



El Dorado County

Treasurer/Tax Collector

Vacation Home Rentals Overview

Submitted by Cherie Rappley
at Board Hearing of 10/23/07
35



Vacation Home Rentals Overview

The Lake Tahoe vacation home rental ordinance became effective 9/15/04.

- Today....
 - Total # vacation home rentals (VHR) in Tahoe Basin 505
 - Breakdown:
 - VHR's "self-managed by owner" 136
 - VHR's under "property manager" 369
 - Breakdown by percentage
 - VHR's "self-managed by owner" 27%
 - VHR's under "property manager" 73%



Vacation Home Rentals Overview

For the year ended 6/30/07

County collected total of \$1.8 million in Transient
Occupancy Tax (TOT) – County Wide.

The breakdown between eastern slope & western slope...

- 55% - East Slope
- 45% - West Slope

Vacation Home Rentals made up 38% of all TOT
and 69% of all Eastern Slope Collections.

Total Vacation Home Rental TOT (Tahoe) - ~ \$689,500



Vacation Home Rentals Overview

To gain compliance with the ordinance (and educate homeowners to their responsibilities under the ordinance) The Treasurer-Tax Collector's office:

- Searches the Internet
 - Craig's list
 - Vacation Rentals by Owner (VRBO)
 - Vacation Rentals.com
- Searches Newspapers (locally & distant)
- Magazines (Sunset)
- Occasionally, receives report from a neighbor
- Search Assessor Records and corresponds with property owners that don't have homeowners exemption
- Hold hearing with non-compliant taxpayers. (5 hearings during Calendar year 2007.)
- Sent Card 2-22-07
- Work with Sheriff's dept. (and occasionally environmental management regarding compliance relative to noise, garbage, hot tubs etc.)



Vacation Home Rentals Overview

Important Notice – Vacation Home Rentals

Compliance with the parking, garbage and noise provisions of the Lake Tahoe Vacation Home Rental Ordinance is important. This notice tells how to report vacation home rental concerns.

- **For general concerns:** Call the **Tax Collector's Office** at **573-7955 x 5800**. This office can provide you with a phone number for the 24-hour contact person for any vacation rental with a valid permit. This contact has legal responsibility to require tenant compliance, **in a timely manner**, with the provisions of the county ordinance, including the garbage and parking provisions.
- **Keep this card on file.** Here's how to report other issues:
 - **Offensive noise, disturbances** – Sheriff's Dispatcher – 621-6100
Warch Command – 573-3002
 - File a complaint – Tax Collector – 573-7955 x 5800
 - Report vacation homes operating without a valid permit -Tax Collector – 573-7955 x5800



Vacation Home Rentals Overview

Vacation Home Rentals - Calendar Year 2007

Complaints

Month	Noise	Parking	Occupancy	Garbage	Other Disorderly Conduct	No Permit	Total
Jan	1						1
Feb	3	1	2	1			7
Mar	1	1	2				4
Apr							0
May							0
Jun							0
Jul	7	1	4	2	1	1	16
Aug							0
Sep	4						4
Oct							0
Nov							0
Dec							0
Totals	16	3	8	3	1	1	32



Vacation Home Rentals Overview

Vacation Home Rentals - Calendar Year 2007

Violations

Month	Noise	Parking	Occupancy	Garbage	Other Disorderly Conduct	No Permit	Total
Jan							0
Feb	2	1	2	1			6
Mar	2		1				3
Apr							0
May							0
Jun							0
Jul	5	1	4	2	1	1	14
Aug	1						1
Sep	4						4
Oct							0
Nov							0
Dec							0
Totals	14	2	7	3	1	1	28



Vacation Home Rentals Overview

Vacation Home Rentals - Calendar Year 2007

Fines

Month	Noise	Parking	Occupancy	Garbage	Other Disorderly Conduct	No Permit	Total
Jan							\$ -
Feb							\$ -
Mar							\$ -
Apr							\$ -
May							\$ -
Jun							\$ -
Jul						\$ 500	\$ 500
Aug							\$ -
Sep	\$ 250						\$ 250
Oct							\$ -
Nov							\$ -
Dec							\$ -
Totals	\$ 250	\$ -	\$ -	\$ -	\$ -	\$ 500	\$ 750



Vacation Home Rentals Overview

Coming next.....

Environmental Management has requested the following changes to the VHR ordinance

- 1) The source of drinking water for VHR
- 2) Disclosure of hot tub or spa
- 3) If source of drinking water is not a public water system, notification to renter on permit



Vacation Home Rentals Overview

Alternatives: Bear proof containers.

- All newly registered vacation home rentals required to provide
- All vacation home rentals provide bear proof containers
- All vacation home rentals except those that certify they dispose independently of their own garbage. (Physically, take all garbage away from rental.)