



SHORT-TERM RENTAL ORDINANCE

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WHAT IS A SHORT-TERM RENTAL?

A Short-Term Rental means the rental of a dwelling or portion thereof by the owner to another person or group of persons for occupancy, dwelling, lodging or sleeping purposes for a period of not more than thirty (30) consecutive calendar days. The rental of units within County-approved hotels, motels, bed and breakfasts, and timeshare projects are not subject to the proposed short-term rental ordinance.



INTENT OF ORDINANCE?

The intent of the Short-Term Rental Ordinance is to establish reasonable and uniform regulations for the use of privately owned residential dwellings as short-term rentals to minimize the potential for negative secondary effects on surrounding properties and to ensure the health and safety of occupants, guests, and the surrounding residential neighborhood.





DEFINITIONS



SHORT-TERM RENTAL: RENTAL OF A DWELLING OR A PORTION THEREOF FOR A PERIOD OF THIRTY OR FEWER DAYS.



OWNER: PERSON OR ENTITY THAT OWNS THE DWELLING.



OCCUPANT: AN INDIVIDUAL WHO IS PHYSICALLY ON THE SHORT-TERM RENTAL PROPERTY.



OPERATOR: THE OWNER OR DESIGNEE WHO IS RESPONSIBLE FOR ENSURING COMPLIANCE WITH THE ORDINANCE.



LOCAL CONTACT PERSON: THE OWNER OR DESIGNEE WHO IS AVAILABLE TO RESPOND WITHIN 1 HOUR AND TAKE APPROPRIATE ACTION TO RESOLVE ISSUES.



OPERATIONAL STANDARDS

I

TAX COMPLIANCE: SHORT-TERM RENTALS MUST ADHERE TO TRANSIENT OCCUPANCY TAX REGULATIONS.

2

TAX REGISTRATION: OPERATORS MUST DISPLAY THE TRANSIENT OCCUPANCY TAX REGISTRATION NUMBER IN RENTAL AGREEMENTS AND ADVERTISING.

3

OWNER RESPONSIBILITY: OWNERS REMAIN PERSONALLY LIABLE FOR ANY LEGAL VIOLATIONS OR NONCOMPLIANCE, EVEN IF COMMITTED BY AGENTS OR OCCUPANTS.

4

STRUCTURE LIMITATIONS: ONLY HABITABLE INTERIOR SPACES IN PERMITTED DWELLINGS CAN BE RENTED; GARAGES, TENTS, TREEHOUSES, YURTS, CAMPER TRAILERS, RECREATIONAL VEHICLES, OR OTHER EXTERIOR STRUCTURES ARE PROHIBITED .



OPERATIONAL STANDARDS

5

LOCAL CONTACT PERSON: A DESIGNATED CONTACT PERSON MUST BE AVAILABLE 24/7 TO ADDRESS COMPLAINTS AND RESOLVE ISSUES PROMPTLY.

6

OCCUPANCY LIMITS: THE NUMBER OF OCCUPANTS IS RESTRICTED BASED ON THE NUMBER OF BEDROOMS.

7

ADVERTISEMENT: ADS MUST SPECIFY THE MAXIMUM OCCUPANCY ALLOWED.

8

PARKING: OCCUPANTS' VEHICLES MUST BE PARKED ON THE RENTAL PROPERTY, NOT ON PUBLIC ROADS OR UNIMPROVED SURFACES.



OPERATIONAL STANDARDS

9

USAGE RESTRICTIONS: SHORT-TERM RENTALS ARE FOR LODGING ONLY; SPECIAL PERMITS ARE REQUIRED FOR EVENTS OR COMMERCIAL ACTIVITIES.

10

PET REGULATIONS: IF PETS ARE ALLOWED, THEY MUST BE SECURED, AND THE ANIMAL NUISANCE NOISE ORDINANCE APPLIES.

11

ADDRESS VISIBILITY: THE RENTAL PROPERTY ADDRESS MUST BE CLEARLY VISIBLE FROM THE ROAD.

12

FIREWORKS RESTRICTIONS: FIREWORKS ARE PROHIBITED DURING SPECIFIED PERIODS AND BANNED ENTIRELY IN THE STATE RESPONSIBILITY AREA (SRA).



OPERATIONAL STANDARDS

I3

OUTDOOR FIRES: OUTDOOR FIRES MAY BE PERMITTED DURING SPECIFIC MONTHS AS REGULATED BY THE SJAPCD WITHIN DESIGNATED FIRE PITS IN COMPLIANCE WITH APPLICABLE STATE AND LOCAL LAWS.

I4

LIGHTING GUIDELINES: OUTDOOR LIGHTING SHOULD MINIMIZE LIGHT POLLUTION AND GLARE, FOLLOWING SPECIFIED STANDARDS.

I5

SEPTIC/WATER SYSTEM MAINTENANCE: OPERATORS ARE RESPONSIBLE FOR MAINTAINING SEWAGE AND WATER SYSTEMS TO SUPPORT OCCUPANCY.

I6

NOISE LEVEL LIMITS: NOISE LEVELS MUST NOT EXCEED 65 DECIBELS AT ANY TIME OF DAY, MEASURED AT THE PROPERTY BOUNDARY.



OPERATIONAL STANDARDS

I7

TRASH DISPOSAL: TRASH MUST BE PROPERLY STORED AND DISPOSED OF TO PREVENT ACCUMULATION AND WILDLIFE INTERFERENCE..

I8

NOTICE REQUIREMENTS: A NOTICE CONTAINING ESSENTIAL INFORMATION, INCLUDING EMERGENCY CONTACTS, OCCUPANCY LIMITS, UTILITY SHUTOFF LOCATION AND TRASH DISPOSAL INSTRUCTIONS, MUST BE POSTED WITHIN THE RENTAL UNIT.

I9

A SIGN PROVIDING THE OPERATOR'S NAME AND CONTACT PHONE NUMBER SHALL BE PLACED WITHIN THE FRONT YARD OR ATTACHED TO THE DWELLING.



ADDITIONAL STANDARDS WITHIN THE FOOTHILL AREAS



FIREWORKS, INCLUDING SAFE AND SANE, ARE ILLEGAL WITHIN THE SRA OF THE COUNTY PURSUANT TO PART 4, CHAPTER 5, ARTICLE 3 OF THIS CODE.



OUTDOOR WOOD-BURNING FIRE PITS AND FIREPLACES (ALSO KNOWN AS CHIMINEAS) ARE PROHIBITED FOR SHORT-TERM RENTALS WITHIN THE SRA OF THE COUNTY. HOWEVER, GAS FIRE PITS ARE ALLOWED.



ALL SHORT-TERM RENTALS SHALL HAVE BEAR-RESISTANT GARBAGE CONTAINER(S) APPROVED FOR SERVICING BY THE LOCAL FRANCHISED WASTE HAULER.



Community Outreach

- Informational meeting in Three Rivers on June 13, 2024
- County established a webpage dedicated to the proposed STR Ordinance
 - ✓ Disseminate the proposed draft ordinance
 - ✓ Provide a place to submit comments
 - ✓ Provide answers to frequently asked questions
 - ✓ Provide as much advanced notice of the dates/times the Board of Supervisors would consider the matter

July 9



INTRODUCE ORDINANCE

Board of Supervisors receives a staff presentation pertaining to the draft Short-Term Rental Ordinance. .



Requested Action Today by the Board of Supervisors:

1. Introduce an ordinance adding Chapter 33 of Part VI of the Ordinance Code, pertaining to short-term rentals.
2. Find that the title of the ordinance was included on the published agenda, and that a copy of the full ordinance was made available to the public online and in print at the meeting before the ordinance was introduced.
3. Set the adoption of the ordinance for July 23, 2024.
4. Direct the Clerk to publish a summary of the ordinance before the second reading as required by law.

July 23



ADOPTION OF THE ORDINANCE

Board of Supervisors consider adoption of the Short-Term Rental Ordinance.



Requested Action at the July 23, 2024, meeting:

1. Adopt an ordinance adding Chapter 33 of Part VI of the Ordinance Code, pertaining to short-term rentals.
2. Find that the ordinance was introduced on July 9, 2024, and was set for adoption at today's meeting.
3. Find that the title of the ordinance was included on the published agenda, and that a copy of the full ordinance was made public online and in print at the meeting before the ordinance was adopted.
4. Direct the Clerk to publish a summary of the ordinance and post a full copy of the ordinance after adoption as required by law.

Questions?