

County of Los Angeles

Short-Term Rentals Ordinance



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.
- 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.

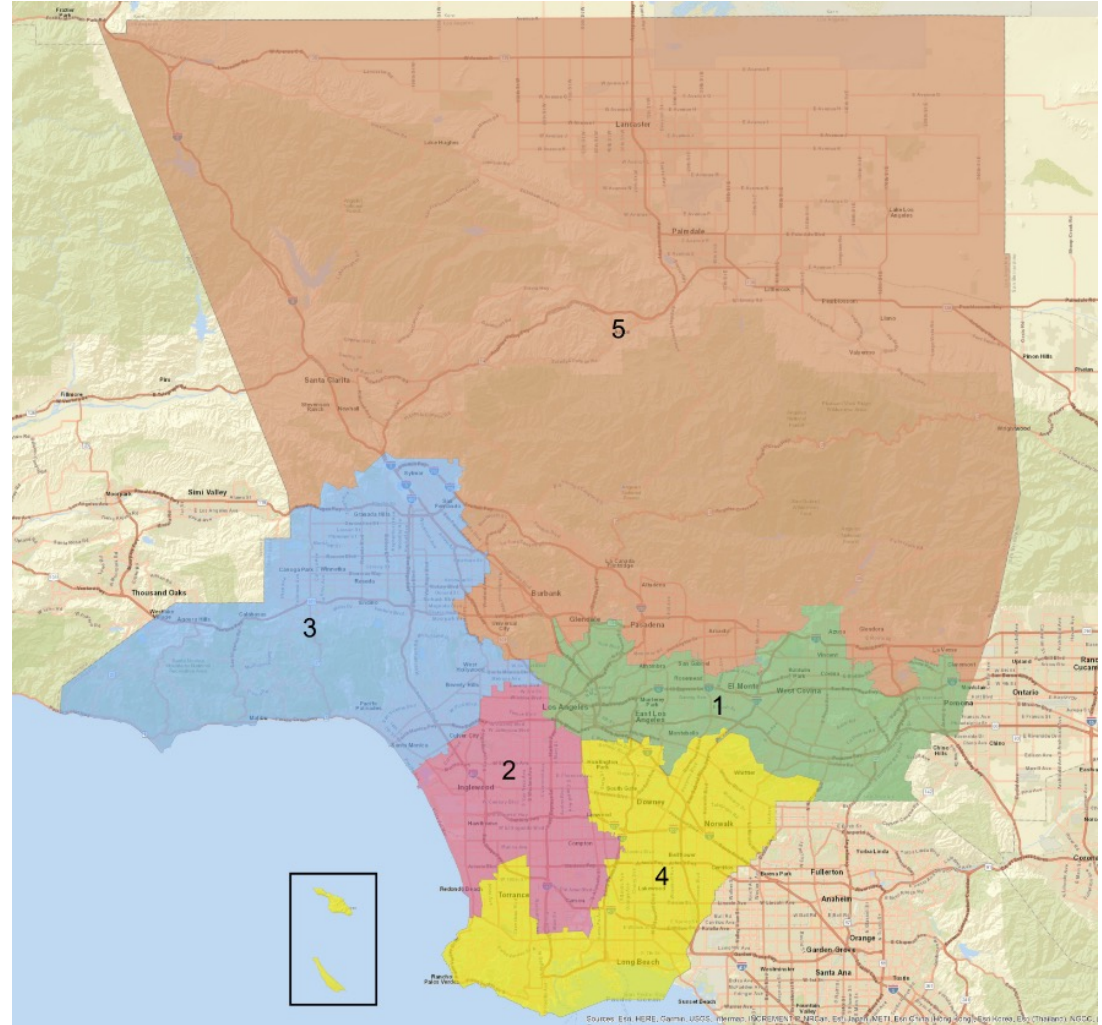


Ordinance Objectives

- Preserve long-term rental housing by limiting STR registrations;
- Ensure STRs do not become a nuisance (e.g., "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").

STR Ordinance

- **Only primary residences.** A Host may have only **one primary residence** and must reside there for **minimum of 9 months** per calendar year.
- **No vacation homes.** The Host must be the primary resident.
- STR guests must pay County **Transient Occupancy Tax** (12% of the nightly rate).
- Annual Registration Fee of \$914.
- Register with the County Treasurer and Tax Collector (TTC)



Regulations & Restrictions

- Hosted Stay (Host resides overnight on the property)
 - Unlimited nights per calendar year
 - Minimum 1-night rental
 - Host can stay in an ADU or detached residential unit
- 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



- 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.

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



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 an ordinance violation.
- STR Hosts must identify a Local Responsible Contact who will be available 24/7 by telephone to address neighborhood disturbances (e.g. “party house rentals”), respond to complaints, and resolve potential ordinance violations.

Enforcement



Entity	Violation	Fines (under consideration)
Hosts	<ul style="list-style-type: none">Noncompliance with the Code or any other law related to the operation of a STR	Revoke/suspend or deny Registration + \$285 Noncompliance Fee
	<ul style="list-style-type: none">Imminent threat to public peace, health, or safety	Immediate suspension or revocation for 30 days pending further investigation
	<ul style="list-style-type: none">Nuisance	Nuisance abatement lien on title
	<ul style="list-style-type: none">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
	<ul style="list-style-type: none">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 – 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

Contact Information



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