

WESTWOOD NEIGHBORHOOD COUNCIL

November 11, 2015

Agenda Item #6H1

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 owner occupied~~ primary residences shall be permitted to host for short term rentals, and only one unit shall be permitted per host.
- ~~There shall be a cap of 60 nights per calendar year per host for short term rentals~~
- 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, abide by hotel employee protections and 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

Hosts enjoying the utility subsidies provided to low-income residents may not rent out their units for short-term rentals.