



**PUBLIC REQUEST TO ADDRESS  
THE BOARD OF SUPERVISORS  
COUNTY OF LOS ANGELES, CALIFORNIA**

MEMBERS OF THE BOARD

HILDA L. SOLIS  
HOLLY J. MITCHELL  
LINDSEY P. HORVATH  
JANICE HAHN  
KATHRYN BARGER

**Correspondence Received**

			The following individuals submitted comments on agenda item:	
Agenda #	Relate To	Position	Name	Comments
12.		<b>Favor</b>	Maura ONeill	
		<b>Other</b>	Joanne K Kouchi	<p>My condolences to Tyler Gardner's family and loved ones for his death on May 20, 2025 that occurred in an unadvertised short-term rental property. First and foremost, It is important to clarify that this tragedy is unrelated to the property being a short-term rental. Unfortunately, deaths and other emergencies can occur in any type of residence—short-term rentals, long-term rentals, or owner-occupied homes. The status of a property as a short-term rental does not inherently increase the likelihood of such events.</p> <p>All types of rentals have the potential to become a public nuisance if tenants, whether short- or long-term, do not act responsibly. Similarly, homeowner-occupied properties can also generate neighborhood disturbances. The issue at hand is not the type of rental but ensuring that any situation disrupting neighbors—regardless of who the occupants are—is addressed swiftly and appropriately.</p> <p>Short-term rental owners are required to follow all local and federal laws, pay the necessary taxes, and enforce strict house rules, including shutting down large gatherings or parties that are not allowed under Airbnb and other platform policies. Most hosts only allow registered guests on the property, may permit a few day visitors, and enforce quiet hours to respect neighbors and the community.</p> <p>While it is essential to enforce the STR ordinance to ensure neighborhood compatibility and safety, it is equally important to recognize that tragedies and disruptions are not exclusive to short-term rentals. The focus should remain on addressing disruptive behavior and enforcing rules consistently, whether the property is a short-term rental, a long-term rental, or an owner-occupied home.</p> <p>Thank you for your attention to this matter and for working toward a balanced and fair discussion in our community.</p>
		<b>Item Total</b>	<b>2</b>	
<b>Grand Total</b>			<b>2</b>	



@better\_LA  
betterneighborsla.org

June 27, 2025

Los Angeles County Board of Supervisors  
500 West Temple Street  
Room 383  
Los Angeles, CA 90012

**RE: Better Neighbors LA Comment Letter- Agenda Item 12: Improving Enforcement of the County's Short Term Rental Ordinance (25-3454) - SUPPORT**

Dear Honorable Chair Barger and Supervisors,

Better Neighbors LA (“BNLA”) writes in strong support of Supervisor Solis’s motion directing the Treasurer Tax Collector (“TTC”), in coordination with the Los Angeles County Sheriff’s Department, the Department of Regional Planning, the Department of Consumer and Business Affairs, and County Counsel, to report back within 90 days on the enforcement of the County’s Short-term Rental (“STR”) Ordinance (“LACCO”) § 7.96 *et seq.* Considering the recent tragedy at an illegal STR in Hacienda Heights, robust enforcement is more urgent than ever. We urge the Board of Supervisors to prioritize these efforts to safeguard residents and uphold the integrity of the ordinance.

Following years of community input and careful deliberation, the Board enacted a strong STR Ordinance, effective October 2024. While implementation steps have begun, the continued operation of unpermitted STRs underscores the need for a comprehensive evaluation of enforcement, currently shared across five departments. Without effective coordination and oversight, the County may be ill-prepared to face anticipated challenges during high-profile events such as the upcoming FIFA World Cup and 2028 Summer Olympics.

Moreover, enforcement is foundational to the ordinance’s purpose: protecting long-term housing and residents amid a housing crisis. Local governments must not only invest in new housing but also maximize the availability of existing housing stock. A growing body of research affirms the detrimental impact of STRs on housing costs and availability. A 2022 study by Professor David Wachsmuth of McGill University found that the average Los Angeles renter pays \$810 more annually due to STR activity, and that approximately 5,000 individuals are

rendered homeless as a result.<sup>1</sup> That means that nearly 12% of LA residents are unhoused because of short-term rentals.<sup>2</sup>

The City of Los Angeles' limited early enforcement offers a cautionary tale. As of May 1, 2025, over 30% of STR listings in LA City are non-compliant.<sup>3</sup> In a recent report, BNLA estimates that the City of Los Angeles is losing millions to tens of millions of dollars annually in unpaid Transient Occupancy Taxes ("TOT") due to the staggering amount of noncompliance.<sup>4</sup> To avoid similar outcomes, LA County must adopt a proactive enforcement strategy that preserves housing and protects public safety. Supervisor Solis's motion is a vital step in ensuring that LA County's emerging enforcement framework is equipped to meet the growing challenges posed by STR proliferation.

BNLA possesses deep expertise in STR enforcement models and is ready to collaborate with County staff to help design and implement an effective system. We respectfully urge the Board to support this motion and welcome the opportunity to contribute to its success. Should you have any questions, please contact Maura O'Neill at [maura@betterneighborsla.org](mailto:maura@betterneighborsla.org).

/s/

Randy Renick

---

<sup>1</sup> [https://upgo.lab.mcgill.ca/publication/strs-in-los-angeles-2022/Wachsmuth\\_LA\\_2022.pdf](https://upgo.lab.mcgill.ca/publication/strs-in-los-angeles-2022/Wachsmuth_LA_2022.pdf)

<sup>2</sup> Homelessness figures from LAHSA: <https://www.lahsa.org/news?article=895-lahsa-releases-2022-great-los-angeles-homeless-count-results-released>

<sup>3</sup> BNLA analysis of Inside Airbnb data; <https://insideairbnb.com/>

<sup>4</sup> <https://static1.squarespace.com/static/5fc9845732f65217775cb3a5/t/6825ec7f8c8fa243bed035d6/1747315840257/Short-Term+Rental+Tax+Evasion+Contributes+to+City%E2%80%99s+Budget+Deficit.pdf>