

MOTION BY SUPERVISORS KATHRYN BARGER AND SHEILA KUEHL

MARCH 19, 2019

**SHORT-TERM RENTALS ORDINANCE DEVELOPMENT**

In recent years there has been an explosion of short-term rentals in the unincorporated areas of the county. Hosting platform companies such as Airbnb, VRBO, and HomeAway make it easy for hosts to list units and connect with potential guests. Data provided by Host Compliance shows there has been a 30 percent increase in short-term rental listings in the unincorporated County in the last year alone. While the majority of the rental units are single family homes, more than a quarter are listed in multi-family properties. The proliferation of unregulated short-term rentals has the potential to impact affordable housing stock by reducing the overall available number of rental units and, more specifically, the number of affordable rentals.

Additionally, Host Compliance found that more than half of the rental units are characterized as entire home rentals where the host is not present during the stay. Un-hosted short-term rentals can negatively impact residents' quality of life, and each of the five Supervisorial Districts is home to a community on the top ten list of most short-term rentals, demonstrating that this is a county-wide problem. Complaints about loud parties, lack of adequate parking, and trash are common. In extreme very high fire severity zones short-term rentals can pose real safety concerns with guests unfamiliar with fire risks and evacuation routes.

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The popularity and growth of short-term rentals pose both challenges and opportunities for the County. Many cities have adopted regulations that strike a balance between the economic benefit of short-term rentals and the potential impacts to neighborhoods and quality of life for nearby residents. To illustrate the potential benefit of short-term rentals, a study by the Los Angeles County Economic Development Corporation found that short-term rentals through Airbnb generated more than \$600 million of economic output in the City of Los Angeles during a recent one-year period. While the economic impact to County Unincorporated Areas is materially less than what is generated in the City of Los Angeles, there is likely still an economic gain to these unincorporated communities as a result of short-term rentals.

**WE, THEREFORE, MOVE** that the Board of Supervisors direct the Chief Executive Officer in conjunction with County Counsel, the Departments of Regional Planning, Public Health, Treasurer Tax Collector, and the Community Development Commission to prepare a comprehensive package of ordinances in 270 days for short term rentals that considers the following provisions:

1. Registration requirements
2. Applicability to primary versus non-primary residences
3. Hosted versus un-hosted units
4. A limit to the number of days in a calendar year that a unit can be rented
5. General regulations dealing with quality of life issues such as limit on number of guests, parking requirements, local contact information, etc.
6. A comprehensive code enforcement mechanism
7. A naturally occurring affordable housing preservation mechanism
8. Voluntary tax collection agreements with host platform companies that will include data sharing
9. Coordination with regulatory bodies such as the California Coastal Commission that also have jurisdiction over certain unincorporated areas

**WE, FURTHER, MOVE** that relevant departments conduct robust outreach with stakeholders, Town Councils, and key affected communities on the proposed regulations and report back to the Board quarterly on progress until a package of ordinances is completed and presented to the Board.

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