



# County of El Dorado

## **Vacation Home Rental (VHR) Ordinance Amendments**

November 17, 2020

# What is a VHR?

Defined in County Ordinance, Chapter 5.56:

“Vacation home rental means one dwelling unit, 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...”

- Current zoning **does not** define VHR as an activity that is prohibited in residential areas
- Does not apply to hosted room stays (renting one bedroom or portion of a home)

# VHR Ordinance

- VHR Permit, Business License & TOT Certificate Required
- Applies only to unincorporated area of County
- Seeks to balance benefits of VHRs with their impacts on neighborhoods and public services
- Limits occupancy
- Requires “Local Contact Person”
- Requires notification to occupants of VHRs regarding local laws relating to solid waste, noise, etc.
- Sets forth monetary penalties for violations

# Recap: Timeline

Ad Hoc  
Committee

Previous  
Board  
Meetings

VHR  
Ordinance  
Revisions

# Ad Hoc Committee

- September 2017 - Board created an ad hoc committee (Novasel, Ranalli) to study issues related to VHRs and make recommendations for improved regulations and enforcement
- Conducted nine (9) public engagements between Feb and June 2018
- Ultimately led to Ordinance Revisions

# Central Goal of Ad Hoc Committee

*Develop a 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.*

Under this framework, two objectives were identified:

1. Improve neighborhood compatibility
2. Avoid Overconcentration of VHRs and Commercialization of neighborhoods

# Previous Board Meetings

- **June 2018** - Board adopted first significant revisions to the VHR ordinance
- **November 2019** - Staff presented:
  - Options for reducing the number/density of VHRs in Tahoe,
  - Conceptual changes to the Ordinance to streamline permitting and enforcement,
  - Recent developments from the Tahoe Regional Planning Agency (TRPA).
- Board directed staff to return with updated information

# TRPA - Neighborhood Compatibility

On October 23, 2019, the Tahoe Regional Planning Agency (TRPA) Governing Board adopted a code amendment adding short-term rental (STR) neighborhood compatibility as a third criterion to the Performance Review System for the distribution of residential allocations (TRPA Code, Section 50.5.2.E).



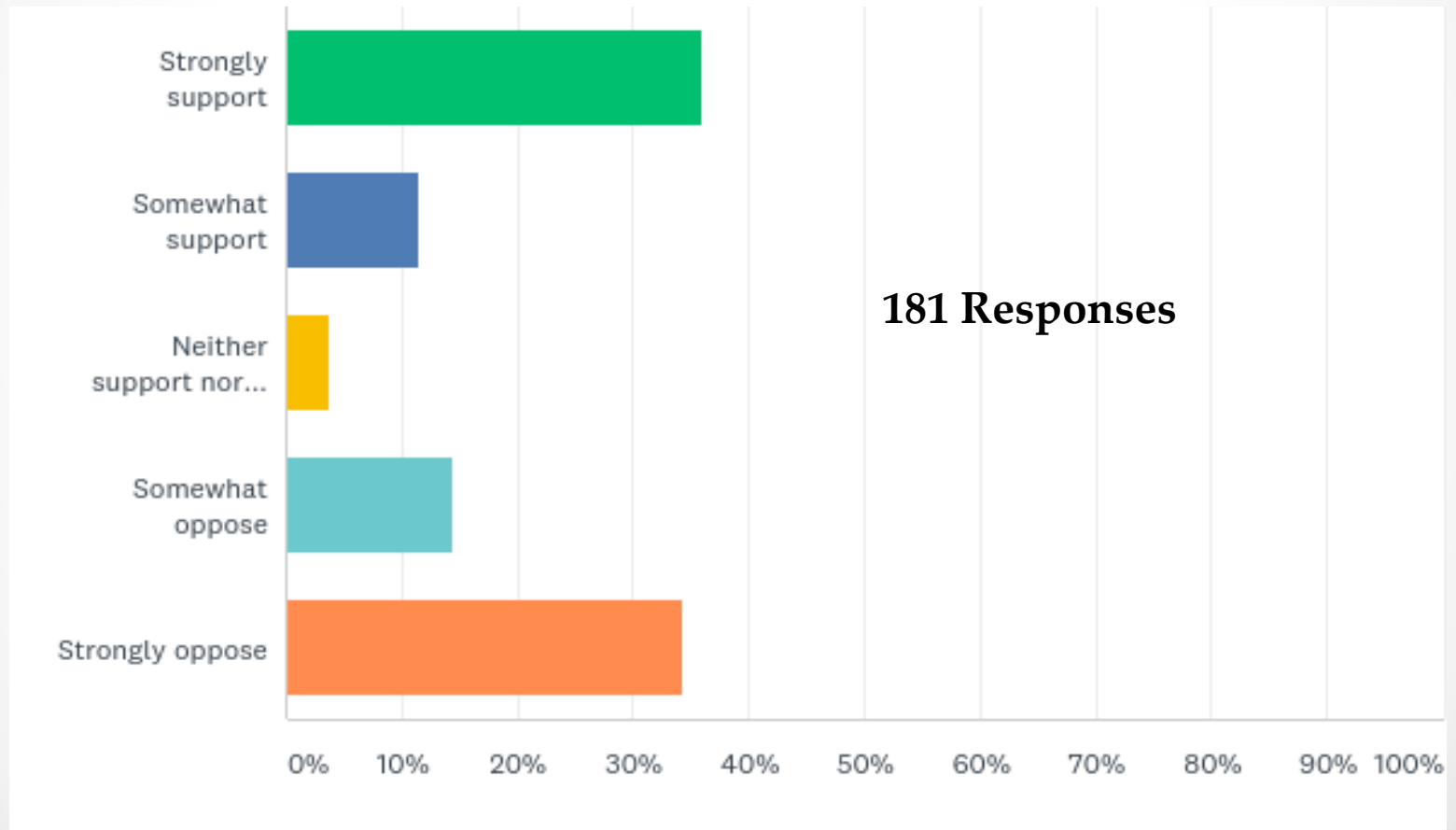


# Virtual Town Hall Meetings

- **Two Virtual Town Halls were hosted by Supervisor Novasel on May 13, 2020 and June 10, 2020**
- Provided background on the VHR program,
- Provided context for the TRPA requirements,
- Discussed options for compliance,
- Discussed location and density restriction options for the Tahoe Basin,
- Conducted survey questions.

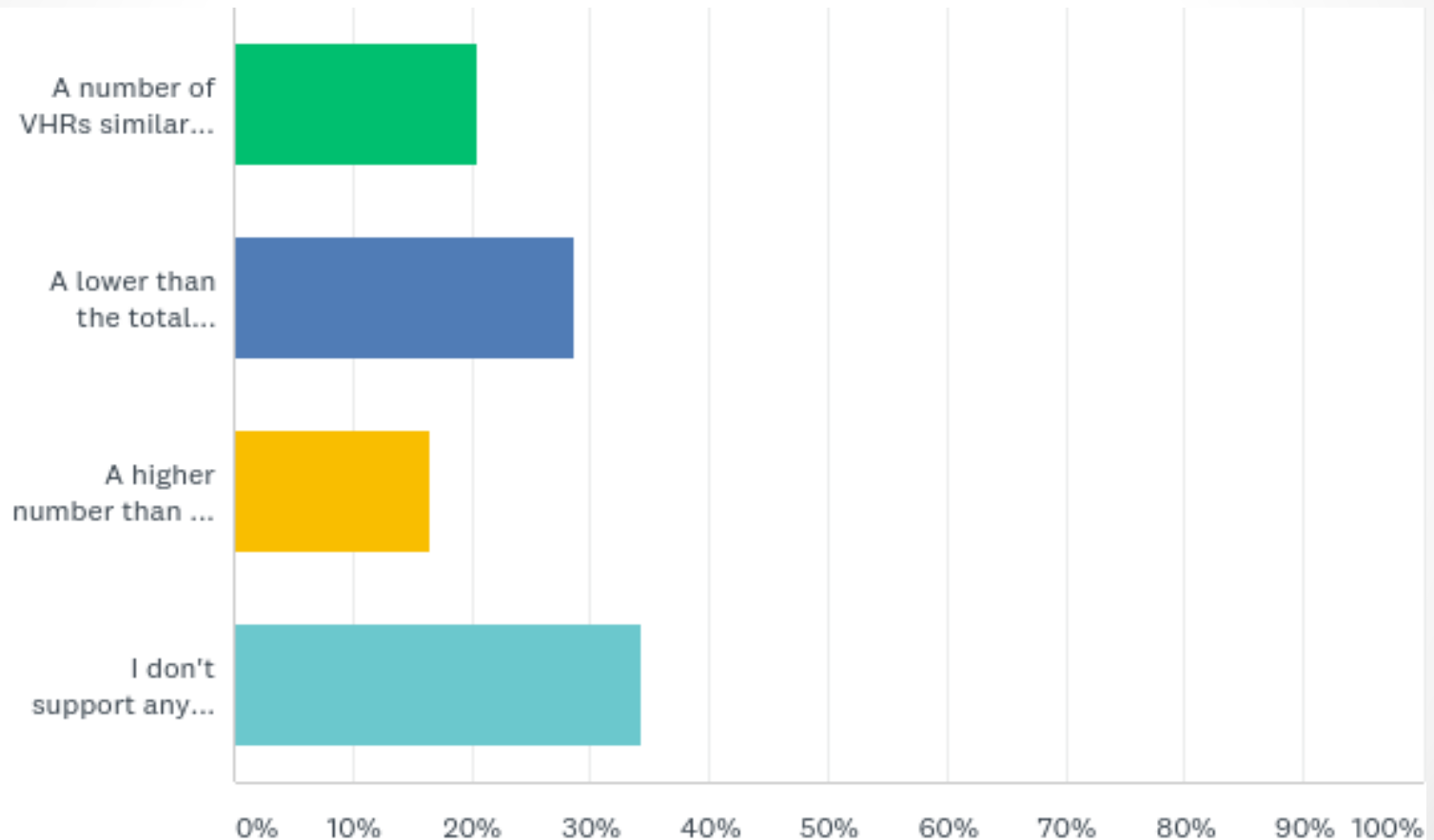
## Survey Question:

How much do you support or oppose instituting a cap on the total number of VHRs?



# Survey Question:

If a cap on the total number of VHRs were instituted, which option would you most support?



# Strategies In Other Communities

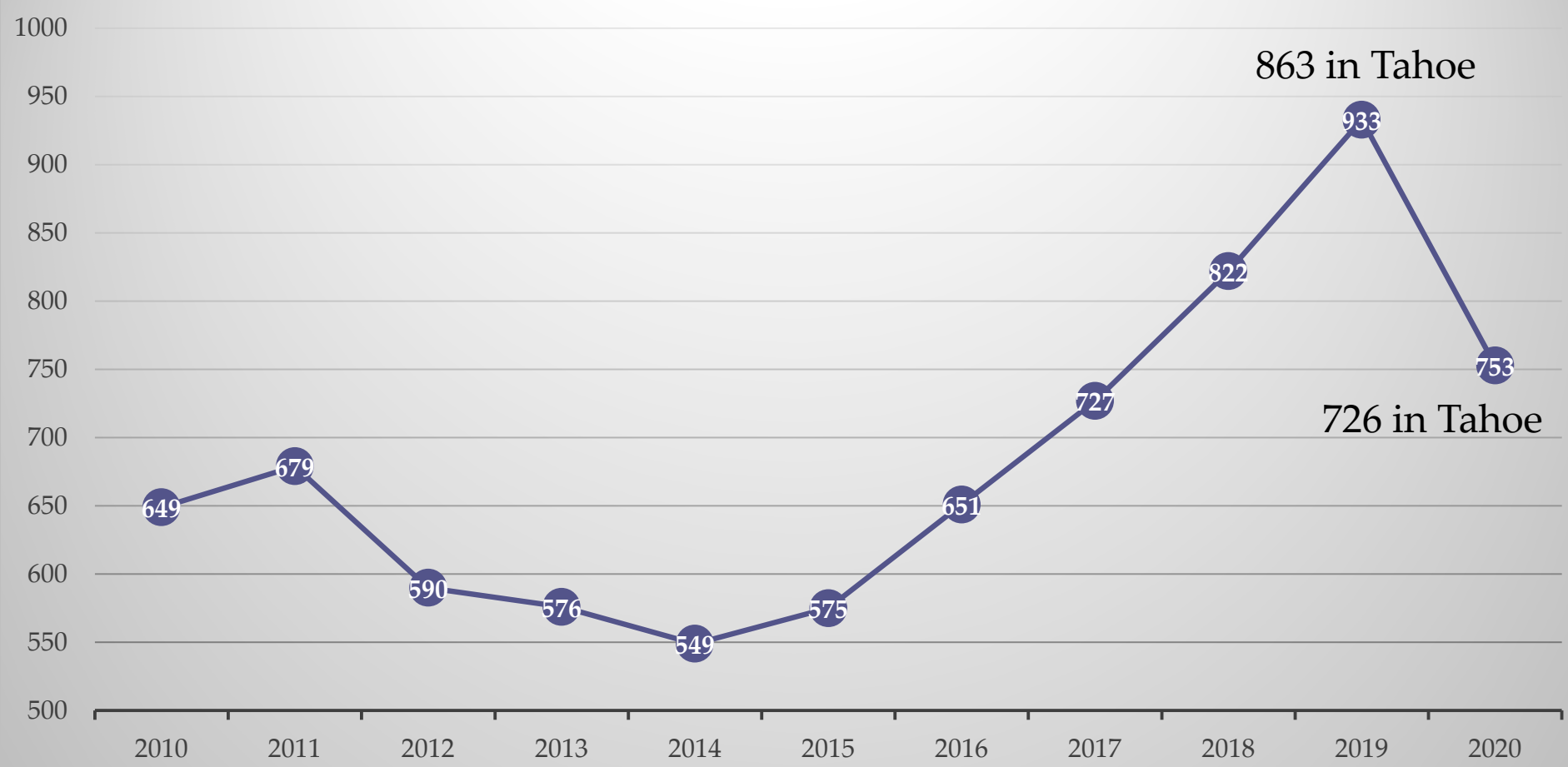
- City of South Lake Tahoe – Measure T – Tourist Core
- San Luis Obispo – Separation distance required
- City of Napa – Cap
- Napa – Prohibited in residential zones
- Santa Barbara – Hosted rentals only
- Mono County – Hosted rentals only
- Sonoma County – Exclusion overlay zone near city

# Enforcement

- 398 new VHR Code cases in 2020
- 125 cases closed
- \$82,475 in total fines charged
- 12 appeal hearings conducted
- New staff in Code Enforcement Division
- Host Compliance Contract – found 249 illegal VHRs
- Potential partnership with City of South Lake Tahoe
- COVID-19 has impacted work

# VHR Permit Numbers

## Total Active VHR Permits



• Treasurer/Tax Collector Currently has 895 VHR Business Licenses

# Cap on VHR Permits

- Cap at 1,050 Permits in Tahoe Basin
- Approx. 12 % of buildable lots
- Establish Waiting List if needed
- Permittees must demonstrate intent to rent
- Those found operating without a permit, precluded from applying for one year
- Return to Board in one year to assess

# Ordinance Amendments

- VHR Permit *before* Business License and TOT Certificate
- Change in ownership requires a new VHR permit
- New definition of a “Bedroom”
- Further defining a hosted versus non-hosted rental
- Clarifications on owner and certified local contact responsibilities
- Structures that can be licensed as a VHR
- Trash collection and bear box requirements
- Signage requirements



**Thank you!**

**Questions?**