

SHORT TERM RENTAL REGULATIONS

Pending State Legislation

- Senate Bill 593 (Thriving Communities and Sharing Economy Act)
http://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill_id=201520160SB593&search_keywords=
 - Currently out of Committee, heading to Senate floor
 - Requires online vacation rental businesses to disclose information – including the address of host rental, number of nights stayed, and amount paid by the visitor – to cities and counties. Businesses to turn over revenue for any collected local fees. Appears to be the same process that hotels, motels, inns, and any permitted lodging currently follow in reporting to local civic regulators, especially when making transactions online.
 - Where vacation rentals are illegal, the bill prohibits the online platforms from making the rental
 - <http://www.sonomanews.com/home/3703667-181/mcguire-bill-targets-bed-taxes#geqy3hLCkw8P8IQf.99>

Laguna Beach

- Agenda Bill and Report:
http://lagunabeachcity.granicus.com/MetaViewer.php?view_id=3&clip_id=463&meta_id=34305
- 45 day moratorium on new requests for short term rentals (30 days or less)
- Current ordinance requires a \$275 permit. Airbnb lists hundreds of rentals while the city issued only 64 permits.

Aliso Viejo

- <http://www.codepublishing.com/CA/alisoviejo/#!/AlisoViejo15/AlisoViejo1514.html>
(See Section 5.14.165)
- No short term rentals under 30 days
- “already banned” per Municipal Code because short term rentals were not listed as an acceptable home use, now explicitly banned.
- \$100, \$200, \$500 fines for first, second, and continued offenses

Santa Monica

- Ordinance:
<http://www.smgov.net/departments/council/agendas/2015/20150512/s2015051207-A-1.htm>

- Definition of short term housing: <http://www.qcode.us/codes/santamonica/>
- No short term rentals unless owner stays in the house with the tenant
- Must obtain business license
- Must collect 14% tax
- Exceptions:
 1. Timeshares (too hard to enforce when there are multiple owners)
 2. Home swaps where money does not change hands
 3. Rentals over 30 consecutive days

Los Angeles

- Garcetti's State of the City Address: mayor wants to use taxes from Airbnb to replenish the city's Affordable Housing Trust Fund
- But City Administrative Office recently issued a report rejecting contention that short term rentals violate the city's rent stabilization ordinance
<http://www.scp.org/news/2015/05/08/51569/cao-report-short-term-rentals-are-not-violating-re/> (report embedded in article)

Dana Point

- Need permit
- Collect 10% tax
- http://qcode.us/codes/danapoint/view.php?topic=5-5_38&showAll=1&frames=off

Anaheim

- Short term rental program
- Collect 15% tax
- <http://www.anaheim.net/articlenew2222.asp?id=5284>

West Hollywood

- "reaffirmed" short term rental ban this year per news reports.