

MOTION

In October 2025, Governor Newsom signed SB 346 (Durazo), which gives local jurisdictions in California additional tools to ensure that short-term rentals are operated in accordance with local licensing rules, and that transient occupancy taxes are properly collected. The City of Los Angeles adopted a Resolution (Blumenfield-Raman-Yaroslavsky) in support of SB 346 (CF 25-0002-S22). Local jurisdictions like the City of Los Angeles must adopt an ordinance to make the provisions of SB 346 applicable within its boundaries. This motion begins that process.

The City closely regulates short-term rentals, in large part to ensure they do not exacerbate our severe housing shortage. The Home-Sharing Ordinance allows short-term rentals only in a host’s primary residence for a maximum of 120 days in a calendar year; prohibits short-term rentals in units subject to an affordability covenant or the Rent Stabilization Ordinance; and does not allow a person to operate more than one short-term rental. The City also requires hosts to pay a per-night fee and remit Transient Occupancy Tax (TOT).

Many owners and operators of short-term rental properties do so in accordance with the law, and some hosting platforms, referred to in SB 346 as short-term rental facilitators, are diligent about ensuring that properties they list are properly licensed. But because the City’s rules are somewhat restrictive, there are many property owners who engage in short-term rentals despite being not authorized to do so (taking much-needed housing units off the rental market), and unscrupulous hosting platforms that will list properties regardless of whether they are licensed. The City often fails to collect TOT on unlicensed short-term rentals.

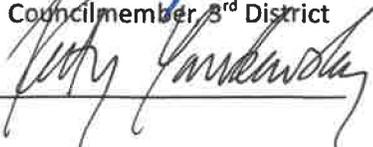
SB 346 authorizes the City to require short-term rental facilitators to report, in the form and manner we prescribe, the physical address including nine-digit zip code of each short-term rental and, if that information is not sufficient for the City to identify the short-term rental, additional information including the assessor parcel number, the URL associated with the specific short-term rental listing, and information related to the identification of an accessory dwelling unit, guest house, or single unit of a timeshare or multifamily housing project located at a single address.

SB 346 also explicitly empowers the City to adopt an ordinance authorizing the City to audit or examine the records of a hosting platform to ensure proper collection and remittance of TOT.

I THEREFORE MOVE that the Council instruct the Department of City Planning, with the assistance of the Department of Finance, to report with recommendations regarding implementation of SB 346, including but not limited to a form and manner for requiring hosting platforms to submit data to identify each short-term rental, whether the City should establish a single reporting format or allow hosting platforms to use different formats, the frequency of required reporting, or changes to existing law or procedures needed to facilitate the audit or examination of records.

PRESENTED BY: 
BOB BLUMENFELD
Councilmember 3rd District

PRESENTED BY: 
NITHYA RAMAN
Councilmember, 4th District

SECONDED BY: 

DEC 09 2025

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