

## Short Term Rental Regulations

### Community & Economic Development Department

Land Use, Sustainability & Resilience Committee  
December 11, 2023

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## BACKGROUND

On August 14, 2023, the Land Use, Sustainability and Resilience Committee requested a report on current regulations/enforcement regarding short term rentals in the City and possible options moving forward.



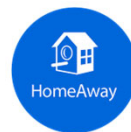
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## DISCUSSION

What is a “**Short Term Rental?**”



*“The rental of a dwelling, or a portion thereof, by the owner to another person or group of persons for occupancy, dwelling, lodging, or sleeping purposes for a period of less than 30 consecutive calendar days.”*

Frequently used for vacation or business travel, are fully furnished, stocked with basic supplies, and are advertised on various host sites such as Airbnb, HomeAway and VRBO.



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## STATISTICS



- 454 short term rentals registered in the City
- 300 are the entire home
- 154 are single rooms within a home



- 3951 Police calls for service for loud parties/noise in 1 year
- 7 of those calls mention short term rental/Airbnb



- Code Enforcement does not track STR stats as there is no current RMC regulating them



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## CURRENT REGULATIONS

### Loud Unruly Gathering Ordinance:

"a gathering of persons on any property whether residential, commercial or industrial or any public right-of-way for a social occasion or other activity upon which loud or unruly conduct occurs and results in a public nuisance or a threat to the public health, safety, welfare, or the comfortable enjoyment of life and property."

### Loud Unruly Conduct:

- A. Excessive or loud noise;
- B. Excessive traffic;
- C. Obstruction of a public street or public right-of-way, including a sidewalk;
- D. Public intoxication or drinking in public;
- E. The service of alcoholic beverages to minors;
- F. Possession and/or consumption of alcohol by minors;
- G. Assault, battery, fights, domestic violence or other disturbances of the peace;
- H. The sale or service of alcoholic beverages without a required State license;
- I. Vandalism or destruction of property;
- J. Litter;
- K. Urinating or defecating in public;
- L. Trespassing.



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## LOCAL CODES

	County of Riverside	City of Corona	City of Palm Springs	City of Riverside
Short term rental permit or certificate required	X	X	X	
Limits number of permits issued			X	
Requires local 24-hour 7 day/week contact	X	X	X	
Limits number of yearly rental contracts permitted			X	
Requires trash and debris be stored out of view until pick-up	X	X	X	X
Prohibits loud disruptive behavior/activity	X	X	X	X
Authorizes criminal enforcement	X	X	X	X
Authorizes administrative enforcement	X	X	X	X
Allows permit revocation for repeated violations	X	X	X	
Requires annual Building and Fire inspection			X	
Establishes a 24-hour HOTLINE for complaints			X	
Allows onsite parking only for guests	X	X	X	
Limits occupancy to 2 people per bedroom		X	X	
Requires minimum stay of 2 days/1 night	X		X	
Requires guest to sign for good neighbor brochure	X	X	X	



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## STRATEGIC PLAN ALIGNMENT

### Envision Riverside 2025 Strategic Plan Priorities



#5 High Performing Government

#### Cross-Cutting Threads



Community Trust



Fiscal Responsibility



Sustainability &  
Resiliency



Equity



Innovation



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## RECOMMENDATIONS

That the Land Use, Sustainability, and Resilience Committee:

- 1) Receive and file a report on current enforcement efforts related to short term rentals and potential regulations moving forward; and
- 2) Provide staff direction on possible code amendments regarding short-term rental properties in the City of Riverside.



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