

# Short-Term Rental Code Compliance

**Board Referral 2016.02, Item 12**

**October 5, 2021**

# Background

- ▶ Fall/Winter 2016 - Planning Commission workshops on draft STR ordinances
- ▶ November 28, 2017 - Draft STR Ordinances to BOS
- ▶ January 31, 2018 - Planning Commission letter to BOS re STR enforcement
- ▶ March 27, 2018 - BOS Referral 2018.10 submitted requesting HCD response to Short-Term Rental (STR) enforcement
- ▶ June 12, 2018 - Report to Board on STR Code Compliance
- ▶ July 17, 2018 - Report to Board regarding Host Compliance for STR Code Compliance
- ▶ 2019 / 2020 - Planning Commission workshops and hearings on policy direction of draft ordinances
- ▶ May 25, 2021 - Board provide policy direction on draft Ordinance
- ▶ August 24, 2021 - Revised Referral 2016.02 request HCD address enforcement

# Code Compliance

## Complaints received and classified:

### Priority One

- ▶ immediate risk to human life, health and safety
- ▶ immediate environmental impacts

### Priority Two

- ▶ not an immediate threat to human life, health, and safety

### Priority Three

- ▶ no danger to human life, health and safety but zoning or building code is not being followed

# Code Compliance - Response by priority

## Priority One

- ▶ Site visit
- ▶ Courtesy letter
- ▶ Property/permit research

## Priority Two

- ▶ Courtesy letter
- ▶ Site visit may be attempted

## Priority Three:

- ▶ Courtesy letter
- ▶ Follow-up if time allows

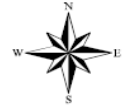
# Code Compliance Caseload as of August 2021

- ▶ 2,351 open Code Compliance cases
- ▶ Priority One: 1,039
- ▶ Priority Two: 565
- ▶ Priority Three: 747

Of the Priority Three cases, 126 are Short-Term Rental cases



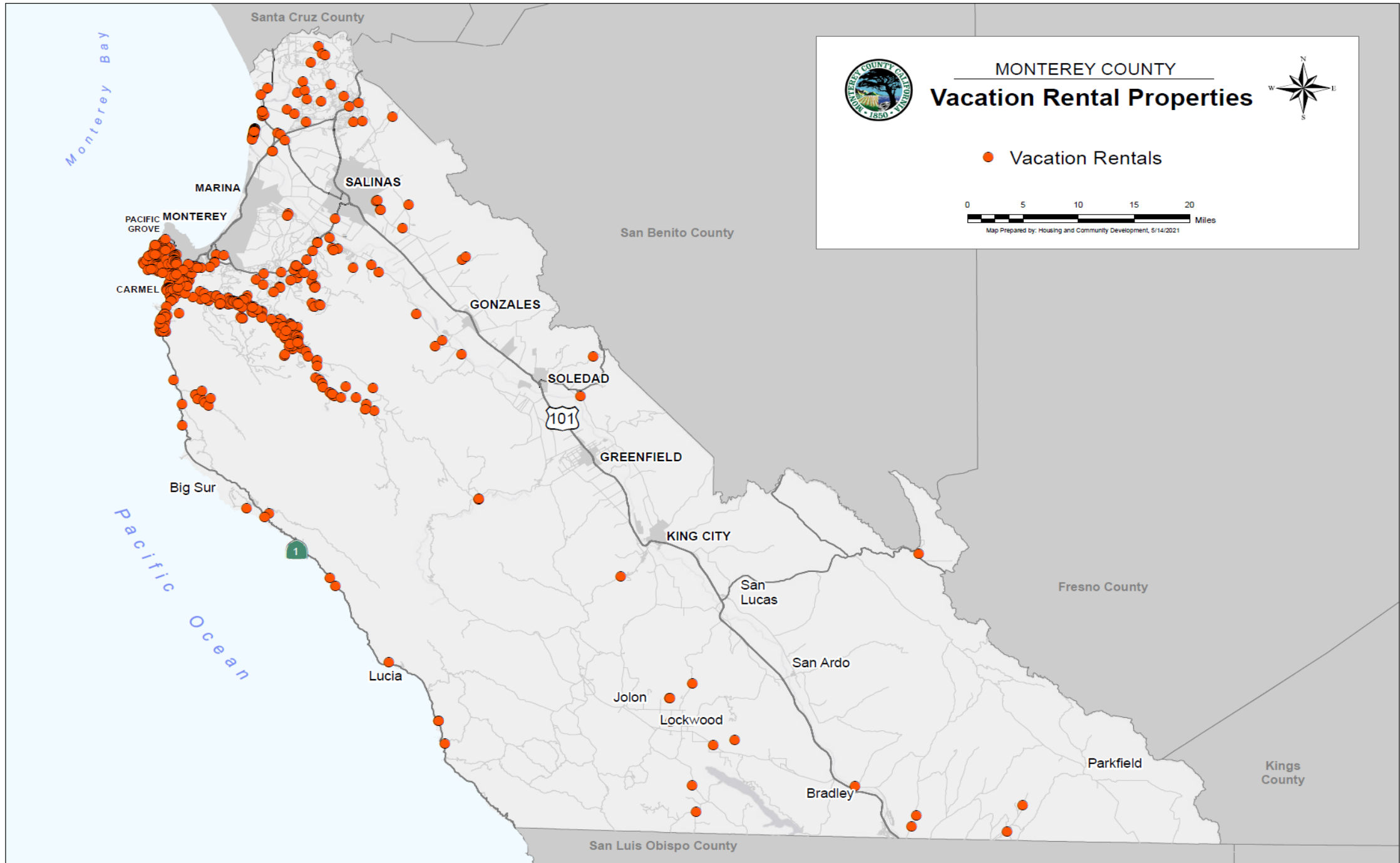
# MONTEREY COUNTY Vacation Rental Properties



● Vacation Rentals



Map Prepared by: Housing and Community Development, 5/14/2021



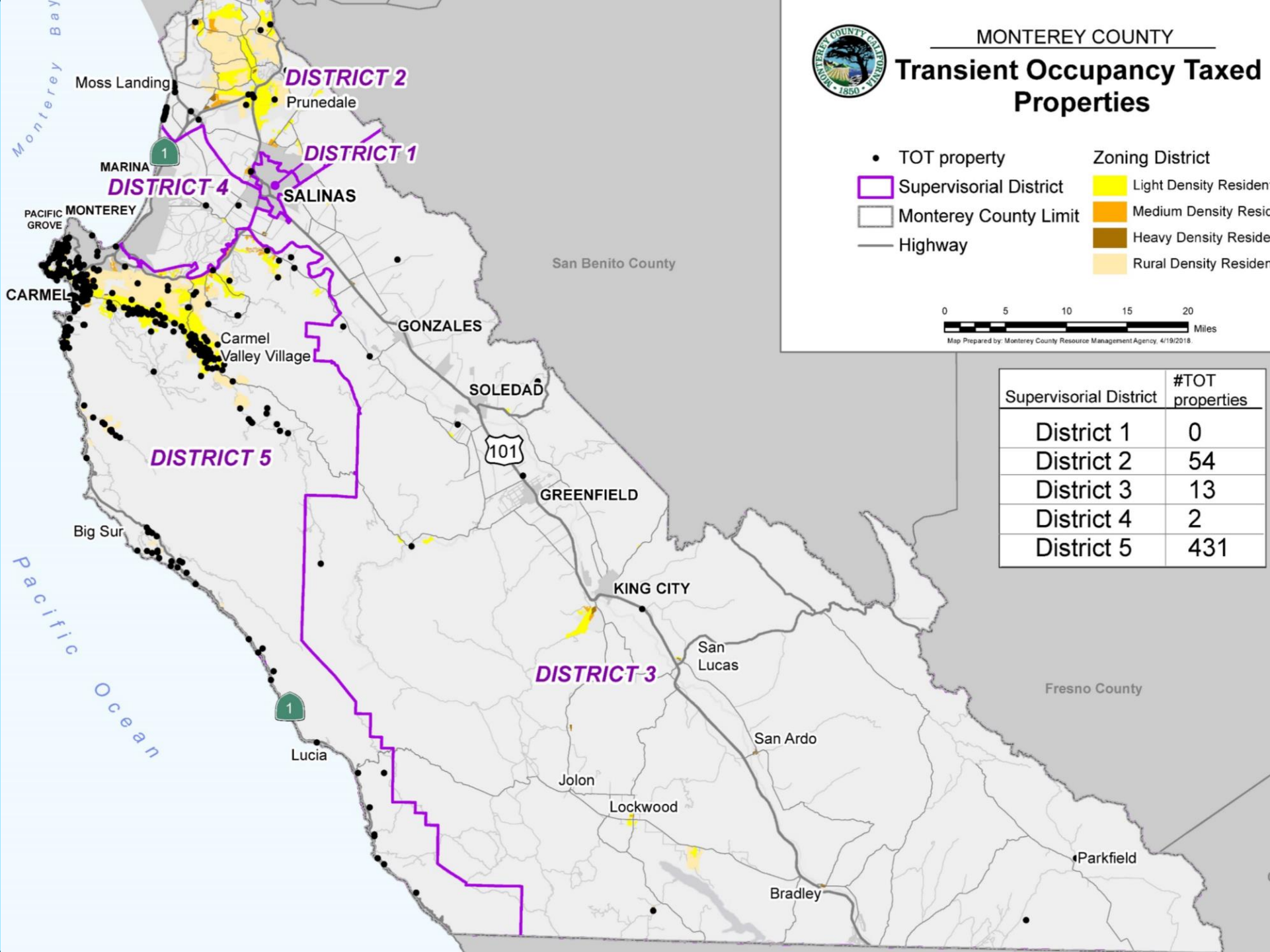
# Short-Term Rentals

- ▶ ~20 permitted STRs
- ▶ 126 current STR Code Compliance cases
- ▶ ~644 additional properties advertising STRs
- ▶ ~400 potential STRs that pay Transient Occupancy Tax

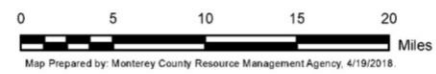


MONTEREY COUNTY

# Transient Occupancy Taxed Properties



- TOT property
  - Supervisorial District
  - Monterey County Limit
  - Highway
- Zoning District
- Light Density Residential
  - Medium Density Residential
  - Heavy Density Residential
  - Rural Density Residential



Supervisorial District	#TOT properties
District 1	0
District 2	54
District 3	13
District 4	2
District 5	431



# Options

- ▶ No Change
- ▶ Increase funding to Code Compliance
- ▶ Hire 3<sup>rd</sup> party vendor for initial steps in enforcement process
- ▶ Move STRs to higher priority
- ▶ Enact moratorium
- ▶ Combination of above

Questions?