



SHORT-TERM RENTALS

City Council meeting: May 19, 2020

TIMELINE

2017

- City Council requested a review of STR regulations in other municipalities
- Staff provided initial feedback and recommended hiring a consultant to conduct a thorough study

2018

- Community outreach events and online survey
- Case study research
- City Council directed staff on preparation of the ordinance

2019

- STR update memo responding to Council's questions
- STR phased implementation memo
- Voluntary tax collection agreement executed with Airbnb
- CEQA documentation circulated
- Meetings with platforms and housing advocates
- STR Ordinance drafted

2020

- STR ordinance presented to Council

STR PROGRAM HIGHLIGHTS RECAP

Key Elements of Ordinance

- Establishes revocable annual city registration and fee
- Protects housing stock by limiting the number of STRs citywide to no more than 1,000 units (**updated since January City Council meeting**)
- Includes enforcement provisions and mechanism to remove individual “bad actors”
- Requires a Limited Event Permit to exceed max occupancy limits
- Allows residential property owners to petition for a prohibition on un-hosted STRs in their neighborhood

MAXIMUM STRs

A registered STR operator is allowed up to 2 non-primary residence STRs. A registered operator may also operate in their primary residence.



+



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Non-Primary Residence STR

365 days un-hosted stays

Non-Primary Residence STR

Primary Residence STR
90-day limit on un-hosted stays
(No limit on *hosted* stays)

STR REGULATIONS

- Transient Occupancy Tax applies (13% of rental revenue after July 1, 2020)
 - A local 24-hour contact is required for responding to nuisance complaints within one (1) hour
 - HOAs or apartment owners may request inclusion on a STR prohibited properties list available on City website
 - Occupancy is limited to two (2) guests per bedroom, plus two (2) with a maximum of ten (10) guests per STR
- STRs are prohibited in deed-restricted affordable housing units, dormitories, and ADUs
 - Existing City Noise Ordinance applies
 - Landlord consent form required if unit is subject to a rental agreement
 - STR unit must be a legally permitted dwelling unit
 - No sign shall be posted on the exterior of the STR unit to advertise the rental

ENFORCEMENT

- Violations subject to \$1,000 fine per day except a thirty (30) day warning period shall be provided for advertising a STR without a valid registration
- 24/7 complaint hotline (consultant contract)
- Upon issuance of three (3) fines the STR registration may be revoked
- Violations include, but are not limited to:
 - Failure of local contact to take action to a complaint within one (1) hour
 - Completing a booking transaction without a valid City-issued registration number
 - Violations of STR maximum occupancy
 - Conduct or activities that constitute a public nuisance

HOSTING PLATFORM RESPONSIBILITIES

- Hosting platforms cannot complete any booking transactions for an STR if notified by the City that a valid STR registration number has not been issued to the operator
- Platforms shall remove any listings upon notification from the City
- On a monthly basis platforms shall provide to the City:
 - STR registration number of each listing
 - Name of operator
 - Address of STR unit
 - Number of days each unit was booked
 - Total price paid for each rental



PETITION TO PROHIBIT UN-HOSTED STRs – UPDATED!

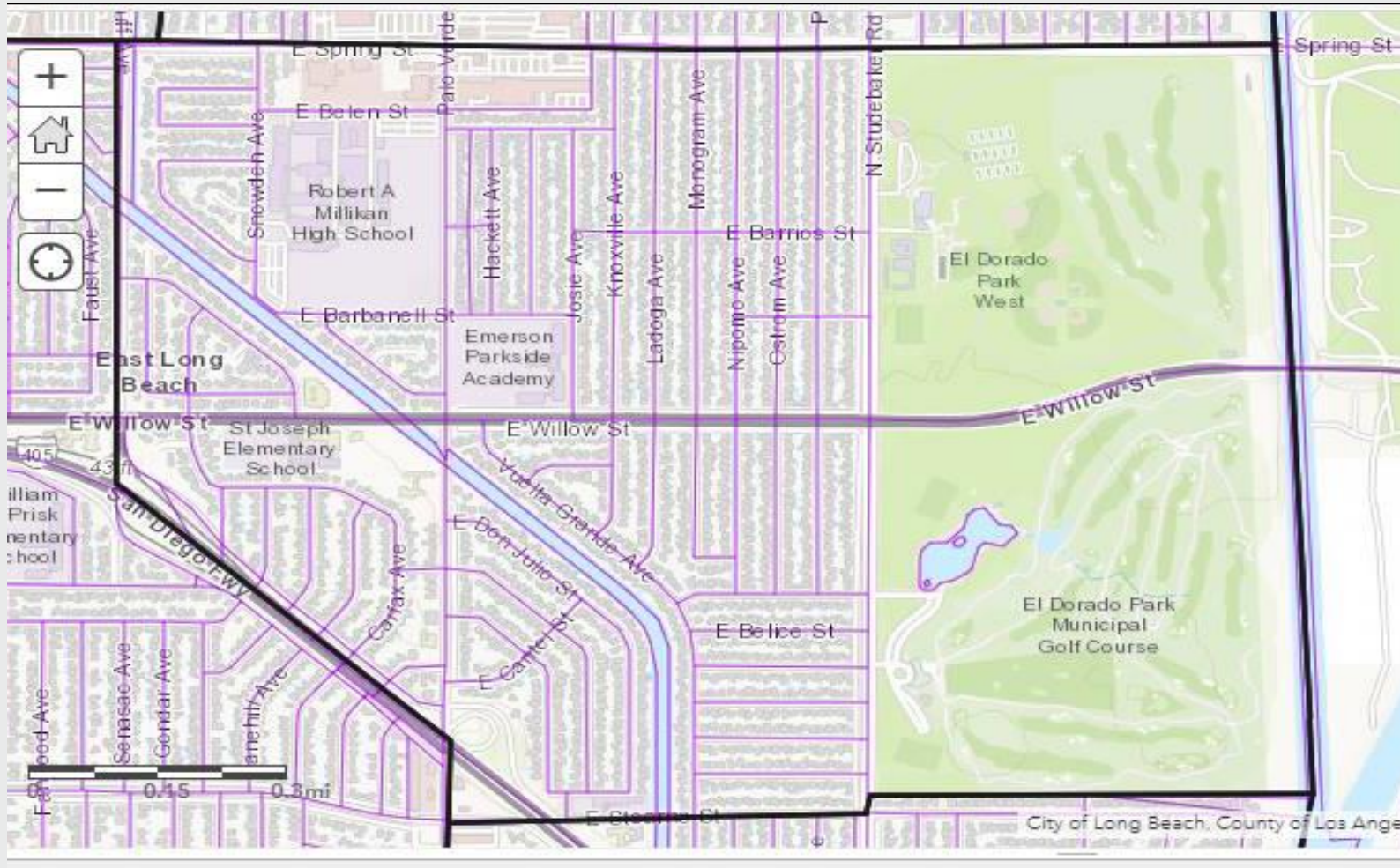
Property owners can petition to prohibit un-hosted STRs within a census tract or block group

- A simple majority (50 percent + one) of the residential property owners must sign petition to prohibit un-hosted stays (**Updated since January Council meeting**)
- Upon request for City to initiate petition, signatures will be collected by City staff via U.S. mail
- If approved, restriction remains in effect for three (3) years at which point restriction can be lifted by a similar petition process
- Initial petition process available within 180 days of effective date, and a new 180-day petition process period shall be established annually thereafter

What is a Census Block Group and why is that the geographic boundary being proposed?

- A Census Block Group is a geographical unit used by the United States Census Bureau which is between the Census Block and the Census Tract. All census tracts in Long Beach consist of between three (3) and eight (8) census block groups.
- Block groups are proposed over whole census tracts to reduce the cost of collecting signatures and to increase the likelihood of receiving a sufficient number of responses for those individual neighborhoods with a strong desire to opt-out

EXAMPLE – RESIDENTIAL CENSUS TRACT



EXAMPLE – SAME CENSUS TRACT SHOWING BLOCK GROUPS



PHASED IMPLEMENTATION PLAN

	June 2020				October 2020						April 2021		
Ordinance Read and Adopted	X												
Registration Process is Setup													
Ordinance Takes Effect					X								
Initial Registration Period Begins													
Enforcement Begins													

NEXT STEPS

- **Adopt ordinance amending Title 21 of Long Beach Municipal Code**
- **Submit Local Coastal Program amendment to California Coastal Commission for approval**
- **Develop implementation guidelines with input from stakeholders**



Thank you

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