



## PLANNING AND BUILDING DEPARTMENT

### CODE ENFORCEMENT DIVISION

#### PLACERVILLE OFFICE:

2850 Fairlane Court, Placerville, CA 95667

#### BUILDING

(530) 621-5315

[bldgdept@edcgov.us](mailto:bldgdept@edcgov.us)

#### PLANNING

(530) 621-5355

[planning@edcgov.us](mailto:planning@edcgov.us)

#### LAKE TAHOE OFFICE:

924 B Emerald Bay Rd

South Lake Tahoe, CA 96150

(530) 573-3460

#### CODE ENFORCEMENT

(530) 621-5999

[cdacode.enforcement@edcgov.us](mailto:cdacode.enforcement@edcgov.us)

date

name

address

state

RE: case

address

state

apn

### WARNING LETTER POSTING

This letter serves as a WARNING LETTER for a violation of the Hosted and Vacation Home Rentals (HHR / VHR) Ordinance, as described below, that occurred at the above referenced property. Please note, three (3) separate WARNING LETTERS issued to a hosted or vacation home rental within 24-months shall result in a Notice of Violation which carries administrative fines, and other consequences.

The violation noted at the above referenced property occurred on \_\_\_\_\_ at \_\_\_\_\_ AM. / PM.

\_\_\_\_\_ The violation, identified below, must be corrected **WITHIN FIVE (5) DAYS, from the posting date of this letter at the referenced property.** Please correct this violation to prevent being issued a **Notice of Violation.**

\_\_\_\_\_ The violation, identified below, observed at the referenced property was cured within the 30-minute timeframe pursuant to the HHR / VHR Ordinance; however, pursuant to the code, **the existence of this violation results in a written warning towards the referenced property.** Three (3) separate WARNING LETTERS issued to a Hosted or Vacation Home Rental within a 24-month period shall result in the issuance of a Notice of Violation which carries administrative fines and other consequences.

#### TYPE OF VIOLATION(S)

☐ 5.56.050 – HHR / VHR Permit Required

☐ 5.56.105. – Exterior Sign Requirements

☐ 5.56.090.(A)(3) – Occupants in Hot Tub  
(10pm - 8am)

☐ 5.56.090.(A)(4) – Visitors (10pm-8am)

☐ 5.56.090.(A)(6) - Snow removal

☐ 5.56.090(A)(5) – Trash and Refuse

☐ 5.56.110 - Parking

☐ 5.56.120(B) – Event at a VHR

☐ 5.56.090.(A)(9)(a) – Street address clearly visible

☐ 5.56.130. – Certified local contact, owner, or host  
responsibilities.

☐ 5.56.090. (A)(2) - Noise

OTHER:

Please refer to Chapter 56 of Title 5 of the El Dorado County Ordinance Code entitled “Hosted and Vacation Home Rentals,” for details regarding penalties associated with violating any provision of the HHR / VHR Ordinance.

Thank you for your attention to this matter. If you need any additional information about the HHR / VHR Program, please do not hesitate to contact El Dorado Code Enforcement at 530-621-5999.

Regards,

Code Enforcement Officer

Desk: (530)

/ Email:

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**UNPERMITTED VACATION HOME RENTAL (VHR)**  
**GUEST / RENTER NOTIFICATION**

The real property located at \_\_\_\_\_, has been identified by El Dorado County Code Enforcement as an unpermitted and illegally operated VHR.

The owner of this property has failed or refused to pursue, obtain, or maintain an El Dorado County Vacation Home Rental Permit as required pursuant to El Dorado County Ordinance Sec. 5.56.050, *Hosted or vacation home rental permit requirements*. Administrative fines are pending or have been sanctioned against the property owner for sustained violation(s) of this requirement.

Based on the failure of the property owner to start or complete the VHR permitting process, which includes but is not limited to a Fire / Life and Safety Inspection by County fire agencies; the El Dorado County Code Enforcement Division, cautions you on occupying this property until such time as a Vacation Home Rental Permit is legally obtained by the owner.

El Dorado County, in accordance with the current Vacation Home Rental Ordinance, reserves all rights under the code to pursue any and all legal remedies against the owner or occupier of an illegal VHR property.

Should you have questions about this notification or concerns about this illegal / unpermitted rental, feel free to contact the El Dorado County Code Enforcement Division at 530-621-5999, and / or the rental platform used to book this property. Thank you.

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<b>Code Enforcement Officer</b>	<b>Date</b>
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**El Dorado County Code Enforcement  
Hosted Home Rental (HHR) / Vacation Home Rental (VHR)  
Citizen Complaint Form**

**Affirmation  
BY COMPLAINANT**

I, \_\_\_\_\_, do hereby affirm that the foregoing and following information and statement(s) provided by me is / are true and complete to the best of my knowledge and belief. I understand that any false, misleading, or untrue statements, accusations, or allegations, herein made by me, either orally or in writing, to any person(s) investigating this complaint, may subject me to civil and / or criminal prosecution.

I understand that Code Enforcement's role in my complaint is to assess the perceived violation based on my statement and physical evidence, (photos, video, etc.). Code Enforcement will then decide whether to move the complaint through the administrative process based on the likelihood of success in obtaining a violation of the El Dorado County Hosted Home Rental / Vacation Home Rental Ordinance.

I realize that it may become necessary, during the investigation of the complaint, for me to meet with a member(s) of El Dorado County Code Enforcement or El Dorado County Counsel to discuss this complaint. This could occur either in the presence, or absence, of the property owner or his designee, both at the discretion of the County.

I hereby acknowledge that if any action is initiated through an administrative hearing or court because of my complaint, my testimony before these hearings, may be required. I agree to make myself available to the court or administrative hearing for testimony when required to do so.

I understand that by filing a complaint out of spite, malice, or resentment towards the property owner, or the HHR / VHR program, or by failing to cooperate in the investigation of the complaint, that the same may result in the complaint not being investigated. I also understand that by not accepting a request or refusing to appear before an administrative hearing officer or court, that the likely result is the complaint not being adjudicated.

Property Address: \_\_\_\_\_ Violation Date: \_\_\_\_\_

Brief Description of Violation \_\_\_\_\_.

Signed: \_\_\_\_\_ this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_\_.

Officer Receiving Complaint: \_\_\_\_\_ Date: \_\_\_\_\_

Notes: \_\_\_\_\_

**ATTACH THIS AFFIRMATION AND EVIDENCE TO THE COMPLAINANT'S CRM OR CASE FILE.**