



County of El Dorado

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Legislation Text

File #: 08-1458, **Version:** 3

Treasurer-Tax Collector recommending the Board approve, in concept, amendments to County Ordinance Code Chapter 5.56 for Vacation Home Rentals in the Lake Tahoe Basin; and proposed County Ordinance Code Chapter 5.57 for the West Slope of El Dorado County.

Fiscal Impact/Change to Net County Cost: None

Background: Existing Chapter 5.56 of the County Code governs Vacation Home Rentals in the Lake Tahoe Basin. It is apparent that there is a need for similar regulations for the West Slope of El Dorado County and amendment to the existing code.

Public meetings have been held for input from interested parties, various departments have proposed specific amendments and County Counsel has commented on the collective draft amendments.

Reason for Recommendation:

The existing code generally regulates the rental of vacation homes by:

- Emphasizing the need for peace and repose within a residential neighborhood.
- Requiring an operator to agree to certain conditions.
- Enumerates permit conditions for the safety and well being of the renters and the neighborhood.
- Limits street parking.
- Limits loud or raucous noise, and
- When violations of the code occur by either the occupant or the owner, the code creates a process for enforcement, revocation of permit and appeal.

The proposed West Slope Code would extend these general provisions to the entire County.

The proposed Lake Tahoe Basin amendments relate to:

- New requirements for bear resistant garbage enclosures.
- Identification of water sources and disclosure of spas.
- Clarification of parking requirements.
- Clarification of local contact person requirements.
- Reducing the number of violations from five to four before revocation of permit.

Action to be taken following Board approval:

Upon approval and direction of the Board, County Counsel shall review and prepare draft ordinances for introduction to the Board for the amendments to County Code Chapter 5.56 and the new Chapter incorporating regulations for the West Slope Vacation Home Rentals.

Contact: Louise Gresham, Asst. Treasurer-Tax Collector

Concurrences: