



Board of Supervisors
October 22, 2019

VACATION HOME RENTAL (VHR) UPDATE

VHR October Update

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

What is a VHR?

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VHR Ordinance, Chapter 5.56:

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



Recap: Timeline

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VHR
Ordinance
Revisions

March
Update

October
Update

Program Updates: VHR Permits

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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

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Permitting

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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

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Map

- 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

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Permitting

Enforcement

*Ordinance
Update*

Public
Information &
Map

- 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

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Permitting

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Map***



Location/Density Options

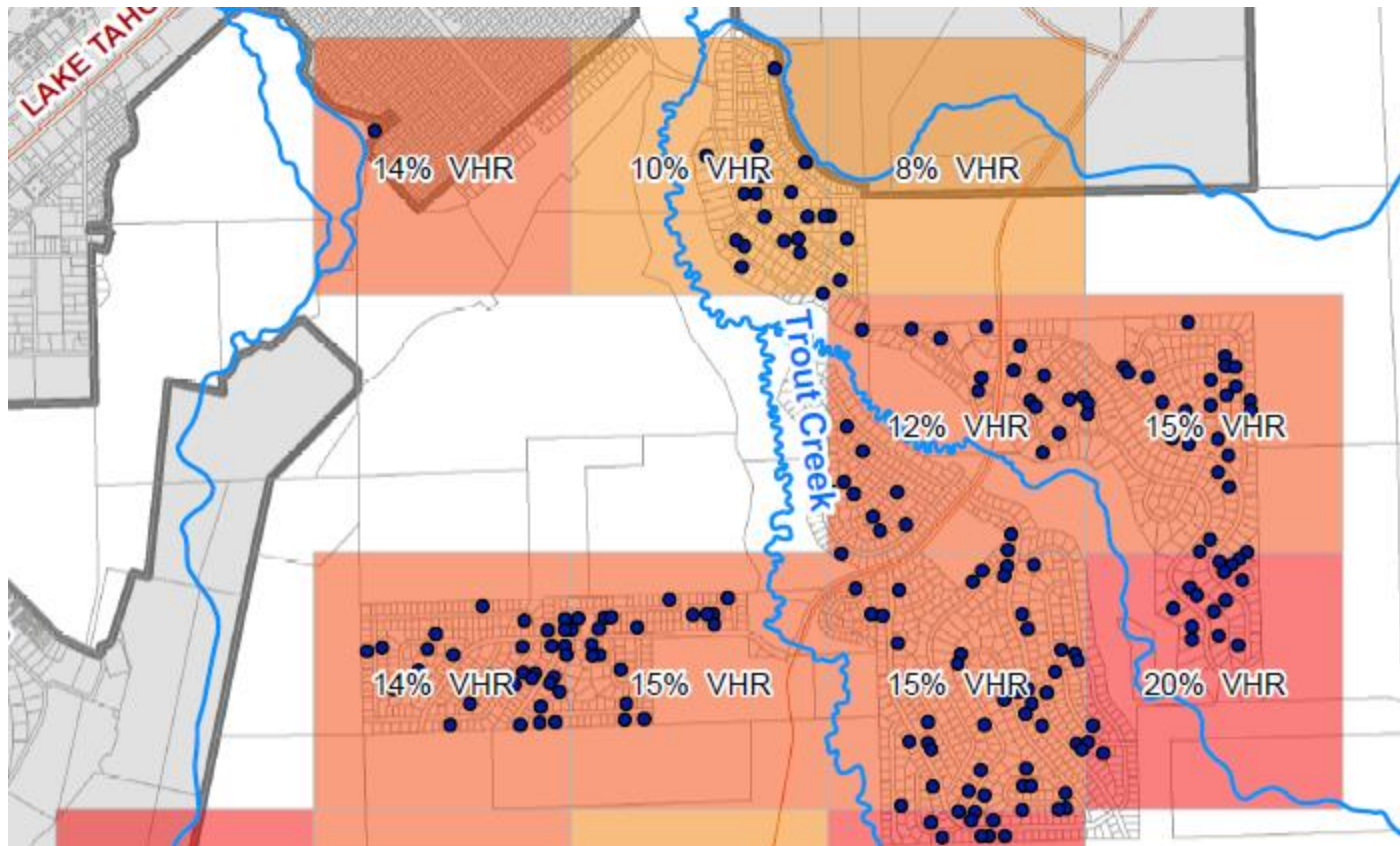
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- Cap on the total number of VHRs in the Tahoe Basin (Current total: 933)
- Cap on the ratio of VHRs to long-term rentals or owner-occupied homes in the Tahoe Basin
- Limit the total number of large VHRs, such as those allowing occupancy over 12 (i.e. cap of 10)

Location/Density Options

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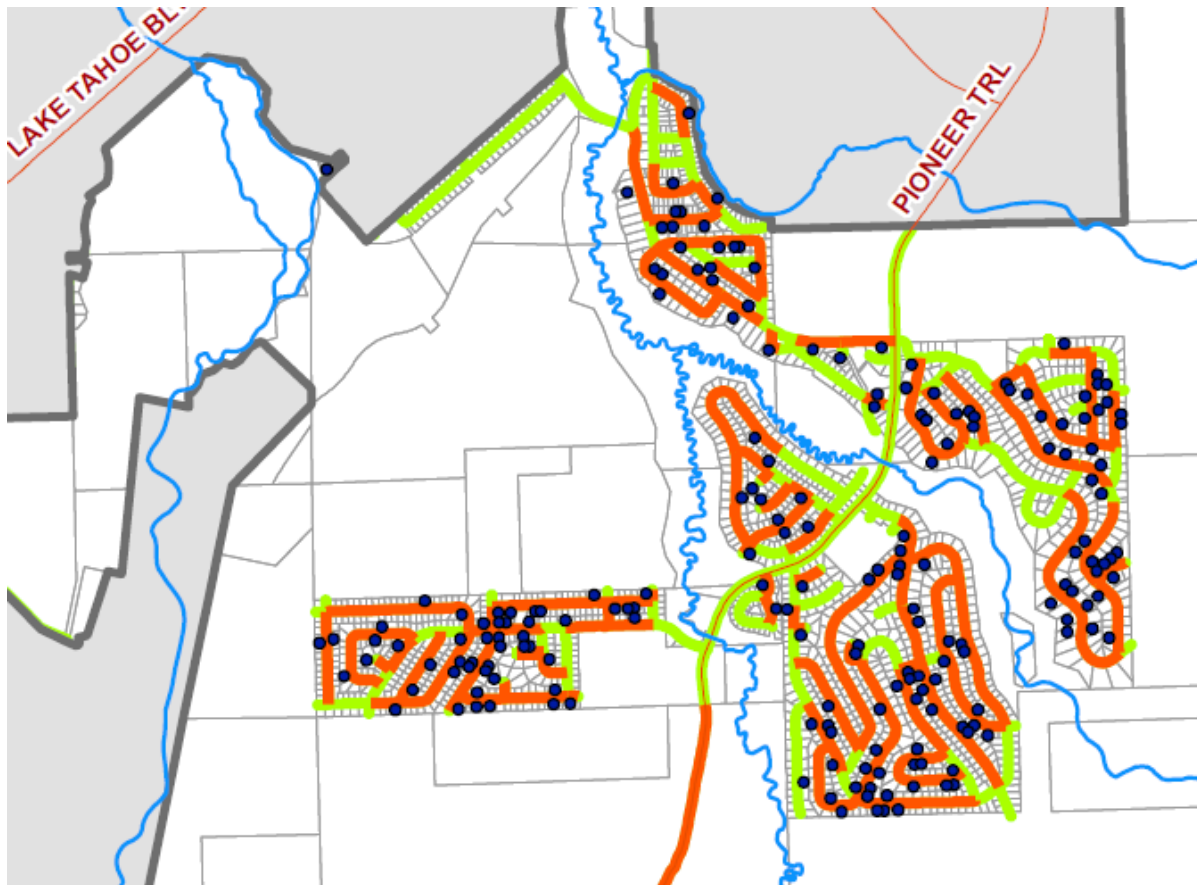
- Cap on the number of VHRs in 1/4 mile grid square



Location/Density Options

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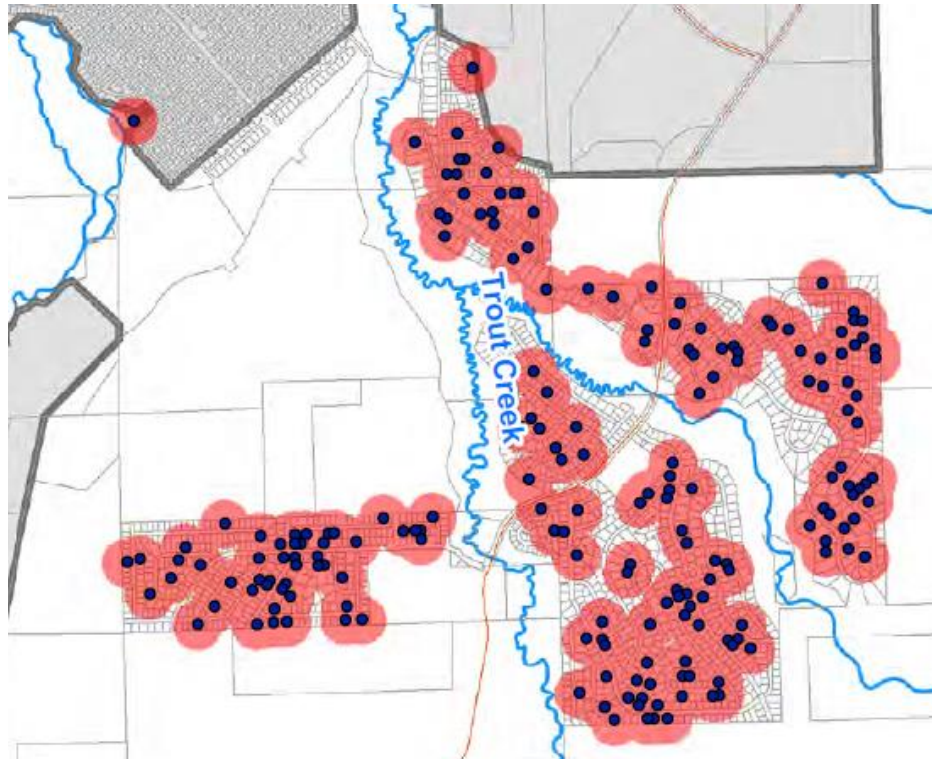
- Limit the number of VHRs per road segment



Location/Density Options

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



Location/Density Options

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- 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)

Recommendations

- Direction on options for reducing the number and/or density of VHRs in the Tahoe Basin
- 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