



Board of Supervisors  
November 6, 2019

# VACATION HOME RENTAL (VHR) UPDATE

# VHR October Update

- Background
- Program Updates:
  - ▣ Permitting
  - ▣ Inspections
  - ▣ Enforcement
  - ▣ VHR Map
- Location/Density Options for the Tahoe Basin
- Next Steps

# What is a VHR?

## VHR Ordinance, Chapter 5.56:

- Overnight lodging
- No more than 30 days
- Entire home (non-hosted)



# Recap: Timeline

VHR  
Ordinance  
Revisions

March  
Update

October  
Update

# Program Updates: VHR Permits

*Permitting*

Enforcement

Ordinance  
Updates

Public  
Information &  
Map

- ❑ 933 active VHRs in El Dorado County
- ❑ 863 in the Tahoe Basin and 70 on the West Slope
- ❑ 384 VHR renewal and 149 new applications submitted
- ❑ 296 currently in process (permits in varying statuses)
- ❑ Host Compliance identifying approx. 800 unpermitted VHRs in County

# Program Updates: Enforcement

Permitting

***Enforcement***

Ordinance  
Update

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Information &  
Map

- 117 investigations and newly created VHR code cases in 2019
- Oldest Sherriff Officer report dated December 2018
- Typical response to a new complaint for unpermitted VHR or lack of signage is between 48-72 hours
- Most common complaint against Property Owners is lack of local contact response
- Most common complaint against Renters is noise

# Program Updates: Ordinance Update

Permitting

Enforcement

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Update**

Public  
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- Planning and Code Enforcement Staff seeking Board Direction to bring back clarifications and potential modifications to the VHR Ordinance that would include:
  - ▣ Change in ownership requirements for new VHR permit;
  - ▣ Potential for a 2-year renewal process instead of the current 1-year renewal process;
  - ▣ Definition of a “Bedroom”;
  - ▣ Further defining a hosted or non-hosted rental;

# Program Updates: Ordinance Update

Permitting

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**Ordinance  
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- Topics Continued:
  - Clarifications on the owner and certified local contact responsibilities;
  - Structures that can be licensed as a VHR;
  - Conditional Use Permits for VHRs for multiple structures on a parcel;
  - Fireworks, firearms, and incendiary device restrictions;
  - Trash collection and bear box requirements; and
  - Signage requirements.



# Program Updates

Permitting

Enforcement

Ordinance  
Update

*Public  
Information &  
Map*

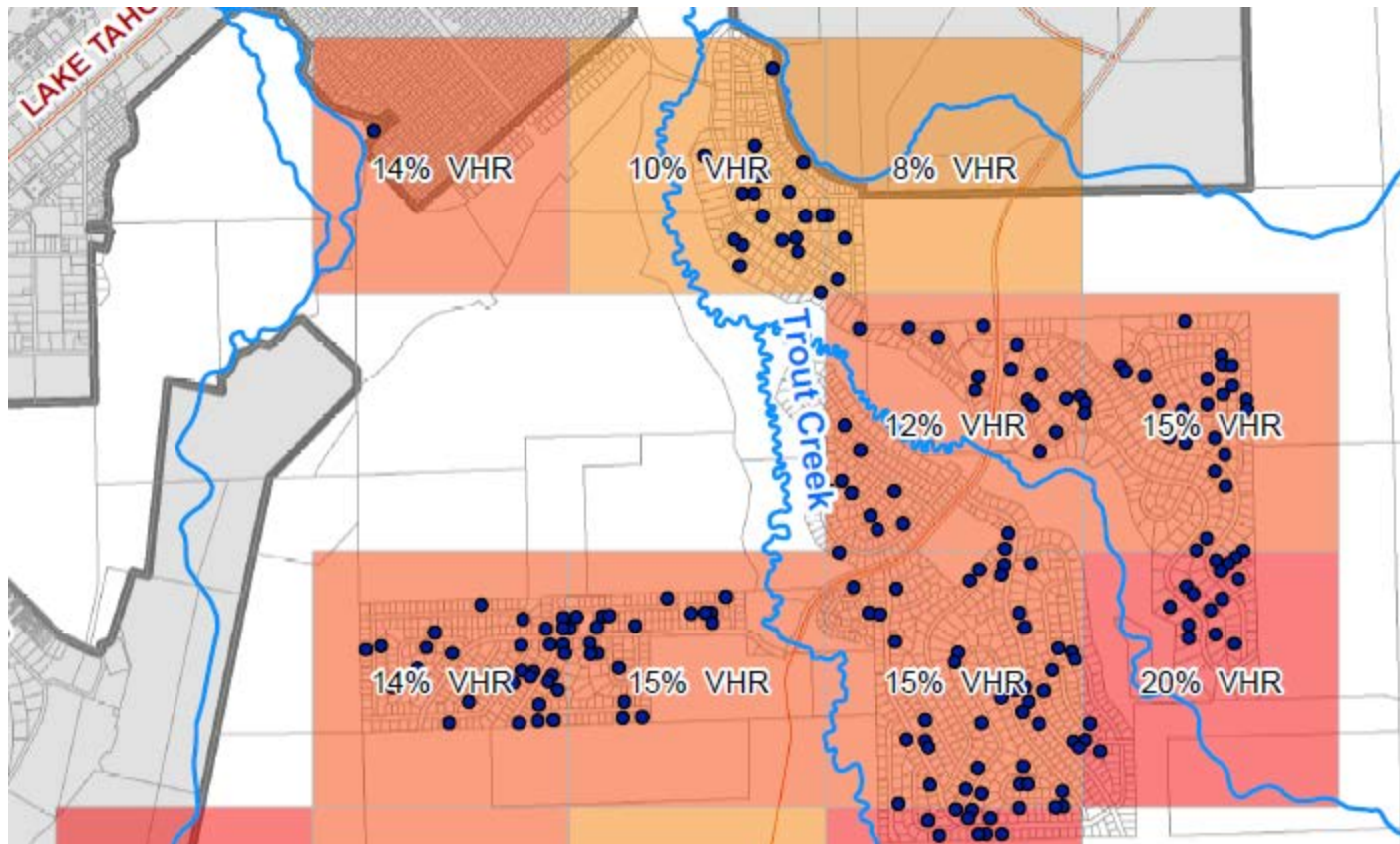


# Location/Density Options

- Cap on the total number of VHRs in the Tahoe Basin (Current total: 863)
- Cap on the ratio of VHRs to long-term rentals or owner-occupied homes in the Tahoe Basin
- Limit the total number of large VHRs, such as those allowing occupancy over 12 (i.e. cap of 10)

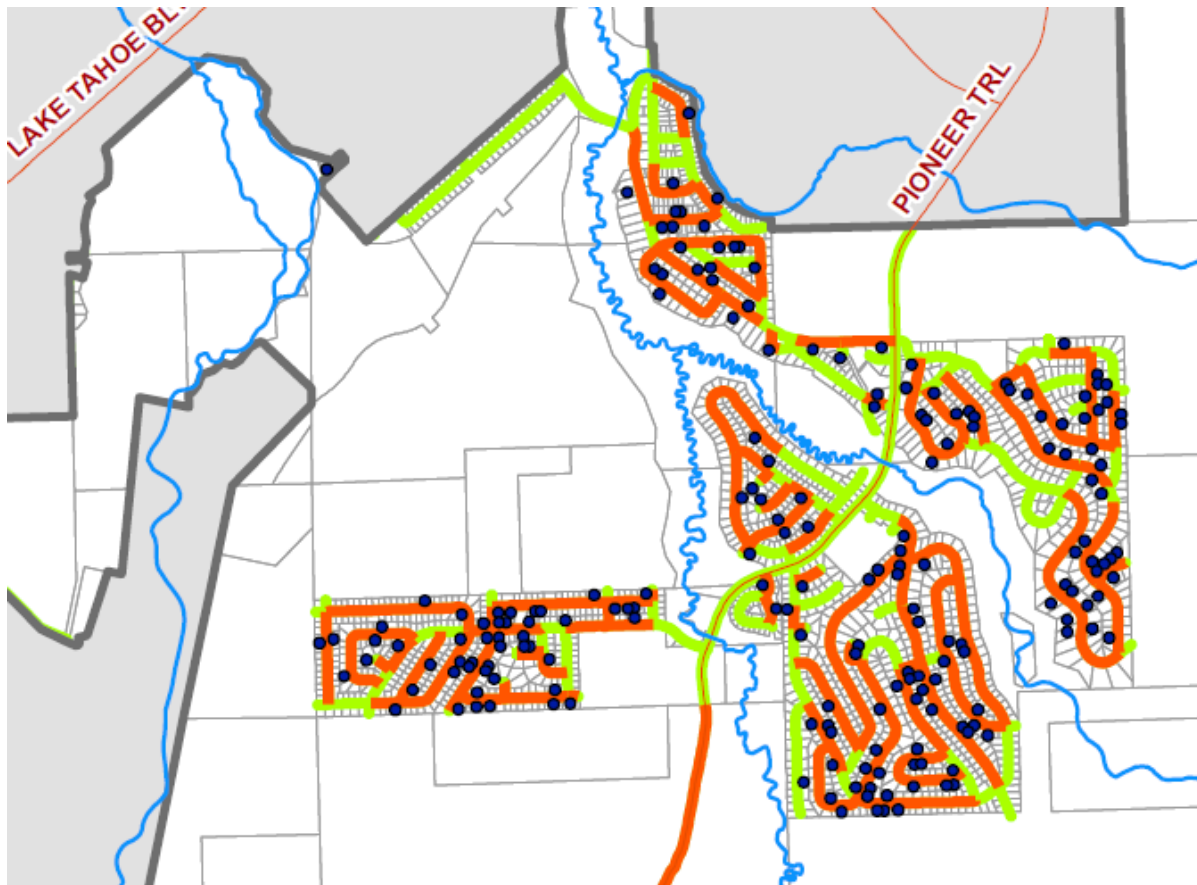
# Location/Density Options

- Cap on the number of VHRs in 1/4 mile grid square



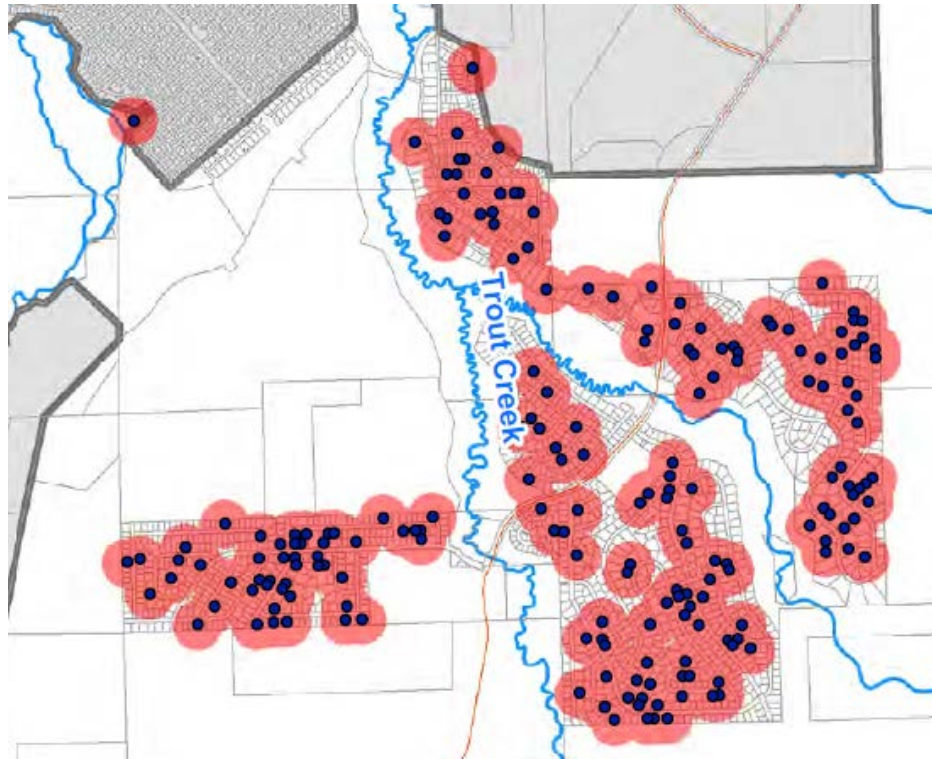
# Location/Density Options

- Limit the number of VHRs per road segment



# Location/Density Options

- Limit the number of VHRs by separation distance (i.e. 300 foot buffer, or a 500 foot buffer)



# Location/Density Options

- Limit the number of large VHRs, such as those allowing occupancy over 12, by a greater separation distance (i.e. 1,000 foot buffer)
- Limit the total number of large VHRs, such as those allowing occupancy over 12 (i.e. cap of 10)

# Next Steps

- Return to the Board with changes to the Ordinance
- Return to the Board within 6 months with an agreement with vendor for identifying unpermitted VHRs, as well as additional staffing resources to assist with this effort
- Continue to collect data on permitting and enforcement