

WESTWOOD NEIGHBORHOOD COUNCIL

December 9th, 2015

Agenda Item #8

MOTION REGARDING SHORT TERM RENTALS

Refers to City Council file [14-1635-S2](#)

Moved: “Any proposed City ordinance allowing short term rentals in presently prohibited zones must include the following essential provisions:

- ❑ No rent stabilized units “RSO” shall be allowed to rent short term
- ❑ Only primary residences shall be permitted to host for short term rentals, and only one unit shall be permitted per host.
- ❑ Hosts enjoying the utility subsidies provided to low-income residents may not rent out their units for short-term rentals
- ❑ There shall be a cap of 120 nights per calendar year per host for short term rentals of an entire unit and a cap of 180 nights per calendar year per host for short term rentals of spare bedrooms or space, where the host is also present.
- ❑ Prior to listing, hosts shall be responsible for verifying their properties comply with the Los Angeles Building and Safety code at their own expense and shall make all necessary repairs
- ❑ All hosts shall obtain a City permit and a permanent registration number. The condition of receiving a City permit and permanent registration number shall be the following: proof of primary residence plus liability insurance for this specific use including any rider that may be necessary for a non-conforming use on the property. Examples of proof of primary residence shall include utility bill, drivers’ license and the like
- ❑ Upon filing for a short term rentals permit, hosts shall notify property owners within 500 ft.
- ❑ All hosts shall include their permanent City registration number on all advertised listings in all media
- ❑ All hosts shall register with the City Department of Finance and remit transient occupancy taxes “TOT” including any and all back taxes owed. Short term rental TOT receipts shall not go into general fund but shall be used to create a special enforcement/compliance unit specific to enforcing regulation of short term rentals. An example of this compliance unit is the LAHD inspection program for multifamily units
- ❑ Hosts shall be required to pay the City’s legal minimum wage to those who work to enable the hosts’ short-term rentals and to register with the State Employment Development Department
- ❑ Hosts shall disclose such information as the City deems required for enforcement. Examples of this information shall include the type of rental whether one room or whole house, how many nights per year, how many guests and the like

- Hosts which refuse to register or disclose information necessary for enforcement shall be prohibited from operating in the City and face such penalties and fines as may be deemed appropriate by the City under the new ordinance
- Platforms shall only list City registered units and display registration number in each listing
- Platforms shall disclose information deemed necessary by the City for enforcement and for collection of back taxes and shall be held accountable, including fines and other penalties as may be deemed appropriate by the City, for any unregistered online listings appearing upon the platforms' website
- Platforms shall disclose information deemed necessary by law enforcement during criminal investigations
- The ordinance shall establish a right of appeal of the issuance of a short term rental permit
- The ordinance shall establish a private right of action by individuals in the community”