



Short Term Rentals

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City of Los Angeles
Department of City Planning



History & Policy Direction

Shared Economy Motions → STR Report by CAO

CM Bonin/Wesson Motion (14-1150-S1) - Directs DCP to prepare an Ordinance that:

1. Authorizes short term rental of all or part of their primary residence
2. Continues prohibition of renting units/rooms not primary residence
3. Captures Transient Occupancy Tax (TOT)
4. Aims to stop the loss of rental housing stock

Community Outreach

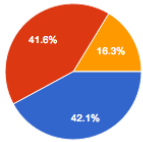
3 Community Listening Sessions Short Questionnaire

1102 responses

[View all responses](#) [Publish analytics](#)

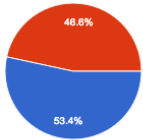
Summary

1. Should the City allow a home and/or apartment to be rented on a short term basis (less than 30 days) to guests?



Response	Count	Percentage
Yes, unconditionally	460	42.1%
Yes, but only with new regulations	455	41.6%
No (skip to Q. 5)	178	16.3%

2. Should short term rentals only be allowed when the home is the host's primary residence?



Response	Count	Percentage
Yes	512	53.4%
No	447	46.6%



City of Los Angeles
Department of City Planning



Join the **Department of City Planning** for:

**3 short-term rental
community**

LISTENING SESSIONS

Learn about and
help shape the City's
regulations on **short-term
rental housing**.

Please join us at one of the following locations:

WEST LOS ANGELES

Mar Vista Park Auditorium
11430 Woodbine St.
Los Angeles CA, 90066

Tuesday, September 29, 2015
6:30pm – 8:30pm

NORTH HOLLYWOOD

**North Hollywood
Recreation Center**
11430 Chandler Blvd.
Los Angeles, CA 91601

Thursday, October 1, 2015
7:00pm – 9:00pm

DOWNTOWN LOS ANGELES

**Lafayette Park
Recreation Center**
625 South Lafayette Park Pl.
Los Angeles, CA 90057

Saturday, October 3, 2015
10:00am – 12:00pm

To help us better understand your ideas and concerns about short term rentals (STRs) we have prepared a **short questionnaire**. Copies will be available at the listening sessions as well.

Web link: <http://goo.gl/forms/Mm0DSx7r5v>

Policy Issues

Concerns

- Impacts housing stock
- Nuisance issues - noise, parking, traffic, etc.
- Establishes commercial uses in residential zones
- Safety
- TOT (Hotel) Tax

Benefits

- Defrays housing costs
- Generates revenue for local community
- Expands range of accommodations
- Promotes tourism
- Efficient use of extra rooms
- TOT Tax

Types of Short Term Rentals

Less Than 30 Days:

Shared Room (air mattress/bunk bed)

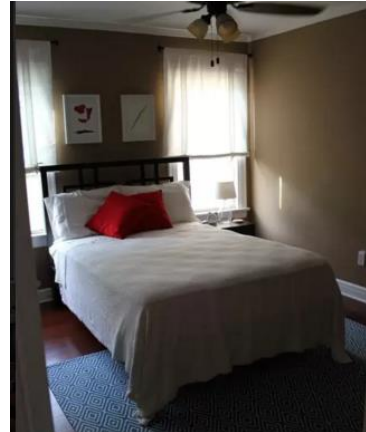


Private Rooms (owner stays on couch/other BR)

Whole Units (when away)

“Managed” Units

Parts of Apartments



Airbnb Cash Cow In Silver Lake
2302 Berkeley Ave, Los Angeles, CA 90026

N/A
3 Units | Multifamily | Get Financing

Create Report | Print

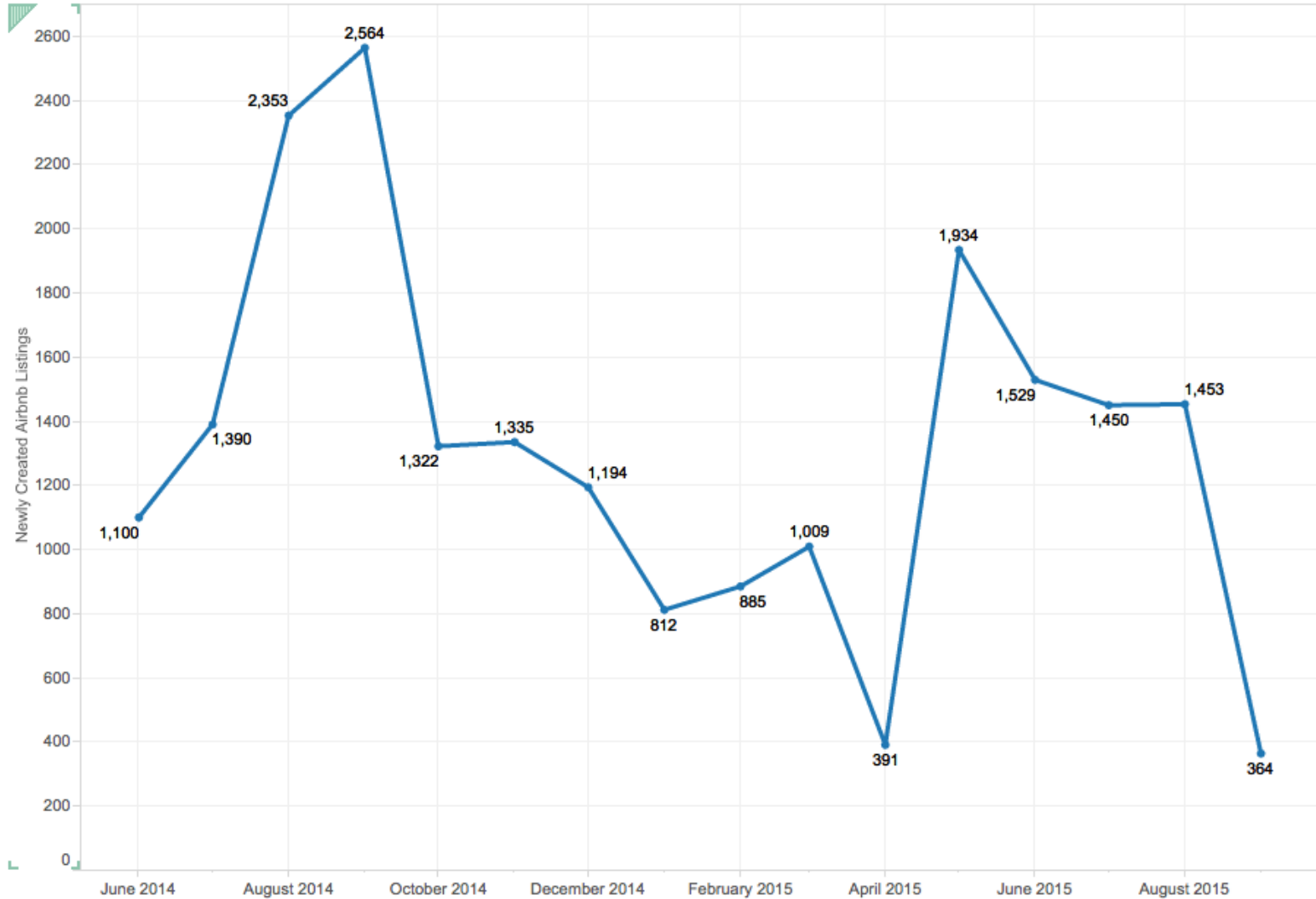






New Listings Per Month in Los Angeles

Avg: 957/mo.



Current Regulations

Short Term Rentals (STRs) are usually either:

Transient Occupancy Residential Structure (TORS)

Any building used primarily for stays of 30 days or less

Only allowed by right in C zones > 500 ft from R zones (DTLA, Hwd)

Requires different Occupancy Type (building code) - when primary

Guest stays (within a primary residence)

It's complicated...

Other Jurisdiction Approaches

Prohibit STRs

Santa Monica*
West Hollywood
Aliso Viejo
Manhattan Beach

Allow STRs

Desert cities
Big Bear Lake
Anaheim*
Austin*

Other Jurisdiction Approaches

Allow Limited Home-Sharing

Residential zoning only

Registration/Permit required

Provide proof of principal residence or owner occupancy

Establish occupancy & parking requirements

Notify neighbors

Require that local contact info be posted

Establish complaint process, tracking and penalties for violations

Limits set on number of STRs by area

Tough Details

Need to be residing (sleeping) at home? Time limits if not?

Back homes?

Rent Stabilization Ordinance (RSO) apartments?

Enforcement - platform and/or host, advertising, private right of action, etc. ?

Carve Outs?

Thank You

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