

Communication from Public

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Council File No: 14-1635-S10

Comments for Public Posting: On behalf of Tenants Together, California's statewide coalition for renters' rights, we respectfully urge the Los Angeles City Council to agendize and swiftly implement the Private Right of Action and Electronic Verification System amendments approved unanimously by Council in March. Our full letter is attached.



Tuesday, October 7, 2025

Position RE: CF - 14-1635-S10, Amendments to the Home-Sharing Ordinance - Support

Dear Members of the Los Angeles City Council,

Southern California's housing and homelessness crisis continues to worsen, and Los Angeles is its epicenter. With Airbnb mounting a front-group pressure campaign to protect illegal STR operators and undermine enforcement, it is imperative that the City Council take a principled stand against the corporate exploitation of our housing stock. **The time to act is now.**

On behalf of Tenants Together, we respectfully urge the Los Angeles City Council to agendize and swiftly implement the Private Right of Action and Electronic Verification System amendments approved unanimously by Council in March.

Tenants Together is a statewide coalition of over sixty tenant-led local organizations across California, including many based in the City of Los Angeles. We have seen firsthand how weak or unenforced regulations around short-term rentals have actively harmed California communities and forced out its working families.

The current Home-Sharing Ordinance (HSO) lacks the enforcement mechanisms necessary to protect residents. Hosts routinely circumvent the law by using fraudulent registration numbers or claiming false exemptions. According to City data, over 60% of STR listings in Los Angeles are illegal.

This widespread evasion, particularly by corporate hosts, has led to the unlawful conversion of desperately needed housing into tourist accommodations. The problem has escalated to the point that the City Attorney filed a lawsuit against Airbnb in July, accusing the corporation of not only price-gouging victims of the January fires, but also of systematically misrepresenting the location of STRs in its "verified hosts" program.¹

Tenants Together urges the City Council to adopt all thirteen recommendations approved in March, with particular emphasis on two critical provisions:

- **Private Right of Action:** This amendment would empower those impacted by illegal STR activity to pursue legal action against both hosts and platforms. Neighboring cities like Santa Monica and West Hollywood already offer this protection.² Los Angeles residents deserve the same recourse.

¹ <https://cityattorney.lacity.gov/updates/la-city-attorney-hydee-feldstein-soto-files-lawsuit-against-airbnb-alleging-price-gouging>

² City of Santa Monica: <https://ecode360.com/42735174> ; City of West Hollywood: <https://ecode360.com/43917308>



- **Electronic Verification System:** This provision would require platforms to electronically verify a listing's compliance with the HSO before a booking transaction is completed. It automates enforcement, shifting responsibility from the City to the platforms, and significantly reduces fraudulent listings.

Meanwhile, Airbnb's front group, the so-called "Save Our Services Coalition," is actively working to weaken existing regulations and expand the conversion of housing into STRs. Their campaign has misled the public and obscured Airbnb's involvement.³

The SOS coalition's claim that legalizing "vacation rentals" would increase Transient Occupancy Tax (TOT) revenue is misleading and fundamentally flawed. Increasing the number of tourist lodgings does not increase the number of tourists—it simply redistributes existing revenue to less accountable venues, while displacing long-term residents and eroding our tax base. Worse, nearly quadrupling the number of STRs in LA would likely drive rent up for already rent-burdened tenants and undermine the city's housing production goals.

A far more effective and equitable source of revenue for the City is robust enforcement of existing STR regulations. Fining illegal STRs to the full extent of the law could generate nearly \$300 million annually, far exceeding the revenue projected under the SOS proposal.⁴

We respectfully urge the Los Angeles City Council to reject Airbnb's efforts to weaken housing protections and instead calendar and approve the amendments you have already endorsed. Doing so will strengthen enforcement, safeguard housing for residents and ensure that LA's policies reflect the public interest—not corporate agendas.

We stand ready to support implementation and community education efforts. Should you have any questions, please contact Shanti Singh, Legislative & Communications Director, at shanti@tenants-together.org.

Sincerely,

Shanti Singh

³ <https://laist.com/news/housing-homelessness/airbnb-save-our-services-short-term-rental-campaign-tourism-revenue-deficit>

⁴ https://upgo.lab.mcgill.ca/publication/strs-in-los-angeles-2022/Wachsmuth_LA_2022.pdf