



County of El Dorado

Vacation Home Rental (VHR) Conceptual Ordinance Revisions

Board of Supervisors
March 24, 2018

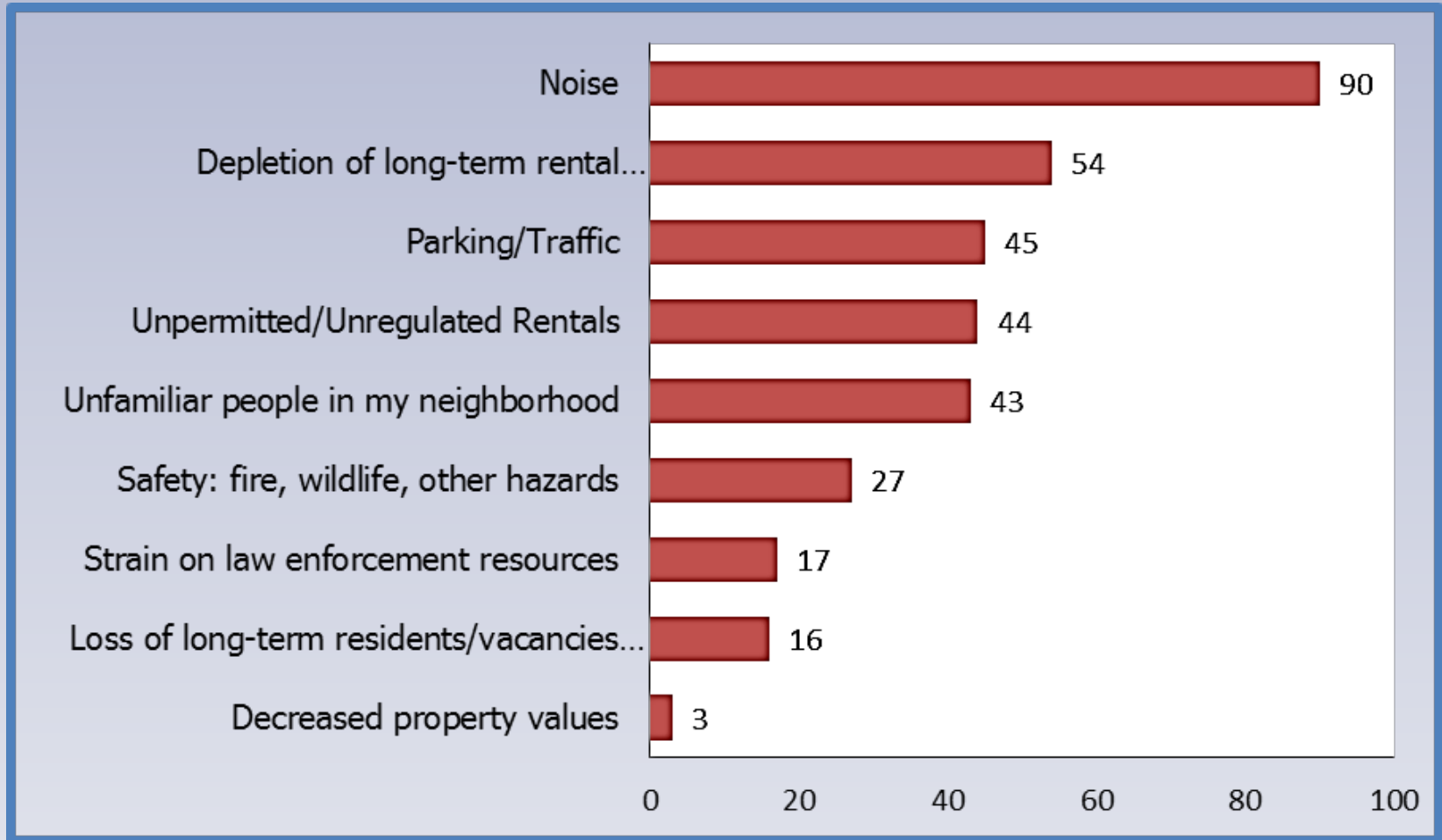
How We Got Here

- ▶ BOS Meeting February 1, 2018
 - ▶ Ordinance concepts presented
 - ▶ Public input exercise
 - ▶ Meeting discontinued prior to public comment and Board discussion
- ▶ Ad Hoc Committee Meeting February 12, 2018
 - ▶ Ordinance concepts presented
 - ▶ Results of 2/1/18 exercise presented
 - ▶ Public comment (written and oral)

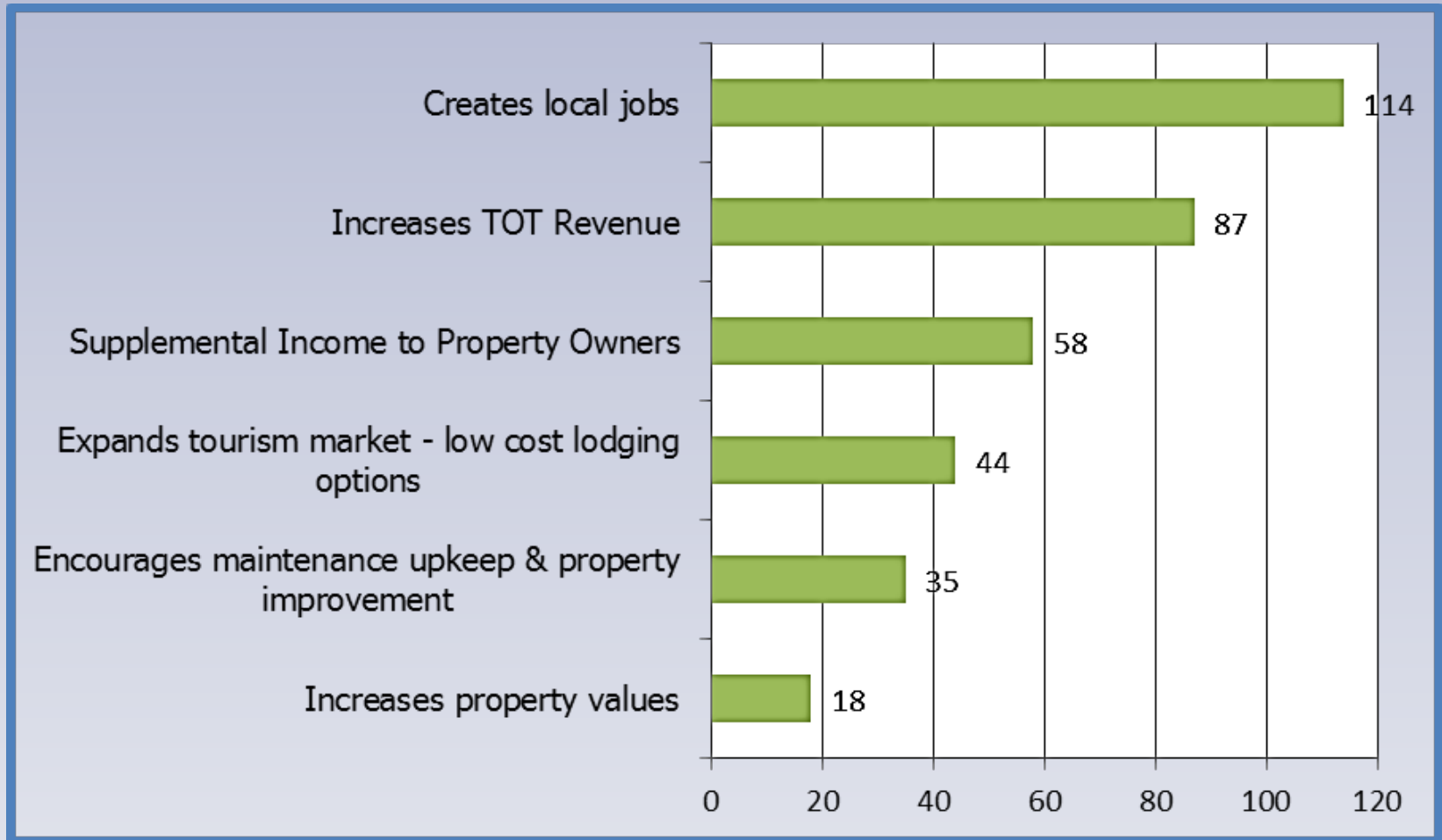
Public Input – VHR Map



Public Input – VHR Problems (339 Responses)



Public Input – VHR Benefits (356 Responses)



Ordinance Concepts

- ▶ Restructure Violation and Penalty Provisions
 - ▶ No warnings
 - ▶ Increase penalties
 - ▶ Current: Warning, \$250, \$500 within 12 month period
 - ▶ Recommended: \$500, \$1,000, \$1,500 within 18 month period
 - ▶ Focus on nuisance behavior
- ▶ Clarify Language throughout Ordinance
 - ▶ Reduce subjectivity (for example, use of “best efforts”)
 - ▶ Establish clear expectations

Ordinance Concepts

- ▶ **Require Exterior Signage**
 - ▶ Local Contact information (for use by neighbors, etc.)
 - ▶ Permit number
 - ▶ Minimum size and font requirements
- ▶ **Cap Number of Occupants during Quiet Hours**
 - ▶ May not exceed permitted number of occupants between 10:00 p.m. and 8:00 a.m.

Ordinance Concepts

- ▶ **Apply Ordinance Countywide**
 - ▶ Begin regulating existing VHR's outside Tahoe Basin
 - ▶ Grace period for VHR's with current business licenses to comply
- ▶ **Require Inspections prior to Permit Issuance**
 - ▶ Compliance with ordinance and permit conditions
 - ▶ Health and safety concerns

Ordinance Concepts

- ▶ Review County VHR Functions (Approved 3/13/18)
 - ▶ Align responsibilities for permitting, inspection, compliance, and enforcement appropriately within County organization
 - ▶ Consider use of technology and contracted services
 - ▶ Cost recovery
- ▶ Bear-Proof Trash Receptacles
 - ▶ Link to revised Public Health and Safety ordinance language

Next Steps

- ▶ **March 25-May 22, 2018**
 - ▶ Staff drafts ordinance language with Ad Hoc direction
 - ▶ Ad Hoc Committee available to receive public input
 - ▶ Public Meetings
 - ▶ April 12 – East Slope
 - ▶ April 23 – BOS Chambers Placerville
 - ▶ May 9 – East Slope
- ▶ **May 22, 2018 BOS Meeting**
 - ▶ First Reading of Ordinance
 - ▶ Inspection Pilot Program implementation plan