

MOTION BY SUPERVISOR HILDA L. SOLIS

July 1, 2025

Improving Enforcement of the County’s Short Term Rental Ordinance

On March 19, 2019, the County of Los Angeles (County) Board of Supervisors (Board) adopted a Motion directing County departments to prepare a Short-Term Rentals Ordinance (Ordinance) to comprehensively regulate Short-Term Rentals (STR) in the Unincorporated Areas of the County. The final Ordinance was approved by the Board on October 8, 2024, aiming to strike a balance between the economic benefits of STRs and potential impacts to housing stock, neighborhood character, and quality of life for residents. The regulations apply to STRs in the Unincorporated Areas of the County. Enforcement of the County’s STR ordinance falls under the responsibility of various Departments including the Treasurer and Tax Collector (TTC), the Los Angeles County Sheriff’s Department (LASD), Department of Regional Planning (DRP), Department of Consumer and Business Affairs (DCBA), and County Counsel.

On May 20, 2025, Tyler Gardner passed away in Hacienda Heights inside an alleged STR property. Although the location did not appear on Airbnb or Vrbo, it was known to the community as a STR. After learning about the alleged STR property in 2023, the issue was referred to the DRP for further investigation and action. Additionally, the Hacienda Heights Town Sheriff team was directed to visit the property.

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MOTION

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Mitchell	_____
Horvath	_____
Hahn	_____
Barger	_____

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Initial inspections by the TTC in late 2024 and early 2025 found no active online listings and no apparent STR activity.

The County has also documented a troubling pattern of activity at this property:

- March 7, 2024: The District Attorney's Office reported Airbnb activity; the owner admitted to STR activity.
- September 6, 2024: County staff met with the property owners to address concerns.
- October 2, 2024: The property owners agreed in person to cease STR operations and shift to long-term rentals.
- November 20, 2024: Community complaints cited disruptive guests and parking issues.
- December 1, 2024: A neighbor described "motel-like" conditions and raised safety concerns.
- January 11, 2025: Additional reports were received regarding excessive tenants and disruptive behavior.

Despite these reports and the County's STR ordinance, the property continued to create a nuisance to the neighborhood until the unfortunate death of Tyler Gardner.

The World Cup and the Olympic Games are coming to Los Angeles soon which may further exacerbate the STR issues. It is imperative that the County take action to close STR enforcement gaps and prevent future tragedies from occurring in the future.

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I, THEREFORE, MOVE that the Board of Supervisors direct the Treasurer Tax Collector (TTC), in collaboration with the Los Angeles County Sheriff's Department, Department of Regional Planning, Department of Consumer and Business Affairs, and County Counsel, to provide a written report back to the Board in 90 days on the County's Short-Term Rentals (STR) Ordinance including:

1. **Implementation Overview:** Outline of how the STR Ordinance is being implemented.
2. **Challenges and Gaps in Enforcement:** Review of challenges and gaps in the current STR enforcement protocols and recommendations to overcome those gaps, including any additional resources needed.
3. **Coordination of Enforcement Efforts:** Description of how STR enforcement activities are coordinated between Departments.
4. **Resident Concerns Process:** Establishment of processes to elevate resident concerns regarding STRs received by all Departments and channel them through the TTC for coordination and enforcement with other respective agencies when appropriate.
5. **Identification of Non-Advertised STRs:** Development of recommendations for identifying STRs that are not advertised through traditional STR advertising channels (e.g., Airbnb, Vrbo).

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