SHORT TERM RENTAL

Information (Information derived from Ai so buyer/agent to verify all information with HOA or Local Cathedral City Permit)

Short-term vacation rentals (STVRs) operate under a highly specific set of rules in **Desert Princess**. While Cathedral City phased out short-term rentals in standard residential neighborhoods, **Desert Princess is explicitly grandfathered in** because it is zoned as a Resort Residential (RR) common-interest development. [1, 2]
However, the HOA and the city heavily regulate how these options work for owners to balance investor flexibility with community peace. [1, 2]

1. Strict HOA Density Caps

The HOA manages a strict cap on the total number of rental properties allowed within the community at any given time: [1]

- **Short-Term Cap (30 days or less):** Limited to a maximum of **180 total units** across the entire community (roughly 15% of the neighborhood). [1]
- **Seasonal Cap (31 days to 6 months):** Limited to a maximum of **300 total units** (roughly 25% of the neighborhood). [1]
- *Note for Buyers:* If the 180-unit STVR cap is fully reached, you will be placed on a waiting list before you can actively market your home for short-term stays.

2. Minimum Stay Requirements

You cannot rent your property for a single night or weekend. The HOA enforces a strict **3-night / 4-day minimum stay requirement** for all short-term rentals. Owners can choose to set a longer minimum (such as 7 days), but they cannot go below 3 nights. [1]

3. Mandatory City & HOA Permitting

Even though the HOA permits short-term rentals, you cannot just list your unit on Airbnb or VRBO without official licensing. You must go through a dual-step approval process: [1, 2]

- **HOA Approval:** You must obtain a formal **written authorization letter** from the Desert Princess governing board confirming your property is compliant and falls within the allowable density cap. [1]
- **City Registration:** You must submit that HOA letter to the city, file a Cathedral City STVR Permit Application, secure a business license, pay local lodging taxes, and pass a city safety
- inspection. [1, 2]

4. Community Enforcement & Guest Passes

To maintain security, Desert Princess utilizes a **color-coded gate pass system**. Short-term vacation renters receive a visibly distinct, highlighted pass at the security gate so security staff can instantly identify transient guests. The HOA also implements a strict fine schedule directly levied against the homeowner for any guest noise, parking, or trash violations. [1]