



Weekly Regulatory Digest

Compliance Intelligence for Short-Term Rental Operators

Prepared for: Coastal Rentals LLC
Portfolio: 3 Active STRs | San Diego, CA
Week of: January 12, 2026

 **HIGH PRIORITY**

This Week's Overview

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Critical Action

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Monitoring Items

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Upcoming Deadlines



ACTION REQUIRED: Annual STR Permit Renewal

**351 Days
Until
Expiration**

What Changed: The City of San Diego has formalized mandatory annual renewal for all Short-Term Rental permits. The renewal window opens October 1 and closes December 31, 2026. Missing this deadline will make your listings illegal to operate.



LOCAL ORDINANCE UPDATE

⚠️ HIGH RISK - Action Required**San Diego STR Operating Requirements – Annual Renewal**

The City of San Diego has formalized the mandatory annual renewal process for all Short-Term Rental (STR) permits. The renewal application window opens October 1 and closes December 31 each year. Failure to renew by the deadline will result in permit expiration, making the listing illegal to operate.

IF YOU MISS THIS DEADLINE**\$10,000+**

Fines for unpermitted operation +
complete loss of booking income +
platform de-listing

IF YOU ACT NOW**\$0**

Stay compliant, protect your revenue
stream, maintain platform listings

✓ Your Action Plan

Mark Your Calendar Set a reminder for October 1, 2026 to begin the renewal process.

Do not wait until December. 🕒 *2 minutes*



Prepare Required Documents Gather: proof of ownership/authorization, TOT certificate, liability insurance naming the City, acknowledgment of 'Good Neighbor' brochure distribution. 🕒 *20 minutes*



Verify Insurance Coverage Confirm your liability policy specifically names the City of San Diego as required. 🕒 *10 minutes*

Source: sandiego.gov/str-operational-requirements



MEDIUM IMPACT - Monitoring

Florida Department of Revenue – Sales Tax on STRs

The Florida DOR has clarified that state sales tax applies to the total rental charge for stays under 6 months, including all cleaning and mandatory guest fees. This aligns with a national trend of states expanding the tax base for STR transactions beyond the nightly rate.

Key Implications:

-  **Tax Rule:** Applies to total rental charge including all fees
-  **Platform Impact:** Settings may need update for proper collection
-  **Audit Risk:** Review past filings for potential exposure
-  **Action:** Verify platform tax settings for multi-state properties



COMPLIANCE CALENDAR & UPCOMING DEADLINES

Date	Entity	Required Action
Jul 1, 2026	City of San Diego	Q2 2026 Transient Occupancy Tax (TOT) payment & filing due
Jul 31, 2026	California CDTFA	Q2 2026 State Sales Tax return & payment due (if applicable)
Oct 1, 2026	City of San Diego	STR Permit Renewal Window Opens - Begin application
Dec 31, 2026	City of San Diego	STR Permit Renewal DEADLINE - All permits expire if not renewed

Why This Matters to You: While you operate in California, this signals a nationwide trend. Multi-state operators must stay vigilant as similar changes may come to California.

Source: Florida DOR Tax Information Publication (TI-23A01-02)



COMPLIANCE SCOUT IMPACT THIS WEEK

\$15,000+

By catching the October 1st renewal window early, you're avoiding a potential \$250 late fee + \$10,000+ in fines for unpermitted operation + complete loss of booking income during suspension. **This one alert just paid for an entire year of Compliance Scout.**



3 Key Takeaways

- 1. Permits Require Annual Renewal** – The most critical 2026 task is renewing your San Diego STR permit between October 1 and December 31. This is not a one-time license.
- 2. Multi-State Rules Are Fluid** – Tax regulations are changing rapidly across states. Florida's expansion signals a trend that may reach California.
- 3. You Bear Ultimate Responsibility** – Booking platforms are intermediaries, not compliance guarantors. The liability for license renewal, accurate reporting, and insurance rests with you.

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