



Office of the Mayor

REVISED AGENDA MATERIAL

Meeting Date: January 24, 2017

Item Number: #41b

Item Description: Short-Term Rental Regulations Ordinance, Amending BMC 23C.22 and Amending Titles 23D and 23E

Submitted by: Mayor Jesse Arreguin

The proposed amendments to the Short-Term Rentals Ordinance reflect amendments suggested by the City Attorney, Rent Stabilization Board and AirBnB.



Office of the Mayor

ACTION CALENDAR

January 24, 2017

To: Members of the City Council

From: Mayor Jesse Arreguín

Subject: Amendments to Short-Term Rental Regulations Ordinance

RECOMMENDATION

Adopt the following amendments to the Short-Term Rental Regulations Ordinance:

23C.22.020 Applicability

C. A property containing a unit with a ~~n~~No-f~~Fault~~ ~~e~~E~~Eviction~~ cannot operate Short-Term Rentals for five years unless it is a single-family home that has been vacated for purposes of Owner Occupancy in compliance with the Rent Stabilization Ordinance.

D. Short-Term Rentals are allowed in Accessory Buildings and in existing Accessory Dwelling Units (“ADU”s) ~~unless such ADUs~~ or Accessory Buildings are have been or are being used for long term rentals, as defined by the requirements of the Rent Stabilization and Good Cause for Eviction Ordinance, ~~as evidenced by current registration with the Rent Stabilization Board~~. Short-Term Rentals shall not be allowed in Accessory Dwelling Units permitted after the date of this ordinance.

23C.22.030 Definitions

E. “Host Residence” means a Host’s ~~domicile~~ principal place of residence, as defined by whether the Host carries on basic living activities at the dwelling place and is the Host’s usual place of return, as documented by Motor vehicle registration, driver’s license, voter registration or other evidence as may be required by the City shall be indicia of principal residency.

23C.22.040 Permit Required

Short-Term Rentals are permitted only in the Host Residence. A Zoning Certificate for Short-Term Rental ~~and a Business License~~ shall be required for each Host to operate a Short-Term Rental.

23C.22.050 Operating Standards and Requirements

K. The ~~Hosting Platform-Host~~ shall be responsible for listing on any rental ad the Zoning Certificate number. The host shall also provide both the Business License number, if required pursuant to Chapter 9.04, (if any) and Zoning Certificate for the STR to the City

and/or a vendor hired by the City to administer this Chapter, ~~as specified by staff~~upon request.

L. No Hosting Platform shall facilitate the Short-Term Rental of any unit that does not possess a valid Zoning Certificate and, ~~if required,~~ Business License, if required pursuant to Chapter 9.04, at the time of such rental.

FINANCIAL IMPLICATIONS:

None

ENVIRONMENTAL SUSTAINABILITY

No effect

CONTACT PERSON

Jesse Arreguín, Mayor

510-981-7100