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Date: May 2, 2018

Re: The Vacation Home Rental Ordinance being heard by the BOS this evening
File Number 18-0181

Dear Members of the El Dorado County Board of Supervisors and the CAO,

The El Dorado County Association of Realtors (EDCAR) is in favor of Vacation Home Rentals throughout the unincorporated area of the County. Further, we support your endeavor to amend the Tahoe Basin Vacation Home Rental (VHR) Ordinance to be a county wide VHR Ordinance.

Comments and recommendations for amendments to the current VHR Ordinance follows.

1. EDCAR recommends a cap on the number of persons authorized under a VHR permit of 2 per bedroom plus 4, excluding children under the age of 3.
2. EDCAR recommends changing the permitting process in place today. The process of issuing a VHR permit needs to have two components:
 - A. The Treasurer – Tax Collector’s Department should be responsible to process the application of the property owner for the VHR business licensing and taxation component, and
 - B. The Community Development Services (building and planning) Department should be responsible to process the application of the property owner for the physical home and real property. The property owner must show evidence of compliance to zoning regulations, building codes, fire agency codes, and health and safety regulations, to include; signage, emergency exit maps, emergency exit lighting, a fire extinguisher on each floor, smoke detectors, carbon monoxide detectors, heating systems, wood burning stove certification from certified chimney sweep, water heater strapped to state standards, proper street address, on-site parking on a driveway with a hard surface (concrete, asphalt, pavers, gravel) to accommodate the number of persons allowed to occupy the home, CA State mandates for defensible space, and more. The property owner should submit photographs of all sides of the homes exterior with the application, and pay an application fee to cover the cost to process the application and have inspections performed. For those VHR permits already in place, require the property be inspected for compliance prior to the next VHR Permit renewal date.

3. EDCAR concurs with staff's recommendation for exterior Signage to include 24-hour local contact information, VHR permit number, maximum number of persons allowed to stay overnight, and the maximum number of vehicles allowed overnight.
4. EDCAR concurs with staff's recommendation for penalties of up to \$500, \$1,000 and \$1,500 for the first, second and third violations, respectively. And we support the revocation of the permit after 3 nuisance incidents within an 18-month period.
5. EDCAR would support a cap on occupants allowed by permit, and a limitation on noise, between the hours of 10 pm and 8 am Sunday through Thursday, and 11 pm and 8 am for Friday and Saturday.
6. EDCAR would support on-site only parking during the same hours identified in item 5 above; parking along public streets should be allowed during other hours.
7. EDCAR believes enforcement of VHR regulations is extremely necessary to prevent or mitigate the burden on county services and impacts on residential neighborhoods posed by vacation home rentals. The cost of code enforcement should be paid from the collection of VHR TOT fees, VHR penalties and the annual VHR permit renewal fee.

We thank you for your consideration, and look forward to working with the County and Ad Hoc Committee on the next steps.

Sincerely,

Kimberly Beal
EDCAR Government Affairs Director

Cc: Kiri Keefer, EDCAR President
Devin Woodard, EDCAR Executive Officer

