

SHORT-TERM RENTALS

Community & Economic Development

City Council
April 20, 2021

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BACKGROUND – CITY COUNCIL (01/07/2020)

1. Received a report on STRs
 - a. Possible impacts
 - b. Statistics
 - c. Regulations
2. Direction
 - a. Monitor STRs
 - b. Provide City Council with an update

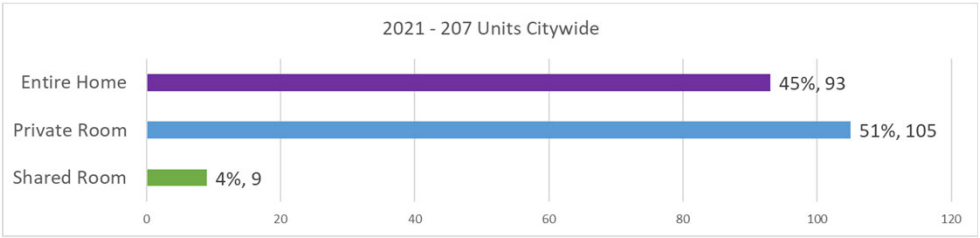


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DISCUSSION - CURRENT NUMBER OF STRs



Zip Code Area	Entire Home	Private Room	Shared Room	Total Units
92501	27	5	1	33
92503	10	16	4	30
92504	7	15	0	22
92505	10	8	0	18
92506	13	22	2	37
92507	16	27	2	45
92508	10	12	0	22
Citywide	93	105	9	207

Source: AirDNA.co

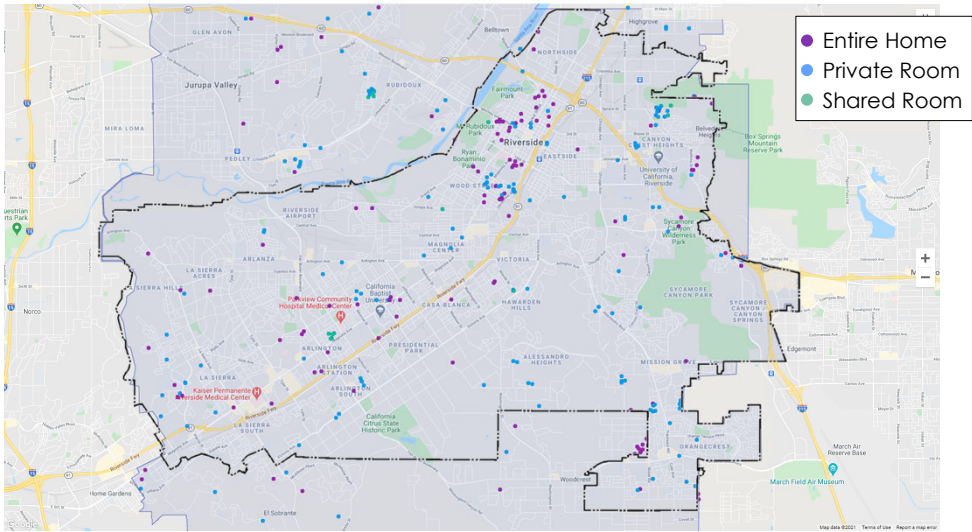
*May include units outside City limits

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DISCUSSION - CURRENT STR LOCATIONS



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CURRENT TRANSIENT OCCUPANCY TAX (TOT)

1. TOT collection from STRs authorized in RMC - Title 5
2. October 16, 2018 – City Council approved a Voluntary Collection Agreement of TOT with Airbnb (Commenced December 1, 2018)
3. May 2019 – Airbnb amended the voluntary collection agreement placing burden of TOT collection directly on City
 - a. City subsequently terminated agreement – TOT was collected from Airbnb through January 2021
 - b. City expanded contract with HdL to provide TOT administrative support effective with the February 2021 reporting period
4. Approximately \$17,000 per month collected in TOT from STRs



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CURRENT REGULATIONS

1. RMC - Title 7 Modifications
 - a. Redefines "Noise disturbance"
 - b. Provides criteria for officers in determining noise disturbance
 - c. Adds fines and penalties that escalate as repeated violations occur
2. RMC - Title 9 Modifications
 - a. Prohibits defined Loud or Unruly Gatherings
 - b. Identifies a Responsible Party: property owner, lessee, or attendee;
 - c. Prohibits large gatherings that charge admission or advertise to public
 - d. Enables officers to order guests to disperse, issue citations or make arrests
 - e. Subjects repeat offenses to escalating fines.
3. RMC - Title 19 (Zoning) does not specifically regulate STRs



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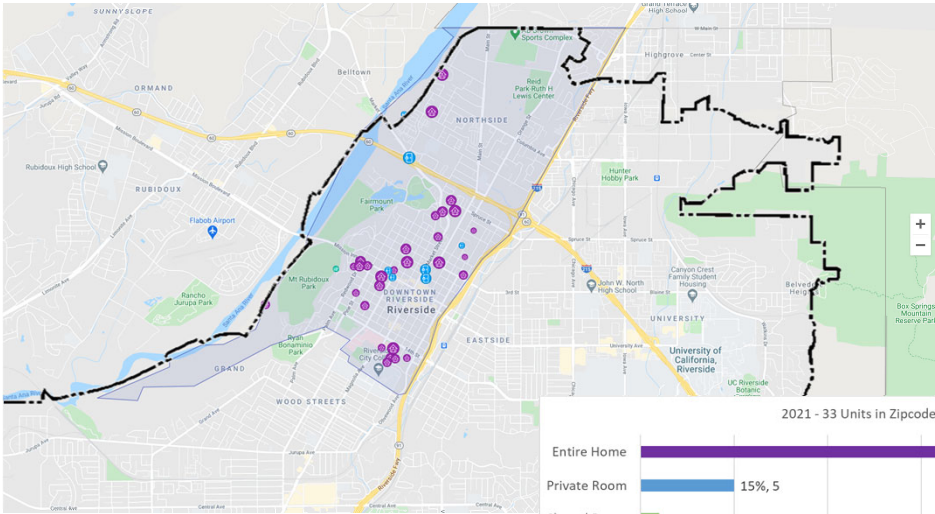
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RECOMMENDATION

That the City Council receive and file this report on short-term rentals and Transient Occupancy Tax/ Business Tax Certificates in the City of Riverside.

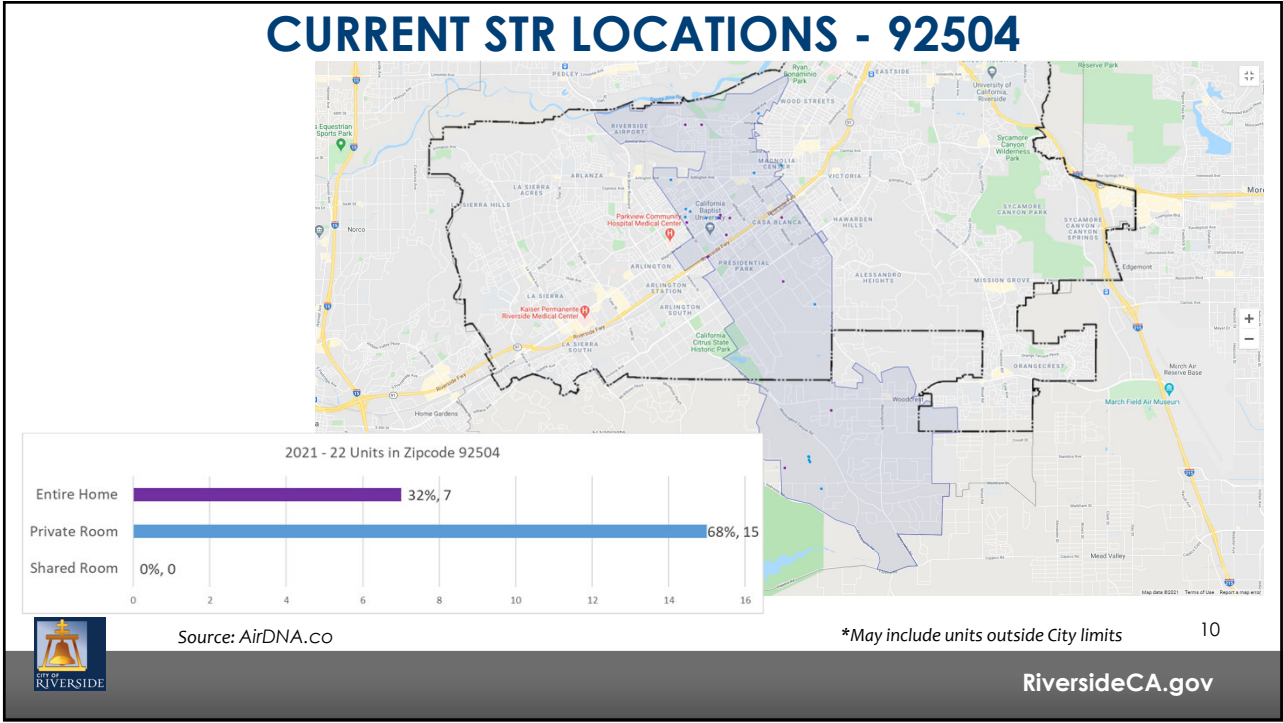
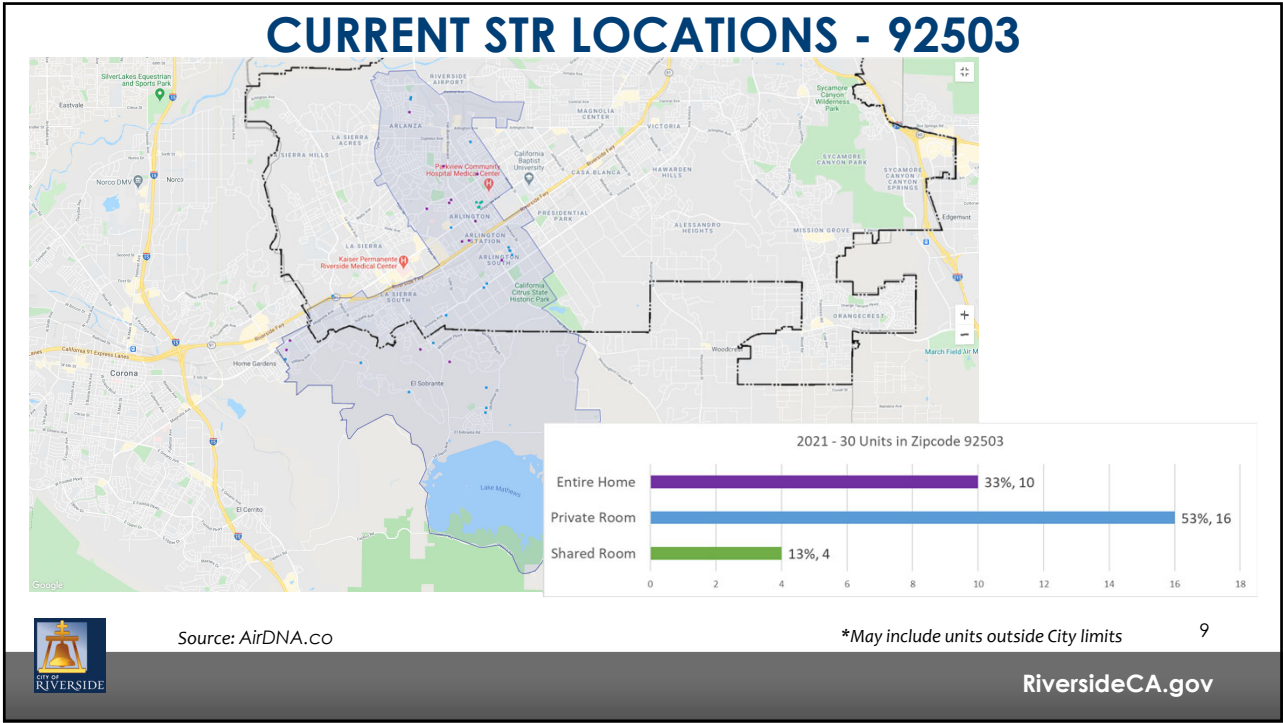


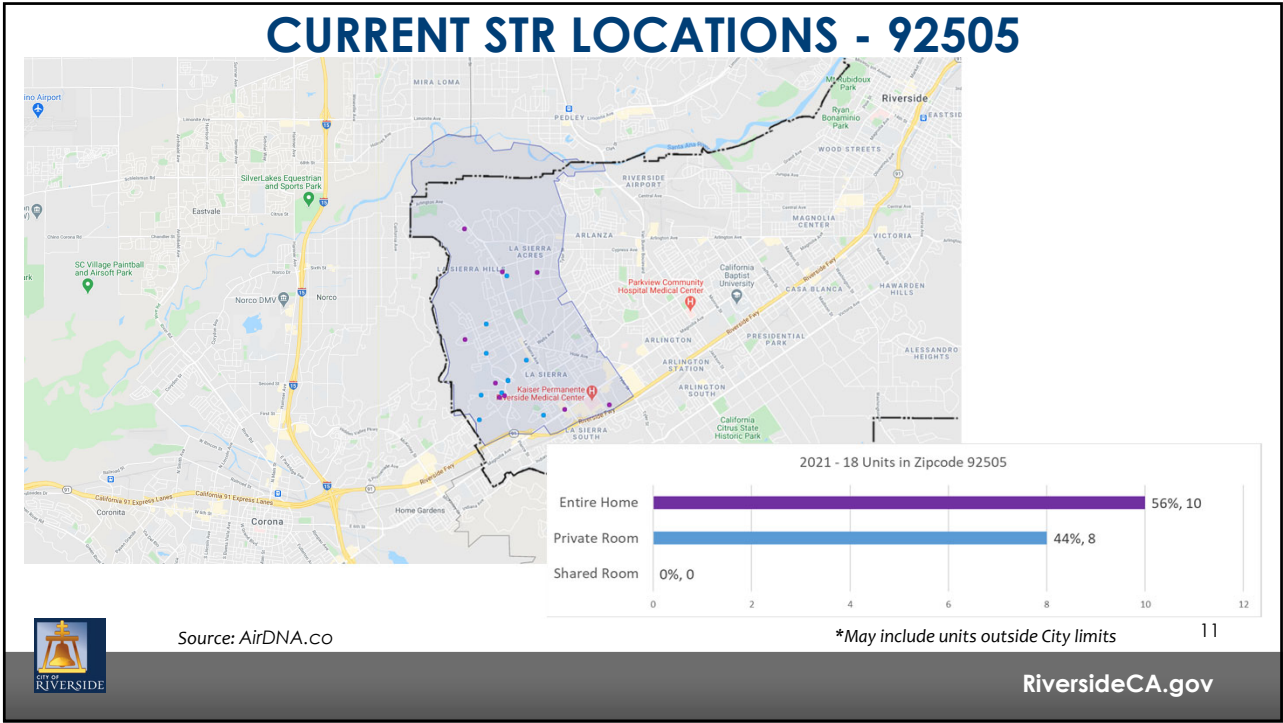
CURRENT STR LOCATIONS - 92501



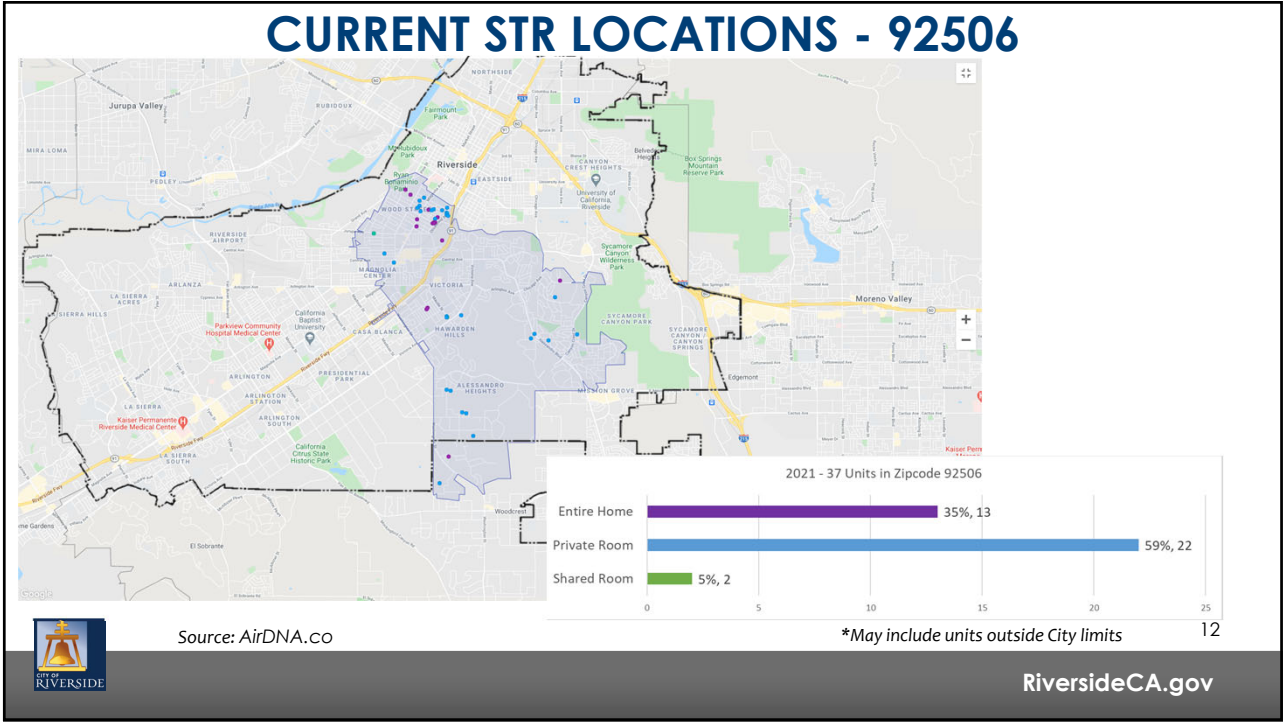
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