



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.



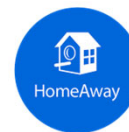
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DISCUSSION

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.




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	



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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