



County of El Dorado

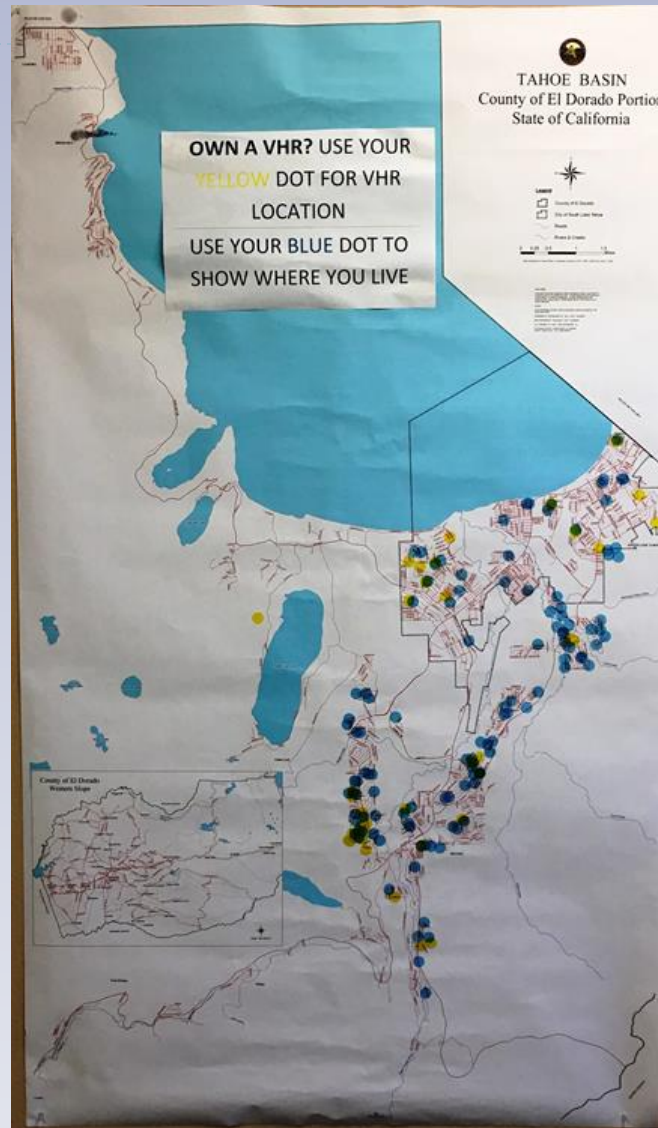
Vacation Home Rental (VHR) Conceptual Ordinance Revisions

Board of Supervisors
May 2, 2018

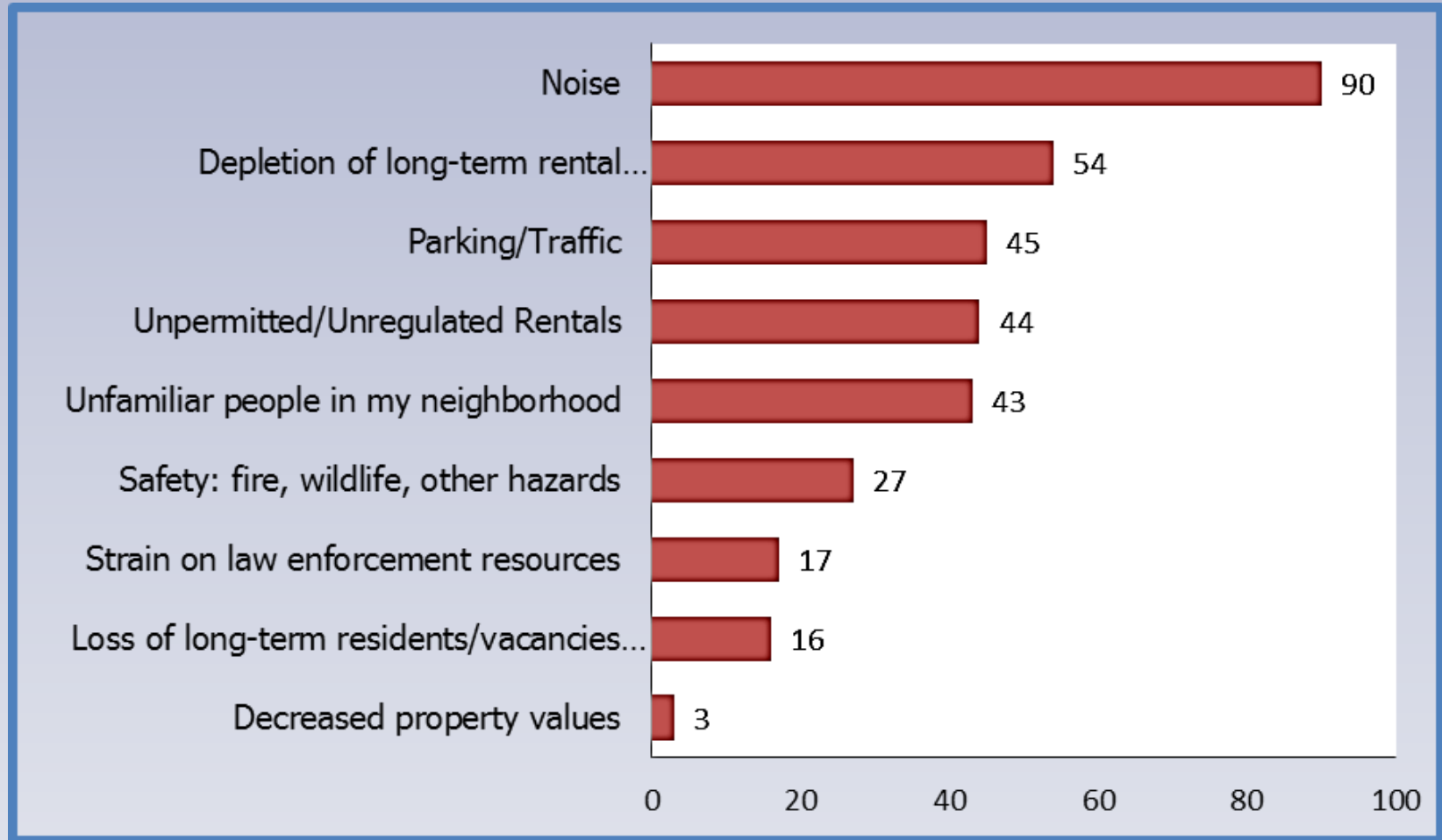
How We Got Here

- ▶ **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)
- ▶ **Ad Hoc Committee Meeting April 12, 2018**
 - ▶ Goal and objectives
 - ▶ Policy exercise about noise issues
- ▶ **Ad Hoc Committee Meeting April 23, 2018**
 - ▶ Concept of application of ordinance countywide

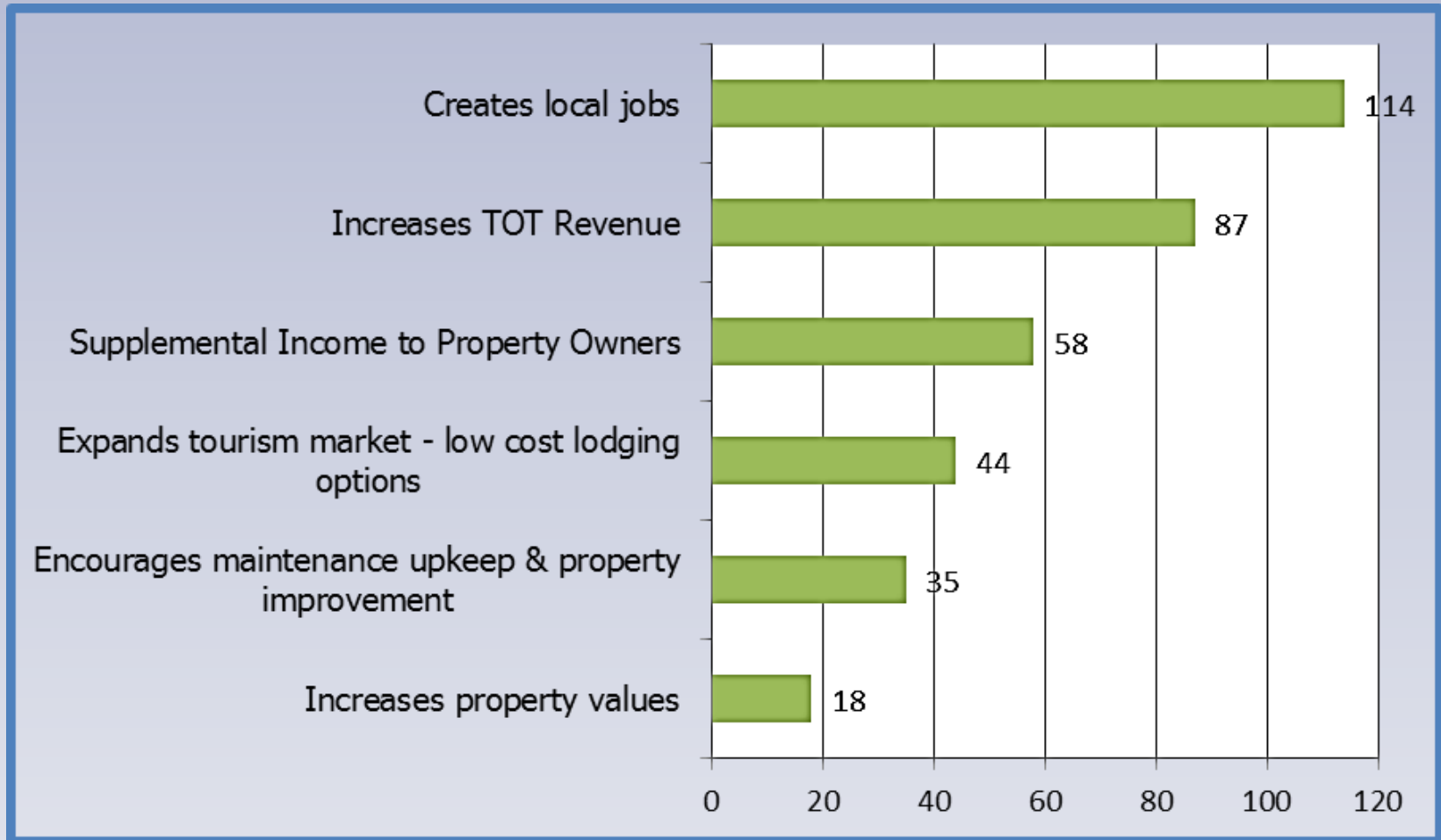
Public Input – VHR Map



Public Input – VHR Problems (339 Responses)



Public Input – VHR Benefits (356 Responses)



Ordinance Concepts

- ▶ First, incremental step aimed at increasing compliance
- ▶ Following implementation, evaluation period and additional recommendations if necessary
- ▶ In addition to the work of the Ad Hoc Committee

Ordinance Concepts

- ▶ **Restructure Violation and Penalty Provisions**
 - ▶ Increase penalties to encourage compliance, progressive structure
 - ▶ Current: Warning, \$250, \$500 within 12 month period
 - ▶ Recommended: \$500, \$1,000, \$1,500 within 18 month period
 - First two violations slightly below average, third violation slightly above
 - ▶ Revocation based 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.
- ▶ **Apply Ordinance Countywide**
 - ▶ Begin regulating existing VHRs outside Tahoe Basin
 - ▶ Grace period for VHRs with current business licenses to comply

Ordinance Concepts

- ▶ **Require Inspections prior to Permit Issuance**
 - ▶ Compliance with ordinance and permit conditions
 - ▶ Health and safety concerns
- ▶ **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

- ▶ **May 2-May 22, 2018**
 - ▶ Staff drafts ordinance language with Ad Hoc direction
- ▶ **May 22, 2018 BOS Meeting**
 - ▶ First Reading of Ordinance
 - ▶ Inspection Pilot Program implementation plan
- ▶ **Ad Hoc Committee to continue work on further recommendations for additional ordinance revisions and VHR organizational structure**

We want to hear from you!

EDC.COB@EDCGOV.US

