



AMENDMENT TO RIVERSIDE MUNICIPAL CODE CHAPTER 5.49 – GARAGE SALES

Community & Economic Development Department

Utility Services/Land Use/Energy Development Committee

October 15, 2015

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BACKGROUND INFORMATION

1. Garage sales currently allowed any 4 times per parcel per calendar year
2. Garage sales are limited to 2 consecutive days
3. Garage sales do not require a business license
4. Estate sales are included in the definition of garage sales
5. Garage sales hours are 8 a.m. to 5 p.m.
6. Garage sales are limited to the sale of "personal property"
7. Enforcement is complaint driven and requires staff to count and track all garage sales throughout the City
8. Garage sales are broadly limited to the sale of "personal property"



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BACKGROUND (Cont'd)

- The Committee met on August 17, 2015 to consider an amendment to Riverside Municipal Code 5.49 – Garage Sales.
- Items for follow-up
 1. Outreach to Estate Sale Community regarding definition of estate sales
 2. Further consideration to permit method vs. designated days for sales
 3. Further consideration to allowable garage sale days and time restrictions



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ITEMS FOR FOLLOW-UP

- Outreach to Estate Sale Community regarding definition of estate sales
 1. Received responses from 5 out of 6 most prominent estate sale companies active in Riverside
 2. All agreed that proposed definition was acceptable. The main concern was restricting the estate sales to *indoors*.
 3. 1 company favored the idea of requiring permits for garage sales and all companies expressed an interest in requiring all estate sale companies to obtain a Business Tax Certificate



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ITEMS FOR FOLLOW-UP

- Further consideration to permit method vs. designated days for sales

Designated days would:

1. Not create new layer of bureaucracy/permit requirements, consistent with Business Ready Riverside strategy
2. Not impact staff/resources or call for the creation of new tracking systems or permits
3. Limit the window of opportunity for illegal "commercial" garage sale operators to do business in Riverside
4. Allow staff to easily identify illegal garage sales without the need to check for permits or issue permits in the field, streamlining enforcement.



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ITEMS FOR FOLLOW-UP

- Further consideration to allowable garage sale days and time restrictions

1. Odd numbered months for garage sale weekends so that they would not conflict with as many holidays
2. Garage sales allowed Fri/Sat/Sun to allow for maximum flexibility.
3. Hours of 7 A.M. to 5 P.M. allow the sales to start early enough, but not so early as to disturb neighborhood peace, and end late enough, but not so late as to affect neighborhood peace and safety.



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RECOMMENDED AMENDMENTS

1. Designate six weekends/calendar year that garage sales are permitted - first full weekend of each odd numbered month (Jan, March, May, July, Sept., Nov.)
2. Amend definition of "estate sales"
3. Limit permitted garage sale days to Fri, Sat. and Sun. between 7 A.M. and 5 P.M. on designated weekends.
4. Limit garage sales to occupants, owners or tenants of that premises
5. Prohibit the sale of new merchandise or other merchandise that was acquired for resale or consignment



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COMPARISON CHART

	EXISTING ORDINANCE	PROPOSED ORDINANCE
# of allowable sales /year	4	6
Allowable sale days	Any 2 consecutive	Friday/Saturday/Sunday
Allowable sale times	8 a.m. – 5 p.m.	7 a.m. – 5 p.m.
Type of merchandise that can be sold	“personal property” not clearly defined	No new, resale or consignment merchandise. All items must belong to occupant
Seller	Not defined	Resident, occupant or tenant of said property



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RECOMMENDATIONS

That the Utility Services/Land Use/Energy Development Committee recommends that the City Council approve the proposed amendment to Riverside Municipal Code Chapter 5.49 - Garage Sales



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