



County of Los Angeles

Short-Term Rentals Ordinance

Agenda



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An aerial photograph of a suburban neighborhood with numerous houses, trees, and a winding road. The image is partially obscured by a blue banner at the top left and a white text box on the right.

Background

- A **Short-Term Rental (STR)** is an accessory use of a Host's primary residence for the purposes of providing temporary lodging for compensation for periods of 30 consecutive calendar days or less.
- STRs are most commonly booked through third party internet hosting platforms such as **Airbnb**, but can be booked through any service including travel sites such as Expedia or Hotwire, or directly with a Host.



Background

- March 19, 2019: The Los Angeles County (County) Board of Supervisors adopted a Motion directing County departments to develop an ordinance to regulate STRs in the County's Unincorporated Area.

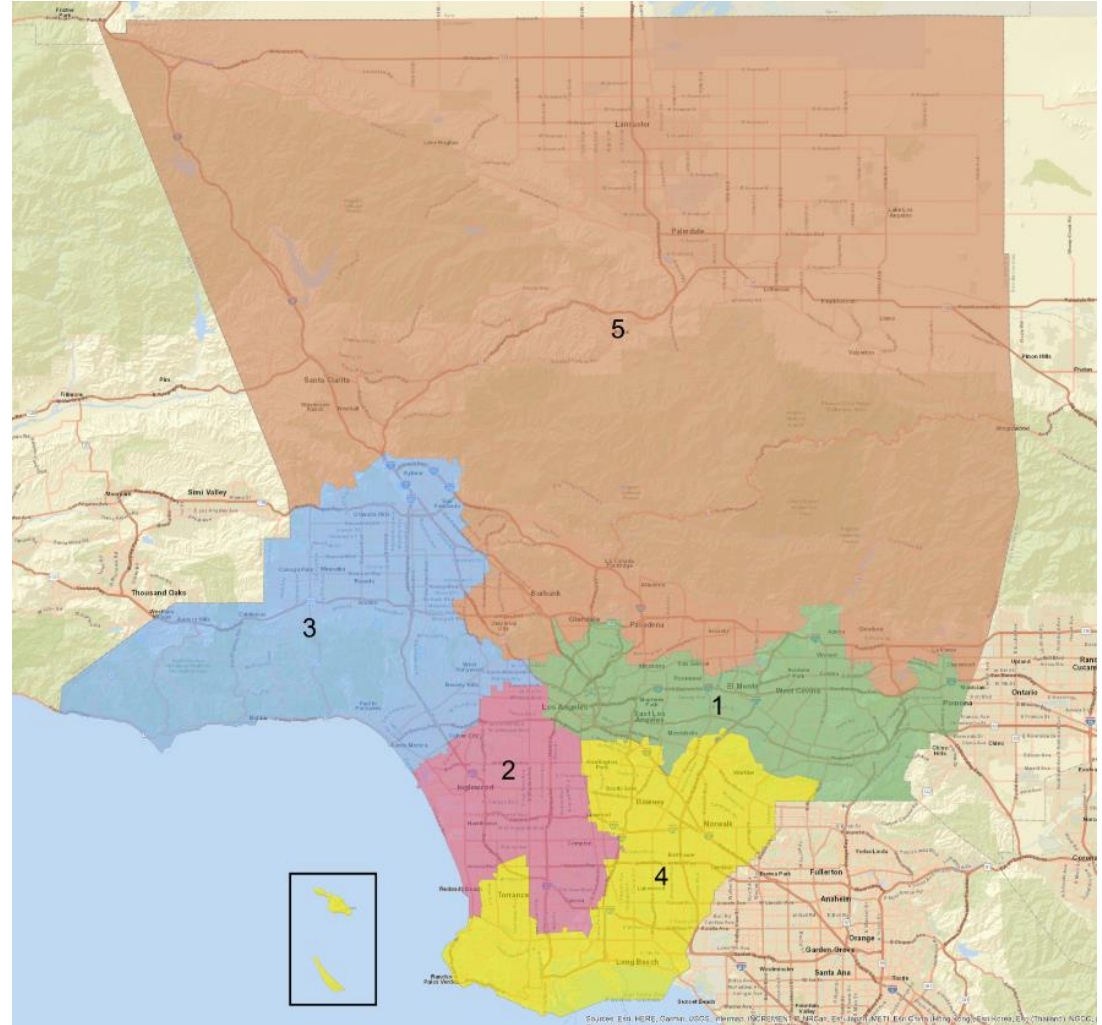
An aerial photograph of a suburban neighborhood, showing a mix of single-story and two-story houses with varying roof colors (brown, grey, red). There are many trees and green spaces interspersed among the buildings. The foreground shows a grassy hillside with some dry vegetation.

Objectives

- Preserve long-term rental housing by limiting STR registrations;
- Ensure STRs do not become a nuisance (e.g., constituent complaints about Airbnb STR "party house");
- Protect the character of residential neighborhoods and public safety;
- Provide constituents an opportunity to generate income; and
- Secure the collection and remittance of the Transient Occupancy Taxes ("TOT").

Proposed STR Terms

- Over 1,900 STRs are estimated in the County's **Unincorporated Area**.
- **Only primary residences.** A Host may have only one **primary residence** and must reside there for **minimum of 9 months** per year.
- **No vacation homes.** To register a STR the Host must be the primary resident.
- STR guests must pay County **Transient Occupancy Tax** (12% of the nightly rate).



Registration



Every Host desiring to accept STR Guests must:

- File an application for a Registration Certificate with the County Treasurer and Tax Collector (TTC);
- Pay annual registration fee of \$914;
- Agree to County's terms and conditions on STRs; and
- Renew annually and maintain active Registration Certification with the TTC to continue renting their primary residence for STR.

Regulations & Prohibitions

- Hosted Stay (Host resides overnight)
 - Unlimited nights per calendar year
 - Minimum 1-night rental
- Un-Hosted Stays (Host does not reside overnight):
 - Limited to 90 nights per calendar year
 - Minimum 2-night rental
- Occupancy limit 2 adult guests per bedroom, plus 2
 - Maximum of 12 guests per booking



Rent Restricted Housing Prohibited

- Rent Restricted Housing is prohibited:
 - Properties subject to rental housing restrictions by deed or agreement with the County, a Public Agency, or Public Authority; or
 - Properties subject to an agreement that provides a housing subsidy for affordable housing; or
 - Properties exempt under State, federal, or administrative regulations.



Accessory Dwelling Units & Other Accessory Structures Prohibited



- Accessory Dwelling Units* (ADUs), which are accessory to the principal residential use on the same lot are prohibited, regardless of ADU size.
- All other accessory habitable structures of any kind (e.g., guesthouses, recreation rooms, tents, yurts) are also prohibited from STR use.

*On April 30, 2019, the Board adopted the Accessory Dwelling Unit Ordinance which included, Section 22.140.640.F.2 of the County Code to prohibit the use of ADUs as Short-Term Rentals. *The above prohibition affirms the existing County Municipal Code.*

Vacation Rentals Prohibited

- Vacation Rental Housing is prohibited
- Limit Hosts to operate only 1 STR
- Intent is to preserve residences for long-term tenancy, not STRs



Nuisance Prevention

- No Nuisances
 - No illegal parking, disturbances of the peace, excessive noise, vibration, glare, light, odors, littering
- No Parties/Events
 - No open invite gatherings, parties advertised on social media, or commercial gatherings
- On-Site Parking
 - Required when on-site parking exists
- Notice to Neighbors
 - TTC will notice owners of all adjacent & abutting properties of the STR



Fire Safety Posting Requirements

Section 7.96.060 O. - Operational Regulations and Prohibitions.

- Short-Term Rentals located in high fire hazard zones, as designated in Title 32, Appendix P 102.3, must provide notice on all Short-Term Rentals listings and display notice of the high fire hazard on the exterior of the premises indicating that smoking of any kind, and any open flame, including the use of outdoor barbecue grills and fire pits, are prohibited in any exterior area of the property.



Hosting Platform & Host Responsibilities

- Hosting Platforms (Airbnb, etc.) must not advertise any STR without a valid County STR registration and must remove any STR listing from its platform upon notification by the County of a violation related to STR activity.
- STR Hosts must identify a Local Responsible Contact available 24/7 by telephone to address neighborhood disturbances and potential violations.
- Hosts must collect and remit the Transient Occupancy Taxes (12%) to the TTC.

Enforcement



| Entity | Violation | Fines (under consideration) |
|--------|--|--|
| Hosts | • Noncompliance with the Code or any other law related to the operation of a STR | Revoke/suspend or deny Registration + \$285 Noncompliance Fee |
| | • Imminent threat to public peace, health, or safety | Immediate suspension or revocation for 30 days pending further investigation |
| | • Nuisance | Nuisance abatement lien on title |
| | • Any violation of any provision of the Chapter | Civil action, injunction & penalties up to \$1,000/violation per day + Misdemeanor charge(s) with \$1,000 fine or by imprisonment in County jail for 6 months, or both |
| | • STR rented for less than 2-night minimum, or beyond the 90-day Un-Hosted Stay limit. | \$2,000/day or 2 times nightly rate, whichever is greater |

Enforcement



| Entity | Violation | Fines (under consideration) |
|-------------------|--|-----------------------------|
| Hosting Platforms | <ul style="list-style-type: none">Complete a Booking Transaction for each listing without a valid STR Registration Certificate number. | Up to \$1,000/day |
| | <ul style="list-style-type: none">Complete a Booking Transaction for each listing where more than one STR is affiliated with a single Host within the unincorporated area of the County. | Up to \$1,000/day |
| | <ul style="list-style-type: none">Complete a Booking Transaction for any listing for a STR where the Host's STR Registration Certificate has expired or been revoked or suspended. | Up to \$1,000/day |

Enforcement – Additional Tools



- 24/7 Complaint Hotline & Neighborhood Notices;
- Issue compliance and enforcement notices;
- Monitor rental activity (Hosted vs Un-hosted & address); and
- Coordinate enforcement with County Departments



Anticipated Timeline

| Process Step | Timeframe (est.) |
|--|------------------------------------|
| Board considers adopting STR ordinance | Winter 2023/2024 |
| Board considers adopting Title 22 | Spring/Summer 2024 |
| Ordinance Takes Effect (excl. Coastal zones) | 6 mos. after Board adoption of STR |



Anticipated Timeline

Non-Coastal Process Steps

Timeframe (est.)

Amendment to Title 22 considered by RPC

Early 2024

Amendment considered by BOS

3 months from RPC Hearing

Amendment returns on Consent Calendar

3 months from BOS Hearing

Amendment becomes effective

30 days from Consent

Coastal Process Steps

Timeframe (est.)

Amendment to LCP considered by RPC

Mid 2024

Amendment considered by BOS

3 months from RPC Hearing

CCC considers amendments

TBD

Amendment returns on BOS Consent Calendar

After CCC Certification

Amendment becomes effective

30 days from Consent

Frequently Asked Questions

- Q1. Is the proposed ordinance currently in effect? If not, when will it become the law?
 - No. The proposed ordinance is not yet part of the Los Angeles County Code (LACC). It is anticipated the TTC will present the ordinance to the County Board of Supervisors for approval (TBD).
 - Once approved by the Board, implementation of the STR ordinance will begin one hundred eighty (180) days after the effective date.

Frequently Asked Questions

- Q2. Can a single Host have multiple, different STRs listed on a hosting platform?
 - No. The proposed ordinance restricts STRs to a Host's Primary Residence, of which a Host can have only one. However, a Host is free to list their Primary Residence for STR across multiple Hosting Platforms. Additionally, a Host may not rent their Primary Residence to more than one group of guests or under more than one booking at any given time.

Frequently Asked Questions

- Q3. Will month-to-month rentals or other long-term residential rentals be affected by this proposed ordinance?
- No. Only residential rentals for 30 consecutive calendar days or less constitute a STR governed by the proposed ordinance.



Frequently Asked Questions

- Q4. Will this ordinance address “party house rentals?”
 - The ordinance will alleviate “party house rentals” by limiting STRs to Primary Residences, requiring a minimum two (2) night rental for Un-hosted Stays to prevent single night party house rentals, prohibiting Vacation Rentals, in addition to the party house prohibitions.

Additionally, all STRs must have a designated local contact person available by phone at all times to respond to complaints, in addition to the 24/7 hotline that will be part of the STR program implementation. Finally, the ordinance prohibits nuisance, including neighborhood disturbances, as part of a comprehensive enforcement structure to assist with party houses.

Frequently Asked Questions

- Q5. Who will be enforcing this ordinance?
 - The TTC, in coordination with other County Departments, will enforce this ordinance.



Frequently Asked Questions

- Q6. Why is the annual registration fee \$914?
 - The STR annual registration fee is the amount determined to be reasonable for cost recovery to administer the program. The fee amount includes administration and enforcement, maintenance of a registration system, and staffing costs.

Frequently Asked Questions

- Q7. What are “coastal zones” and how will the proposed ordinance affect such areas?
 - The Coastal Zone was established by the state Coastal Act and is under the jurisdiction of the California Coastal Commission. Unincorporated Marina del Rey, Santa Catalina Island, and part of the Santa Monica Mountains are within the Coastal Zone and will require a separate amendment process subject to Coastal Commission approval.

Public Comments

- You may email Public Comments to STRental@ttc.lacounty.gov
- Additionally, you may submit them directly to the Board at the following link:
 - <https://publiccomment.bos.lacounty.gov/>

FAQs/Contact Information

STR FAQs



Please email your STR inquiries to:
STRental@ttc.lacounty.gov