

County of Los Angeles

# Proposed Short-Term Rentals Ordinance

# Agenda



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# Introduction

- A Short-Term Rental (STR) is an accessory use of residential property for the purpose of providing temporary lodging for compensation for periods of 30 consecutive days or less.
- STRs are most commonly booked through third-party internet hosting platforms such as Airbnb and VRBO. Guests may also book STRs through travel sites such as Expedia or Hotwire, or directly with a homeowner or tenant.



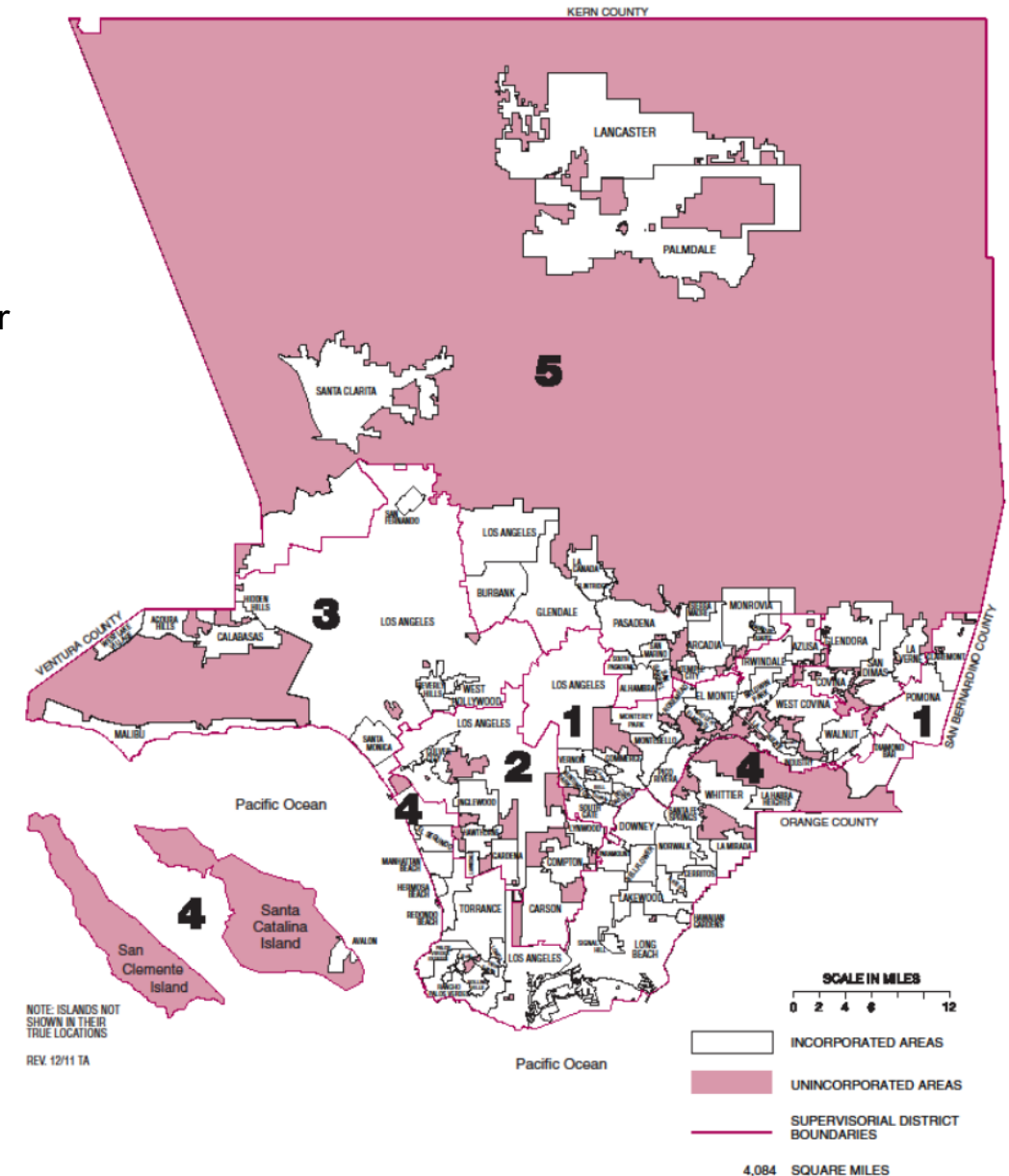


# Purpose of Ordinance

- To strike a balance between the economic benefits of STRs and the potential impacts to housing stock, neighborhood character, and quality of life for residents of Los Angeles County (County).
- On March 19, 2019, the County's Board of Supervisors adopted a Motion directing County departments to report back with a set of County ordinances comprehensively regulating STRs in the County's unincorporated area.
- Current estimates indicate there are approximately 2,600 STRs in the County's unincorporated area.

# Proposed STR Policies

- STRs must be registered with the County.
- Only primary residences may be used for STRs.
  - A person may have only one **primary residence** and must reside there for a **minimum of nine months** per year.
  - **No vacation style rentals** - homes with no primary resident used exclusively for STRs.
- No limit on hosted stays (host of STR present overnight); *unhosted* stays permitted but limited to 90 days per calendar year.
- Applies to **unincorporated areas**.
- STR guests must pay County **Transient Occupancy Tax (12%)**.
- 24/7 STR Hotline for complaints.



# Registration

Every Host desiring to offer a STR must:

1. File an application for a Registration Certificate with the County Department of the Treasurer and Tax Collector (TTC);
2. Pay annual registration fee;
3. Agree to County's terms and conditions on STRs; and
4. Renew annually and maintain active Registration Certification with the TTC to continue STR use.





# Regulations & Prohibitions

- The following dwelling units are not eligible:
  - Residences subject to a rental increase cap pursuant to the County's Rent Stabilization Ordinance;
  - Affordable housing that is covenant restricted; and
  - Section 8 low-income units.
- Unhosted Stays (STR host not present overnight)
  - Limited to a maximum of 90 days per calendar year
  - Minimum two-night rental
- STRs shall not be used by more than 2 guests per bedroom, with a maximum occupancy of 4 guests per STR, excluding children (age 12 and under).



# Regulations & Prohibitions

- STRs shall not adversely affect the residential character of the neighborhood nor generate noise, vibration, glare, odors, or other effects that unreasonably interfere with any person's reasonable enjoyment of his or her residence.
- STRs must comply with all applicable provisions of the County Code.
- STRs remain subject to any restrictions or limitations pursuant to private lease agreements or homeowners associations' Covenants, Conditions & Restrictions.
- Commercial events are prohibited.
- STR units with on-site parking must designate the on-site parking for STR guests.





# Accessory Dwelling Units and Other Accessory Structures Prohibited



1. Accessory Dwelling Units (ADUs), which are small dwelling units on the same lot as a primary residence, whether attached or detached, are not permitted for STR use, regardless of the ADUs size.
2. All other accessory habitable structures of any kind (e.g., guesthouses, recreation rooms, tents, yurts) are also prohibited from STR use.

# Hosting Platform & Host Responsibilities



- Hosting Platforms (Airbnb, VRBO, etc.) are not permitted to advertise any STR without valid County registration, and must remove any listing for a STR from its platform upon notification by the County of a violation related to STR activity pursuant to the STR Ordinance.
- STR Hosts must identify a Local Responsible Contact available 24/7 to address potential violations of the STR Ordinance.
- Host shall collect and remit Transient Occupancy Taxes to the County.

# Enforcement



Entity	Violation	Fines (under consideration)
Hosting Platforms	<ul style="list-style-type: none"><li>• Completing a Booking Transaction for each listing without a valid STR Registration Certificate number.</li></ul>	\$1,000/day
	<ul style="list-style-type: none"><li>• Completing a Booking Transaction for each listing where more than one STR is affiliated with a single Host within the unincorporated area of the County.</li></ul>	\$1,000/day
	<ul style="list-style-type: none"><li>• Completing a Booking Transaction for any listing for a STR where the Host's STR Registration Certificate has expired or been revoked or suspended.</li></ul>	\$1,000/day
Hosts	<ul style="list-style-type: none"><li>• Advertising or operating a STR in violation of this Chapter.</li></ul>	\$500/day or 2 times nightly rate, whichever is greater
	<ul style="list-style-type: none"><li>• Each day a STR is rented beyond the 90-day Unhosted Stay Limit.</li></ul>	\$2,000/day or 2 times nightly rate, whichever is greater



# Questions?

The Business License Section of the TTC is available to answer questions regarding the proposed STR regulations.

- For general questions regarding the STR Ordinance or STR complaints, please email the TTC at [businesslicense@ttc.lacounty.gov](mailto:businesslicense@ttc.lacounty.gov).