

Vacation Rentals Ordinance

Council File 18-1246

PLUM Committee

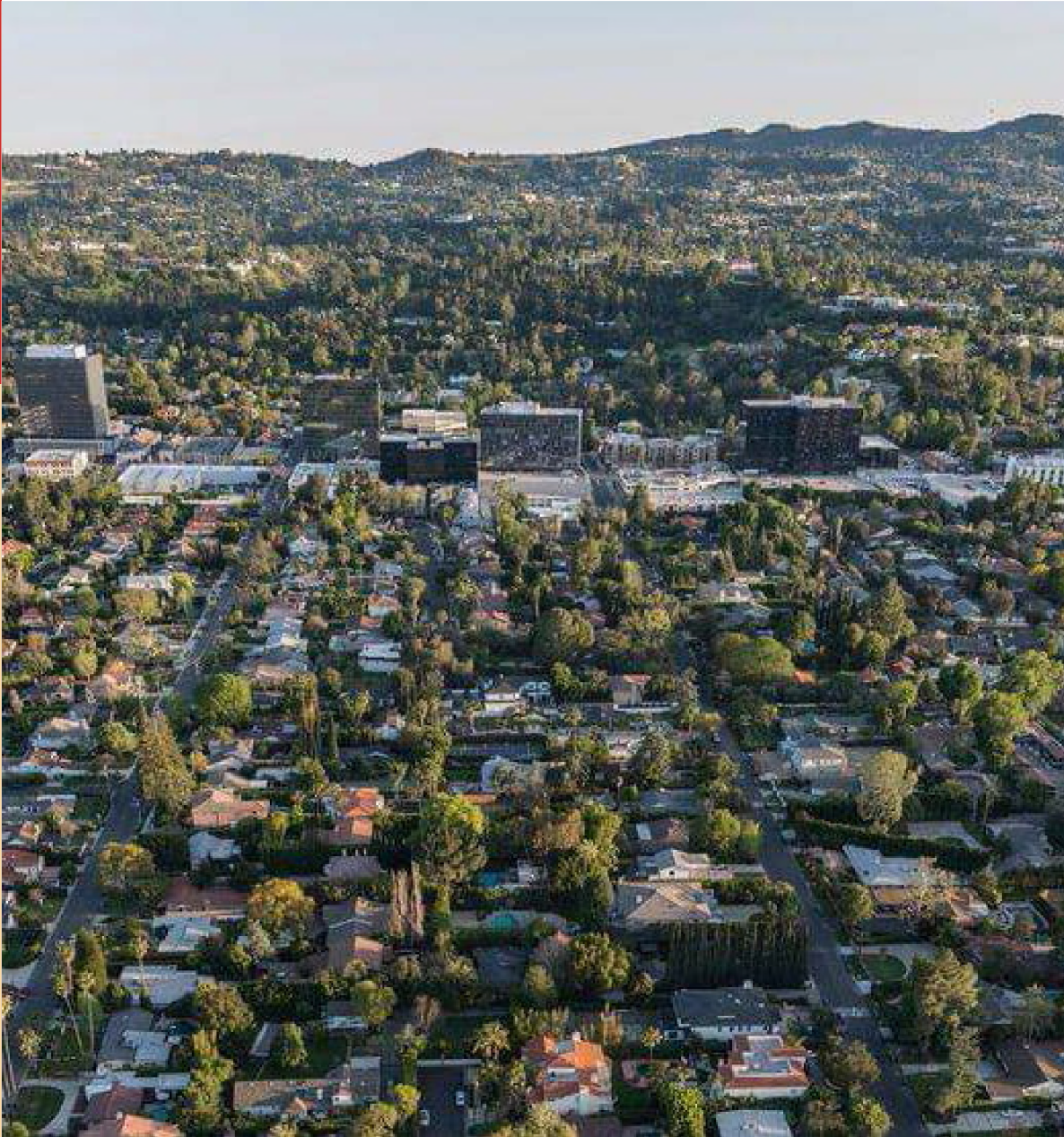
November 12, 2020





Short Term Rental Background

- Short Term Rentals - stays of 30 days or less
- Home Sharing Ordinance, allows short-term rental of primary residences
- Proposed Vacation Rental ordinance would allow limited short term rentals of non-primary residences
- Protecting city's housing stock for Angelenos continues to be a priority



Vacation Rentals Ordinance

Allows short-term rental of certain non-primary residences with restrictions:

- Limits the number of vacation rentals permitted to operate
- Prohibits certain types of housing from being used
- Includes operational standards
- Establishes penalties for violations
- Limits the number of nights a vacation rental may be operated in a calendar year

Permitting, Operation & Enforcement

Mirrors system established by
Home Sharing Ordinance

- Host & Hosting Platform requirements
- Fees
- Citations and Fines
- Revocation



City Planning Commission Action

- Considered ordinance Dec 19, 2019
- Made modifications to staff proposal and recommended adoption of ordinance
- Directed staff to provide additional information to PLUM prior to the City Council consideration of the ordinance

City Planning Commission Action

Revisions to the ordinance:

- **Citywide cap:** 1% instead of 0.25%
- **Geographic cap:**
 - Community Plan instead of Census tract
 - 1% instead of 0.25%
- **Calendar days cap:** 90 instead of 30
- **Concentration cap:** 250' separation is per block face

City Planning Commission Action

Further direction to staff on report to PLUM:

- Limit eligibility to individuals, not LLCs
- Study additional second home documentation
- Provide more information on “tipping point” to PLUM
- Study taxes/fees going to housing funds

Short Term Rental Implementation

Home sharing at a glance:

- Enforcement began November 2019
- Automatic Platform Interface (API) launched August 2020
- Number of listings went from approx.. 36,000 to 7,800



THANK YOU

