

REGULATION OF SHORT-TERM RENTALS

Community & Economic Development Department

City Council
July 16, 2024

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BACKGROUND

- **On April 23, 2024**, City Council discussed short-term rentals - 4 options were presented:
 - 1) "Status quo"
 - 2) Prohibit STR's
 - 3) Adopt model ordinance
 - 4) Adopt ordinance with Council revisions
- City Council directed staff to bring model ordinance forward for adoption
- City Council also asked for additional information on authority to regulate occupancy limits.



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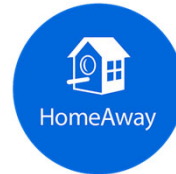
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DISCUSSION

- **Short-term Rental definition:**

"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. The rental of units within city-approved hotels, motels, and bed-and-breakfast inns shall not be considered to be a short-term rental."

- Used for vacation or short-term business travel and advertised on host sites such as VRBO, Airbnb, Homeaway.



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DISCUSSION

- The City does not currently have an STR Ordinance
- Regulation occurs via other relevant ordinances including:
 - 1) Business Tax Certificate requirement
 - 2) Loud/Unruly Gathering Ordinance
 - 3) Public Nuisance Ordinance (trash/lawn parking/property maintenance/etc.)
- Proposed STR Ordinance would consolidate existing regulations and add STR specific provisions



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PROPOSED ORDINANCE

REGULATION	PROPOSED	CURRENT
Business License	X	X
T.O.T.	X	X
Comply with noise/nuisance laws	X	X
Comply with "Good Neighbor" rules	X	
24 hr. contact required	X	
Responsible for Police response costs	X	X
No event venue or non-res. use allowed	X	
Requires trash removal and disposal	X	X
Parking only allowed in legal driveway	X	X
Limits # of occupants allowed	X	



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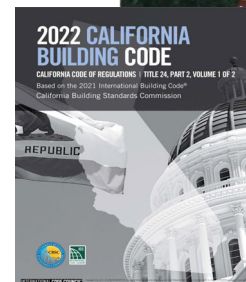
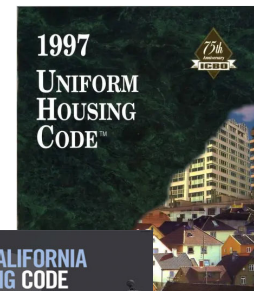
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OCCUPANCY LIMITS

- For single family residential units:**

- 1) Housing and Building Codes regulate
- 2) Two people per 70 sq. ft. + additional person each 50 sq. ft.

- Ca Government Code allows additional regulations for STR's since they are considered a business use; not traditional housing – stays are 30 days or less



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STRATEGIC PLAN ALIGNMENT

Strategic Priority #2 Community Well-Being: Goal 2.4 –
Support programs and innovations that enhance
community safety, encourage neighborhood
engagement, and build public trust

Cross-Cutting Threads



Community Trust



Fiscal Responsibility



Sustainability &
Resiliency



Equity



Innovation



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RECOMMENDATIONS

That the City Council:

1. Introduce and subsequently adopt the proposed ordinance regarding Short-term Rentals properties in the City of Riverside.



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