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(213) 978-1300

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200 N. SPRING STREET, ROOM 525
LOS ANGELES, CA 90012-4801
(213) 978-1271

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April 15, 2026

Los Angeles City Council
c/o Office of the City Clerk
City Hall, Room 395
Los Angeles, California 90012

Attention: Planning and Land Use Management Committee
Budget & Finance Committee

Dear Honorable Members:

SUPPLEMENTAL REPORT ON THE STATUS OF THE VACATION RENTAL ORDINANCE; CF 25-0029-S1; CF 18-1246

The April 2, 2026 Department of City Planning report on the status of the Vacation Rental Ordinance was prepared in response to the City Council instructions resulting from the City Administrative Officer's (CAO) recommendation to reconsider the draft Vacation Rental Ordinance as a means to increase revenue generation under Council File (CF) 25-0029. The analysis, revenue estimates and recommendations in that report were prepared to inform Council's consideration of a permanent Vacation Rental program under CF 18-1246 from November 2020.

Council instructed the Department of City Planning and the Office of Finance to report back on the status of the Vacation Rental Ordinance with options to increase the caps on the number of Vacation Rental permits as a potential way to increase the Transient Occupancy Tax (TOT) revenue and the impacts that would have on the City's housing stock.

The April 2nd report addresses a permanent program, as originally proposed, predicated on long-term applicability rather than a temporary program intended for short-term utility. Depending on the parameters, a temporary Vacation Rental program may minimize long-term impacts to housing and not raise the same policy concerns as a permanent Vacation Rental program. Additionally, a temporary program could potentially generate more TOT revenue than a permanent Vacation Rental program that is designed to limit the number of eligible property owners and dwelling units available for short-term rental occupancies.

The permanent Vacation Rental program proposed in 2020 contained a number of limitations and restrictions as to the number of days of allowable short-term rental bookings, concentration of Vacation Rental permits by Community Plan Area and building typologies, as well as caps on Vacation Rental permits citywide. A temporary program could be developed for wider applicability for a short duration.

If the City Council were to pursue a temporary short-term rental program with the purpose of supplementing and integrating the City's existing short-term rental framework to align with the anticipated increase in tourism during upcoming major events, the following steps may be considered: (1) The Department of City Planning may report back with analysis of a recommended short-term rental program of temporary duration to align with upcoming major events, and (2) The City Administrative Officer, with the assistance of the Department of City Planning, may report with recommendations for staffing and resource needs relative to the setup, implementation and enforcement of a temporary short-term rental program.

For questions regarding this supplemental report, please contact the following City Planning staff: City Planning Associate Lance Sierra at lance.sierra@lacity.org; and City Planner Lilian Rubio at lilian.rubio@lacity.org.

Sincerely,



VINCENT P. BERTONI, AICP
Director of Planning



DIANA MANGIOGLU
City Treasurer/Director of Finance

VB:KK:hsc:nc:lr:ls