guest limits vary by property size:

<0.5 Acres: 10 guests maximum

0.5-2.0 Acres: 16 guests maximum

>2.0 Acres: 20 guests maximum



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

Hosting Resources

OneCV.org provides resources for short-term rental hosts including:

- City regulations and compliance info
- Educational tools and webinars
- Guest communication templates
- Marketing and promotional opportunities
- Economic impact data
- Visitor data and insights
- Local and State advocacy
- And more!



One Coachella Valley

Short-Term Rentals, Long-Term Benefits

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