

Communication from Public

Name: Maura O'Neill

Date Submitted: 03/23/2026 08:05 PM

Council File No: 25-1473

Comments for Public Posting: Dear Chair Blumenfield, and Councilmembers of the Los Angeles City Council Planning and Land Use Management Committee, Better Neighbors LA (“BNLA”) is a coalition of tenants, housing advocates, and community members committed to protecting long-term housing by curbing illegal short-term rental (“STR”) activity. Through data analysis and research, we assess the STR industry’s impact on affordable housing and neighborhood stability. BNLA writes to you in strong support of the motion introduced by Councilmembers Blumenfield, Raman, and Yaroslavsky on December 9, 2025, directing the Department of City Planning and the Department of Finance to develop recommendations for implementing SB 346. SB 346 empowers local jurisdictions to more effectively collect transient occupancy taxes (“TOT”) by requiring STR facilitators to share vital listing information—data that many cities, including Los Angeles, currently lack. As LA continues to face a severe housing crisis, the Home Sharing Ordinance (“HSO”) remains one of the City’s most important tools to prevent the conversion of long-term housing into illegal STRs. Yet the HSO is virtually unenforceable without platform-provided data, including the physical property addresses of STR listings. As the motion notes, “many property owners engage in short-term rentals despite being not authorized to do so,” and the City’s own contractor has reported that over 50% of the STR market has been non-compliant for years. BNLA’s recent STR/revenue report further highlights the scale of the problem: since 2019, the City could have issued \$5.2 billion in citations for noncompliant STR activity yet has collected only \$472,000—less than 0.02% of potential revenue. In 2025 alone, Los Angeles averaged 2,469 noncompliant listings per month across platforms, representing \$47.6 million in potential monthly fines. SB 346 finally provides LA with the authority to require hosting platforms to submit complete, accurate data, including physical addresses, assessor parcel numbers and listing URLs, and to audit platform records to ensure that transient occupancy taxes (TOT) are properly remitted and collected. These tools are essential to restoring transparency, improving enforcement, and protecting LA’s long-term housing. SB 346 gives Los Angeles the tools it has lacked for years. We urge the PLUM Committee to advance this motion and ensure the City fully activates these

important authorities.



@better_LA
betterneighborsla.org

March 23, 2026

Los Angeles City Council
Planning and Land Use Management Committee
c/o Office of the City Clerk
City Hall, Room 340
Los Angeles, CA 90012

Re: Better Neighbors LA Comment Letter – Agenda Item 5: Motion Relative to instructing the Department of City Planning, with the assistance of the Department of Finance, to report with recommendations regarding implementation of Senate Bill (SB) 346, including but not limited to a form and manner for requiring hosting platforms to submit data to identify each short-term rental. (CF 25-1473) - SUPPORT

Dear Chair Blumenfield, and Councilmembers of the Los Angeles City Council Planning and Land Use Management Committee,

Better Neighbors LA (“BNLA”) is a coalition of tenants, housing advocates, and community members committed to protecting long-term housing by curbing illegal short-term rental (“STR”) activity. Through data analysis and research, we assess the STR industry’s impact on affordable housing and neighborhood stability. **BNLA writes to you in strong support of the motion introduced by Councilmembers Blumenfield, Raman, and Yaroslavsky on December 9, 2025, directing the Department of City Planning and the Department of Finance to develop recommendations for implementing SB 346.**

SB 346 empowers local jurisdictions to more effectively collect transient occupancy taxes (“TOT”) by requiring STR facilitators to share vital listing information—data that many cities, including Los Angeles, currently lack. As LA continues to face a severe housing crisis, the Home Sharing Ordinance (“HSO”) remains one of the City’s most important tools to prevent the conversion of long-term housing into illegal STRs. Yet the HSO is virtually unenforceable without platform-provided data, including the physical property addresses of STR listings.

As the motion notes, “many property owners engage in short-term rentals despite being not authorized to do so,” and the City’s own contractor has reported that over 50% of the STR market has been non-compliant for years. BNLA’s recent STR/revenue report further highlights the scale of the problem: since 2019, the City could have issued \$5.2 billion in citations for noncompliant STR activity yet has collected only \$472,000—less than 0.02% of potential

revenue. In 2025 alone, Los Angeles averaged 2,469 noncompliant listings per month across platforms, representing \$47.6 million in potential monthly fines.¹

SB 346 finally provides LA with the authority to require hosting platforms to submit complete, accurate data, including physical addresses, assessor parcel numbers and listing URLs, and to audit platform records to ensure that transient occupancy taxes (TOT) are properly remitted and collected. These tools are essential to restoring transparency, improving enforcement, and protecting LA's long-term housing.

SB 346 gives Los Angeles the tools it has lacked for years. We urge the PLUM Committee to advance this motion and ensure the City fully activates these important authorities. Should you have any questions, please contact Maura O'Neill at maura@betterneighborsla.org.

Sincerely,

/s/ Randy Renick

¹ Better Neighbors LA, *Revenue or Housing, Why Not Both? An analysis of STR Noncompliance and Potential Fine Revenue in Los Angeles*, 2026.