



Types of Exempt Units

Refer to Goleta Municipal Code §8.19.020

Exempt Rental Unit Types

- A. Owner-occupied unit rented for less than a year.
- B. Rental unit with a Tenant under a sublease less than a year.
- C. Rental unit for employees under a written rental agreement or contract.
- D. Hotels and motels as defined in GMC §17.72.030 or Civil Code Section 1940(b).
- E. Housing in a nonprofit hospital, religious facility, extended care facility, licensed residential care facility for the elderly or an adult residential facility.
- F. Housing rented by a medical institution and subleased to a patient or patient's family.
- G. Dorms owned/operated by an institution of higher education or a K-12 school.
- H. Housing where the Tenant shares bathroom or kitchen with the Owner who also lives there.
- I. Single-family Owner-occupied residences, including: (1) a residence where the Owner-occupant rents no more than 2 units or bedrooms, including an ADU or JADU; or (2) a mobilehome.
- J. A property with 2 units in a single structure where the Owner lived in one of the units at the beginning of the tenancy, so long as the Owner continues to live there, and neither unit is an ADU or JADU.
- K. Housing built in the last 15 years, unless the housing is a mobilehome.
- L. Housing restricted by deed, agreement with a government agency, or other recorded document as affordable housing (extremely low, very low, low, moderate, or above-moderate income up to 200% area median income).
- M. Residential real property, including a mobilehome, that can be sold separately from any other dwelling unit, provided that (1) the Owner is not a real estate investment trust, corporation, a limited liability company in which at least one member is a corporation, or management of a mobilehome park, and (2) the tenants have been notified in the rental agreement that the property is exempt.
- N. Units in a condominium, community apartment, planned development or stock cooperative, or in a limited equity stock cooperative.
- O. Units acquired by the City of Goleta or any other governmental unit, agency, or authority and intended to be used for a public purpose.
- P. Lawfully operated short-term rentals (for 30 days or less).