

## ANALYSIS

This ordinance amends Title 22 – Planning and Zoning of the Los Angeles County Code ("County Code"), to provide for the establishment of short-term rentals pursuant to Division 3 (Short-Term Rentals Registration) of Title 7 (Business Licenses) of the County Code.

DAWYN R. HARRISON  
County Counsel

By 

ROLAND TRINH  
Senior Deputy County Counsel  
Property Division

RT:av

Requested: 09/04/24

Revised: 10/01/24

**ORDINANCE NO. 2024-0054**

This ordinance amends Title 22 – Planning and Zoning of the Los Angeles County Code ("County Code"), to provide for the establishment of short-term rentals pursuant to Division 3 (Short-Term Rentals Registration) of Title 7 (Business Licenses) of the County Code.

The Board of Supervisors of the County of Los Angeles ordains as follows:

**SECTION 1.** Section 22.14.180 is hereby amended to read as follows:

**22.14.180 R.**

...

Road. An open way used for the passage of vehicles, and includes alleys, streets, and highways.

Room rental. The use of a room or rooms for the purpose of providing tenancy for compensation for periods of more than 30 consecutive calendar days.

...

**SECTION 2.** Section 22.14.190 is hereby amended to read as follows:

**22.14.190 S.**

...

Senior citizen residence. See "Accessory dwelling unit."

Short-term rental. As defined in Title 7 (Business Licenses) of the County Code, the use of a Primary Residence (as defined in Title 7), or portion thereof, for the purpose of providing temporary lodging for compensation for occupancy of 30 consecutive calendar days or less, counting portions of days as full days.

...

**SECTION 3.** Section 22.16.030 is hereby amended to read as follows:

**22.16.030 Land Use Regulations for Zones A-1, A-2, O-S, R-R, and**

**W.**

...

C. Use Regulations.

...

2. Accessory Uses. Table 22.16.030-C, below, identifies the permit or review required to establish each accessory use.

<b>TABLE 22.16.030-C: ACCESSORY USE REGULATIONS FOR AGRICULTURAL, OPEN SPACE, RESORT AND RECREATION, AND WATERSHED ZONES</b>						
	<b>A-1</b>	<b>A-2</b>	<b>O-S</b>	<b>R-R</b>	<b>W</b>	<b>Additional Regulations</b>
...						
Shared water wells	MCUP	MCUP	-	-	-	Section 22.140.570
<u>Short-term rentals</u>	<u>P</u>	<u>P</u>	<u>=</u>	<u>=</u>	<u>=</u>	<u>Section 22.140.770</u>
...						

...

**SECTION 4.** Section 22.18.030 is hereby amended to read as follows:

**22.18.030 Land Use Regulations for Zones R-A, R-1, R-2, R-3, R-4,**

**and R-5.**

...

C. Use Regulations.

...

2. Accessory Uses. Table 22.18.030-C, below, identifies the permit or review required to establish each accessory use.

TABLE 22.18.030-C: ACCESSORY USE REGULATIONS FOR RESIDENTIAL ZONES							
	R-A	R-1	R-2	R-3	R-4	R-5	Additional Regulations
...							
Shared water wells	MCUP	MCUP	MCUP	-	-	-	Section 22.140.570
<u>Short-term rentals</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>Section 22.140.770</u>
...							

...

**SECTION 5.** Section 22.20.030 is hereby amended to read as follows:

**22.20.030 Land Use Regulations for Zones C-H, C-1, C-2, C-3, C-M, C-MJ, and C-R.**

...

C. Use Regulations.

...

2. Accessory Uses. Table 22.20.030-C, below, identifies the permit or review required to establish each accessory use.

TABLE 22.20.030-C: ACCESSORY USE REGULATIONS FOR COMMERCIAL ZONES								
	C-H	C-1	C-2	C-3	C-M	C-MJ	C-R	Additional Regulations
...								
Room rentals <sup>6</sup>	P							P
<u>Short-term rentals</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>Section 22.140.770</u>
...								

...

**SECTION 6.** Section 22.24.030 is hereby amended to read as follows:

**22.24.030 Land Use Regulations for Rural Zones.**

...

C. Use Regulations.

...

2. Accessory Uses. Table 22.24.030-C, below, identifies the permit or review required to establish each accessory use.

TABLE 22.24.030-C: ACCESSORY USE REGULATIONS FOR RURAL ZONES			
	C-RU	MXD-RU	Additional Regulations
...			
Room rentals <sup>4</sup>	P		P
<u>Short-term rentals</u>	<u>P</u>	<u>P</u>	<u>Section 22.140.770</u>
...			

...

**SECTION 7.** Section 22.26.030 is hereby amended to read as follows:

**22.26.030 Mixed Use Development Zone.**

...

**B. Land Use Regulations.**

...

3. Use Regulations.

...

b. Accessory Uses. Table 22.26.030-D, below, identifies the permit or review required to establish each accessory use.

TABLE 22.26.030-D: ACCESSORY USE REGULATIONS FOR ZONE MXD		
		Additional Regulations
...		
Rental, leasing, and repair of articles sold on the premises, accessory to retail sales	P	
<u>Short-term rentals</u>	<u>P</u>	<u>Section 22.140.770</u>
...		

...

**SECTION 8.** Section 22.140.640 is hereby amended to read as follows:

**22.140.640 Accessory Dwelling Units and Junior Accessory**

**Dwelling Units.**

...

F. Use Restrictions. An accessory dwelling unit or a junior accessory dwelling unit shall be subject to all of the following use restrictions:

...

2. Duration of Tenancy. An accessory dwelling unit or a junior accessory dwelling unit may only be used as a rental unit for a period of ~~at least~~ more than 30 consecutive days, in accordance with Section 22.140.770 (Short-Term Rentals).

...

**SECTION 9.** Section 22.140.770 is hereby added to read as follows:

**22.140.770 Short-Term Rentals.**

A. Purpose. This Section establishes standards for short-term rentals in this Title 22 in accordance with Division 3 (Short-Term Rentals Registration) of Title 7 (Business Licenses) of the County Code.

B. Applicability. This Section applies to short-term rentals in all zones where permitted, except that in a Coastal Zone, short-term rentals shall be subject to the regulations set forth in an applicable Local Coastal Program.

C. Guest Occupancy. Guest occupancy is limited to two persons per bedroom, plus two, with a maximum occupancy of 12 guests per booking or reservation.

D. Business License. All hosts shall register in accordance with Division 3 of Title 7 of the County Code.

E. Prohibited Uses. The following shall not be used for short-term rentals:

1. Habitable accessory structures, including, but not limited to, accessory dwelling units and junior accessory dwelling units, guesthouses, pool houses, and recreation rooms;

2. Non-habitable structures, including, but not limited to, garages, storage sheds, and vehicles; and

3. Temporary structures used as a place of abode, including, but not limited to, houseboats, tents, and treehouses.

F. Enforcement. In addition to the enforcement procedures of Chapter 22.242 (Enforcement Procedures) for violations of the uses and standards for short-term rentals as set forth in this Title 22, short-term rentals shall be subject to the enforcement procedures in Division 3 of Title 7 of the County Code.

**SECTION 10.** Section 22.306.020 is hereby amended to read as follows:

**22.306.020 Definitions.**

The following terms are defined solely for this CSD:

Bed and breakfast establishment. Bed and breakfast establishment means a residence containing guest rooms used for ~~short-term rental accommodations~~temporary overnight visitor accommodations with a maximum rental period of 30 consecutive days per stay, which provides breakfast for guests of the facility;

Bedroom. Any habitable room or space with a closet, which is designed to be capable of being used for sleeping purposes, excluding rooms commonly used for living, cooking, or dining purposes.

...

Encroachment plane. An inclined plane, beginning at a stated height above average grade parallel to the property line, and extending into the interior of the site at a stated upward angle to the horizontal average grade perpendicular to the property line;

**SECTION 11.** Section 22.336.020 is hereby amended to read as follows:

**22.336.020 Definitions.**

The following terms are defined solely for this CSD:

...

Bed and Breakfast Establishment. A single-family residence containing guest rooms used for ~~short-term rental accommodations~~temporary overnight visitor accommodations with a maximum rental period of 30 consecutive days per stay, which provides meals for guests of the facility.

...

[2214180RTCC]



SECTION 12. This ordinance shall be published in The Daily Commerce a newspaper printed and published in the County of Los Angeles.



[Signature]  
Chair

ATTEST:

Edward Yen

Edward Yen  
Executive Officer -  
Clerk of the Board of Supervisors  
County of Los Angeles

I hereby certify that at its meeting of October 8, 2024 the foregoing ordinance was adopted by the Board of Supervisors of said County of Los Angeles by the following vote, to wit:

Ayes

Supervisors Hilda L. Solis  
Holly J. Mitchell  
Lindsey P. Horvath  
Janice Hahn

Noes

Supervisors None  
[Blank]  
[Blank]  
Absent  
Kathryn Barger

Effective Date: November 7, 2024

~~Operative Date:~~ [Blank]

Edward Yen

Edward Yen  
Executive Officer -  
Clerk of the Board of Supervisors  
County of Los Angeles

I hereby certify that pursuant to Section 25103 of the Government Code, Delivery of this document has been made.



EDWARD YEN  
Executive Officer  
Clerk of the Board of Supervisors

APPROVED AS TO FORM:  
DAWYN R. HARRISON  
County Counsel

By [Signature]  
Nicole Davis Tinkham  
Chief Deputy County Counsel

By [Signature]  
Deputy