



**BOARD OF SUPERVISORS
JULY 24, 2018**



Vacation Home Rental (VHR) Ad Hoc Committee Recommendations

What is a VHR?



Defined in County Ordinance, Chapter 5.56:

“Vacation home rental means one or more dwelling units, including either a single-family, home, duplex or single condominium unit rented for the purpose of overnight lodging for a period of not less than one night and not more than 30 days other than ongoing month-to-month tenancy granted to the same renter for the same unit.”

What is a VHR?



- Most hosts use an online platforms such as AirBnb or VRBO, but VHRs could be advertised in other ways
- Zoning ordinance does not define VHR as use that is prohibited in residential areas
- However, it is considered a home business
- Definition does not apply to “hosted” rentals or “homestays” (renting one bedroom or portion of a home)

VHRs in El Dorado County



Regulated by County Ordinance Code Chapter 5.56, which requires:

- Business license
- Transient Occupancy Tax (TOT) registration certificate
- VHR Permit (from Treasurer-Tax Collector)
- Administrative Permit (from Planning & Building)

What is the issue?



Total Active VHR Permits



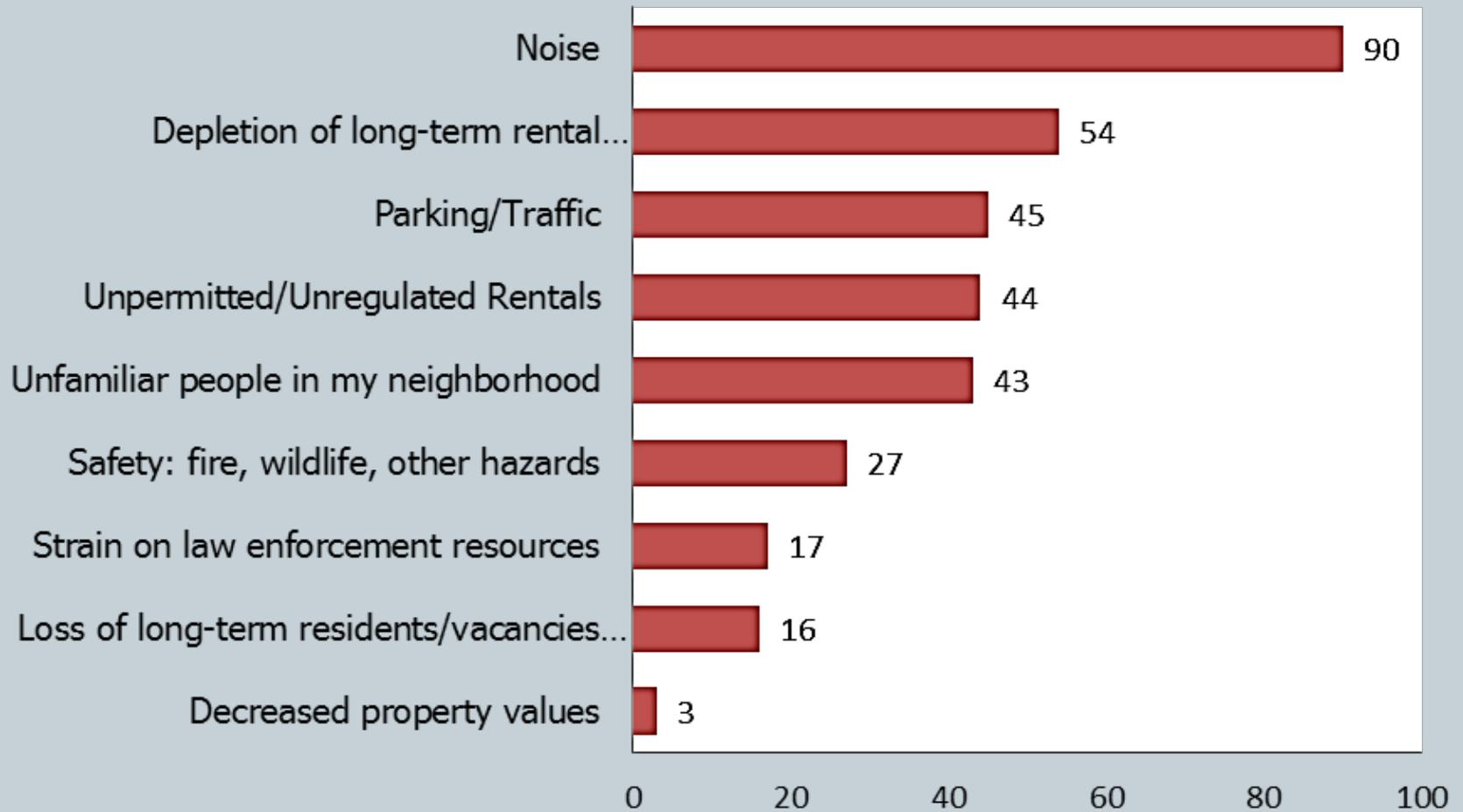
What's the issue?



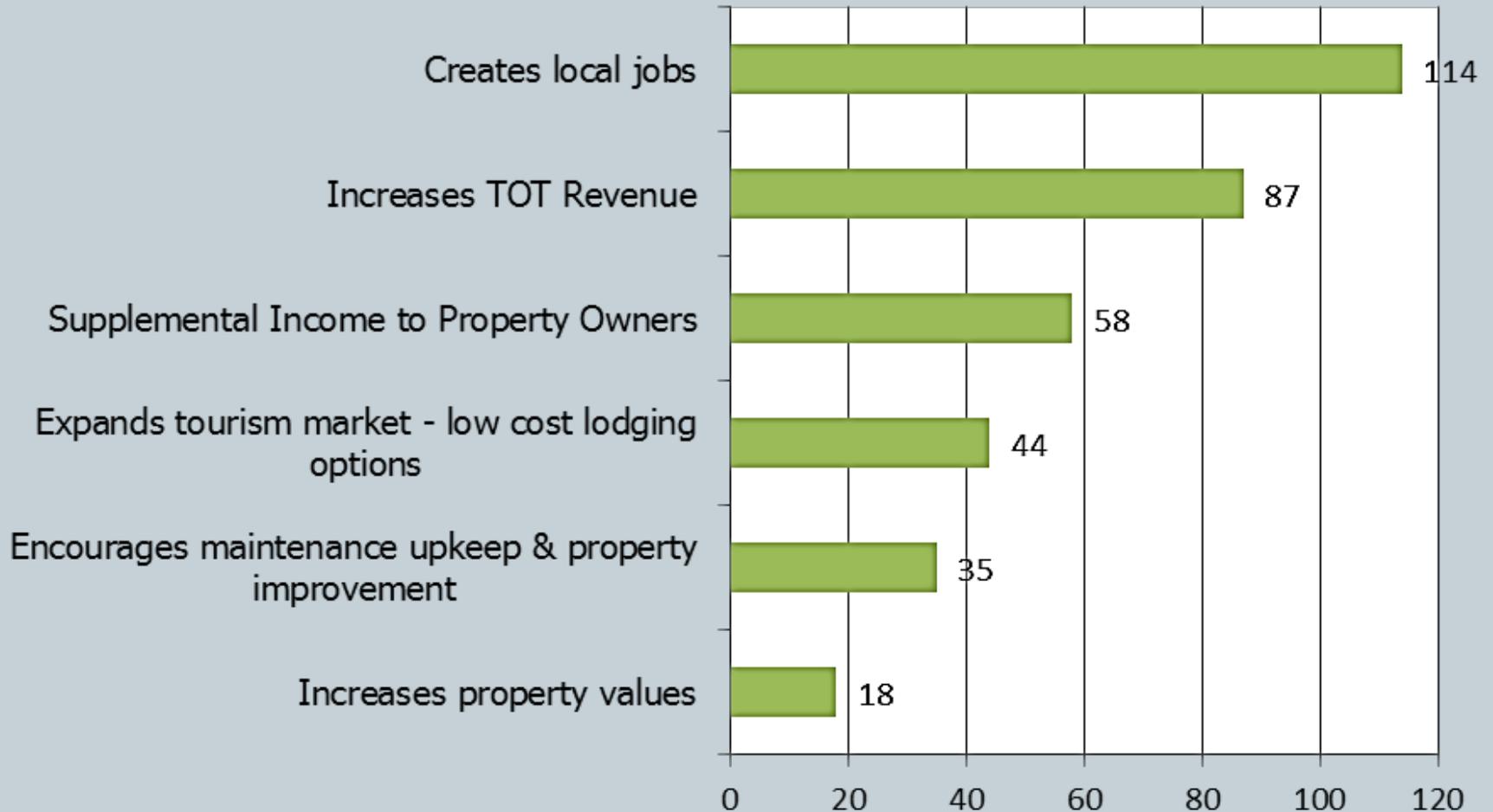
- Although communities in Lake Tahoe have always had short-term home rentals, online platforms have increased numbers
- The numbers only reflect the number of permitted VHRs—there are an unknown number of others that are unpermitted in the County
- There are few VHRs—and few reported VHR problems—outside of the Tahoe Basin



Public Input – VHR Problems (339 Responses)



Public Input – VHR Benefits (356 Responses)





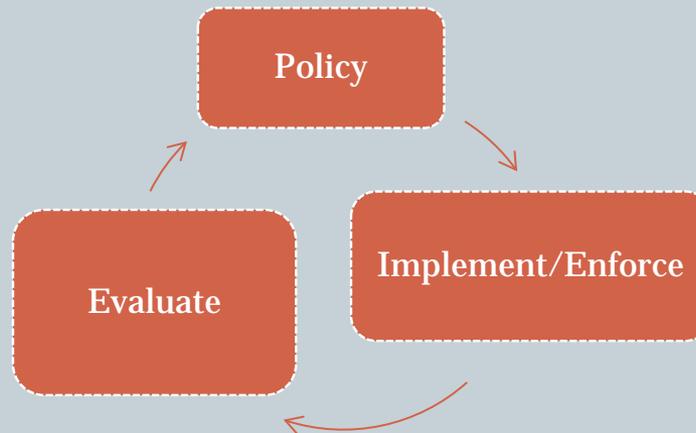




Goal: Set of modernized policies and enforcement methods that retain the benefits of VHRs, prevents or mitigates the impact on neighborhoods, and minimizes their impact on public services.

Objective: Improve
Neighborhood
Compatibility

Objective: Avoid
Overconcentration of
VHRs and
Commercialization of
neighborhoods



Cities/Counties for Comparison



- How are other jurisdictions addressing VHRs?
- Chosen for geographical/population/other similarities and tourist industry
- The List:

Napa County
County of Sonoma
Monterey County
County of Riverside
Santa Barbara County
Marin County
San Luis Obispo County
Placer County
Mono County

Mendocino County
Douglas County, NV
City of South Lake Tahoe
City of Palm Springs
City of Palm Desert
City of Napa
City of Healdsburg
City of Santa Barbara

VHR Meeting Recap



- **BOS Meeting January 9, 2018 - Placerville**
 - Board declined to impose a moratorium on new VHR permits;
 - Ad Hoc Committee to study the issue and return with recommendations
- **BOS Meeting February 1, 2018 – South Lake Tahoe**
 - Ordinance revision concepts presented
 - Public input exercise
 - Meeting discontinued prior to public comment and Board discussion

VHR Meeting Recap



- Ad Hoc Committee Meeting February 12, 2018 - Meyers
 - Ordinance concepts presented
 - Results of 2/1/18 exercise presented
 - Public comment (written and oral)
- BOS Meeting March 13, 2018 - Placerville
 - Conceptual approval by BOS to proceed with review of VHR functions
- Ad Hoc Committee Meeting April 12, 2018 - Meyers
 - Online survey regarding nuisance issues
 - Policy/enforcement options exercise regarding issue of noise

VHR Meeting Recap



- **April 23 Ad Hoc Committee - Placerville**
 - Ordinance concepts presented
 - Discussion of expanding VHR permitting process to West Slope
 - Review of Ad Hoc Committee Goal and Objectives
- **May 2 BOS Meeting- South Lake Tahoe**
 - Approval of conceptual ordinance revisions
 - All concepts approved,
 - Direction to reduce the required response time for Local Contact Person from 60 minutes to 30 minutes

VHR Meeting Recap



- **May 9 Ad Hoc Committee - Meyers**
 - Policy/enforcement options exercise regarding safety, parking, trash, trespass
- **June 5 – BOS Meeting - Placerville**
 - Second Reading of ordinance (8 initial ordinance changes)
 - Changes effective July 5, 2018
- **June 11 Ad Hoc Committee – Meyers**
 - Policy/enforcement options exercise regarding VHR concentration
- **June 25 Ad Hoc Committee – Meeks Bay Fire Station 61**
 - Discussion of recent ordinance changes, Ad Hoc committee work re-cap, and issues specific to the West Shore

Changes that Took Effect July 7, 2018:



Eight Policy Changes:

- Restructure Violation and Penalty Provisions (\$500, \$750, \$1,000 within 18 month period)
- Clarify Language throughout Ordinance (e.g. “shall” rather than “should” or “best efforts”)
- Require Exterior Signage with Contact Info
- Cap Number of Occupants during Quiet Hours
- Apply Ordinance Countywide
- Inspections prior to Permit Issuance
- Review County VHR Functions (Approved 3/13/18)
- Bear-Proof Trash Receptacles in Tahoe Basin



Noise-related Recommendations



Policy Recommendations

- Cap on number of overnight occupants at 12, regardless of number of bedrooms.
- Occupancy calculated at two persons per bedroom, plus two
- Conditional Use Permit required to operate a VHR whose occupancy exceeds the cap.
- Quiet hours of 10:00 p.m.-8:00 a.m. apply to all activities, not just hot tubs.

Enforcement Recommendations

- Impose penalties for violations on the entity directly responsible for the violation.
- Notify and educate neighboring residents of VHR permits issued.
- Enforcement Staff Equipped with Decibel Meters.



Parking/Safety/Etc. Recommendations



Policy Recommendations

- Draft and refine a set of required safety features to include in the ordinance

Enforcement Recommendations

- Inspections for new *and* renewed VHR permits.
- Require the owner or property manager to check-in with the renter on-site at the time of arrival or within 10 hours of arrival.
- Online course and test for VHR owner/manager registration, results of which will be required as part of the application process.



Prevent overconcentration of VHRs and commercialization of neighborhoods



Policy Recommendation:

Limit the number of VHR permits to 900 in the Tahoe Basin, with new permits only being issued as existing permits expire

- Would NOT apply to hosted rentals (homestays/partial home rentals)
- Would NOT apply to the West Slope

Going forward:

- Is the cap the appropriate number?
- Refine the issue: are there areas with a high concentration of VHRs that need to be addressed? Are there areas where a large number of VHRs are clustered?
- Continue to evaluate policies and enforcement methods.