

October 17, 2023

**MOTION BY SUPERVISOR HOLLY J. MITCHELL
AND KATHRYN BARGER**

Restricting the Leasing/Renting of Recreational Vehicles in Los Angeles County

Within the past two years, Los Angeles County (County) has experienced a rise in recreational vehicle (RV) encampments. On September 13, 2022, the Board of Supervisors established a Countywide RV Encampment pilot program. The program successfully launched in August of 2023 under the County's Pathway Home program. As part of the RV pilot program, the County learned about a novel issue, "vanlords." Vanlords are individuals who own and rent RVs, capitalizing on the circumstances of people experiencing homelessness (PEH). Vanlords are known to purchase RVs, often from an auction, then tow or drive them out to a location of their choice and rent them to PEH. Vanlords utilize online platforms such as Craigslist to advertise listings regarding the rental of RVs.

Vanlords offer PEH a place to stay without responsibly addressing health, safety and community issues that RV encampments create. These issues include improper waste disposal, unsanitary conditions, vermin, the reduction of available street parking, illegal parking, tapping into or blocking fire hydrants, and the creation of fires. The RVs rented by vanlords are often not registered nor adequately insured.

The renting out of RVs is not currently regulated. Unlike traditional landlords and property management entities, vanlords are not explicitly subject to laws that require the upkeep and maintenance of rental housing. Accordingly, PEH who rent RVs that are parked in the public right-of-way are not protected by laws that secure tenants' rights or even basic habitability standards. They are subject to residing in unhealthy and sometimes hazardous living conditions without running water and electricity. If PEH seek to improve the condition of their RVs, there are few legal avenues for holding vanlords accountable for the condition of the RVs in which they live. In addition, there have been reports from PEH who rent and reside in RVs that their RVs have

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been set on fire and destroyed by vanlords in an effort to evict them. Therefore, it is clear that the establishment and enforcement of regulation pertaining to the renting of RVs to PEH must be addressed.

This motion is the first step toward providing the appropriate tools to hold vanlords accountable, and prohibit the sale, lease, or rental of a RV or an oversized vessel, or any similar business in the public right-of-way as a means of reducing the amount of RV encampments in the County.

WE THEREFORE MOVE THAT THE BOARD OF SUPERVISORS:

1. Direct the Executive Director of the Chief Executive Office-Homeless Initiative, in collaboration with the Directors of the Department of Consumer and Business Affairs, Department of Public Works, Department of Regional Planning, Department of Public Health and County Counsel to report back to the Board in writing within 90 days with an analysis and recommendations for proposed County ordinances to curtail the selling, leasing, or renting of recreational vehicles (RV) and oversized vessels in the public right-of-way. The report should include the following:
 - a. Any relevant County Codes prohibiting RVs and oversized vessels from being sold, leased, or rented in the public right-of-way and any recommendations for County Code amendments related thereto.
 - b. A proposed escalating fine structure for County Code violations regarding the aforementioned and how fines can be invested and integrated into the County's Homelessness Initiative for the Pathway Home RV program's rehousing strategy.
 - c. Requirements for the lessor of a RV or an oversized vessel, such as a boat, to comply with relevant state and federal laws as it relates to the sale and lease of RVs or vessels.
 - d. Feasibility of adopting ordinances that place restrictions on the sale or auctioning of personal RVs and oversized vessels in the public right-of-way.
 - e. Any relevant state laws which can be used for local accountability of vanlords for

habitability, health and wellness issues, or illegal activity liability.

- f. An analysis of and recommendations to the County's rent stabilization ordinance and mobile home rent stabilization to protect PEH who rent RVs or oversized vehicles. The report should include feasibility of requiring relocation expenses for any individuals dwelling within an RV or an oversized vessel, including repayment of any illegally collected rental arrears for the duration of their stay.

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