

Short-Term Rental Code Compliance

Board Referral 2018.10, Item 16

Background

- ▶ Fall/Winter 2016 - Planning Commission workshops for STR Ordinance
- ▶ November 28, 2017 - Draft STR Ordinance to BOS
- ▶ January 31, 2018 - Planning Commission letter to BOS re STR enforcement
- ▶ March 27, 2018 - BOS referral submitted requesting RMA response to Short-Term Rental (STR) 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

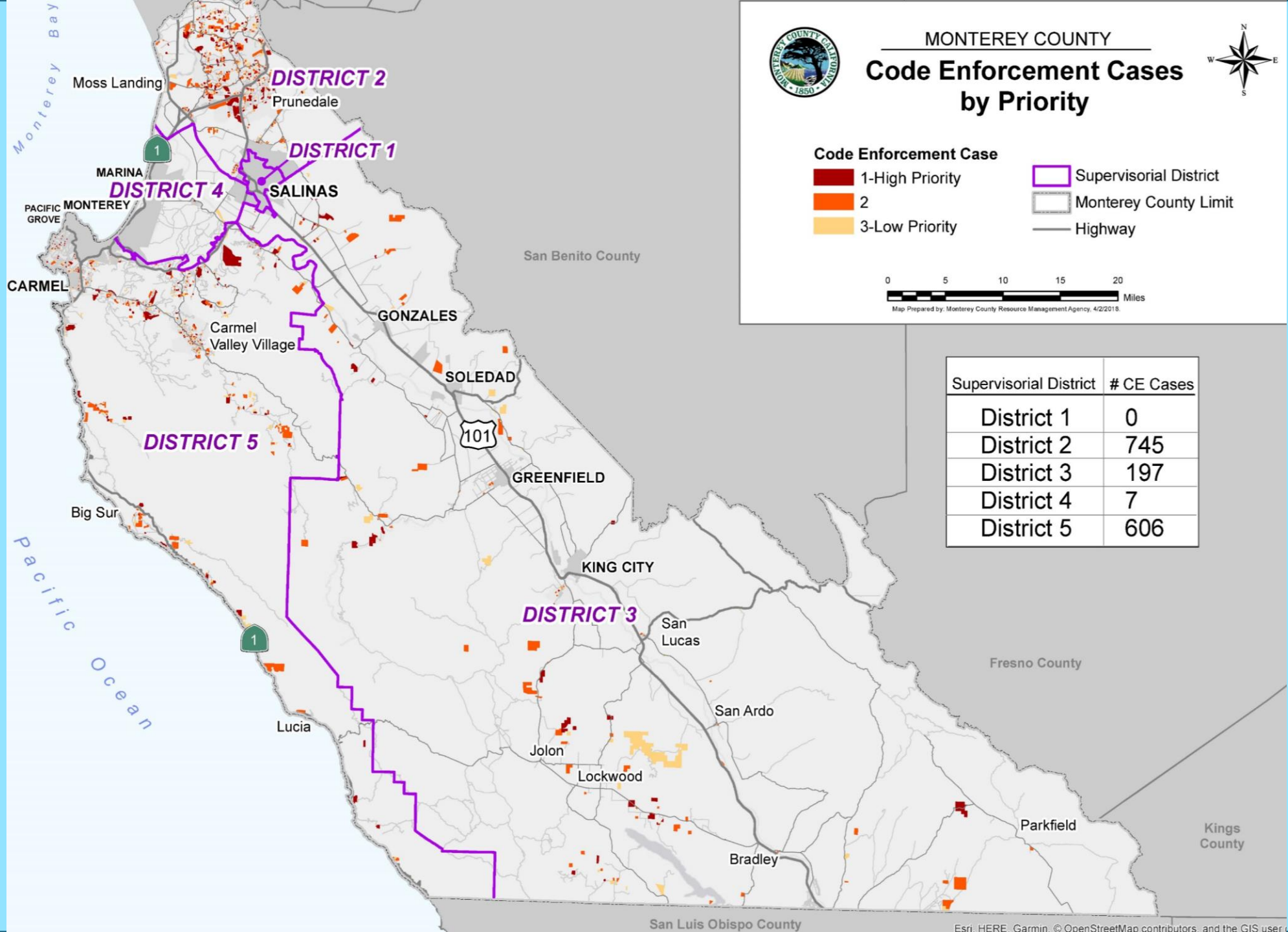
- ▶ Courtesy letter
- ▶ Site visit may be attempted

Priority Three:

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

Code Compliance Caseload

- ▶ 1,619 open Code Compliance cases
 - ▶ Priority One: 482
 - ▶ Priority Two: 738
 - ▶ Priority Three: 399
- Of the 399 Priority Three cases
 - 44 are Short-Term Rental cases



Short-Term Rentals

- ▶ 22 permitted STRs
- ▶ 44 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

Supervisory District

Monterey County Limit

Highway

Zoning District

Light Density Residential

Medium Density Residential

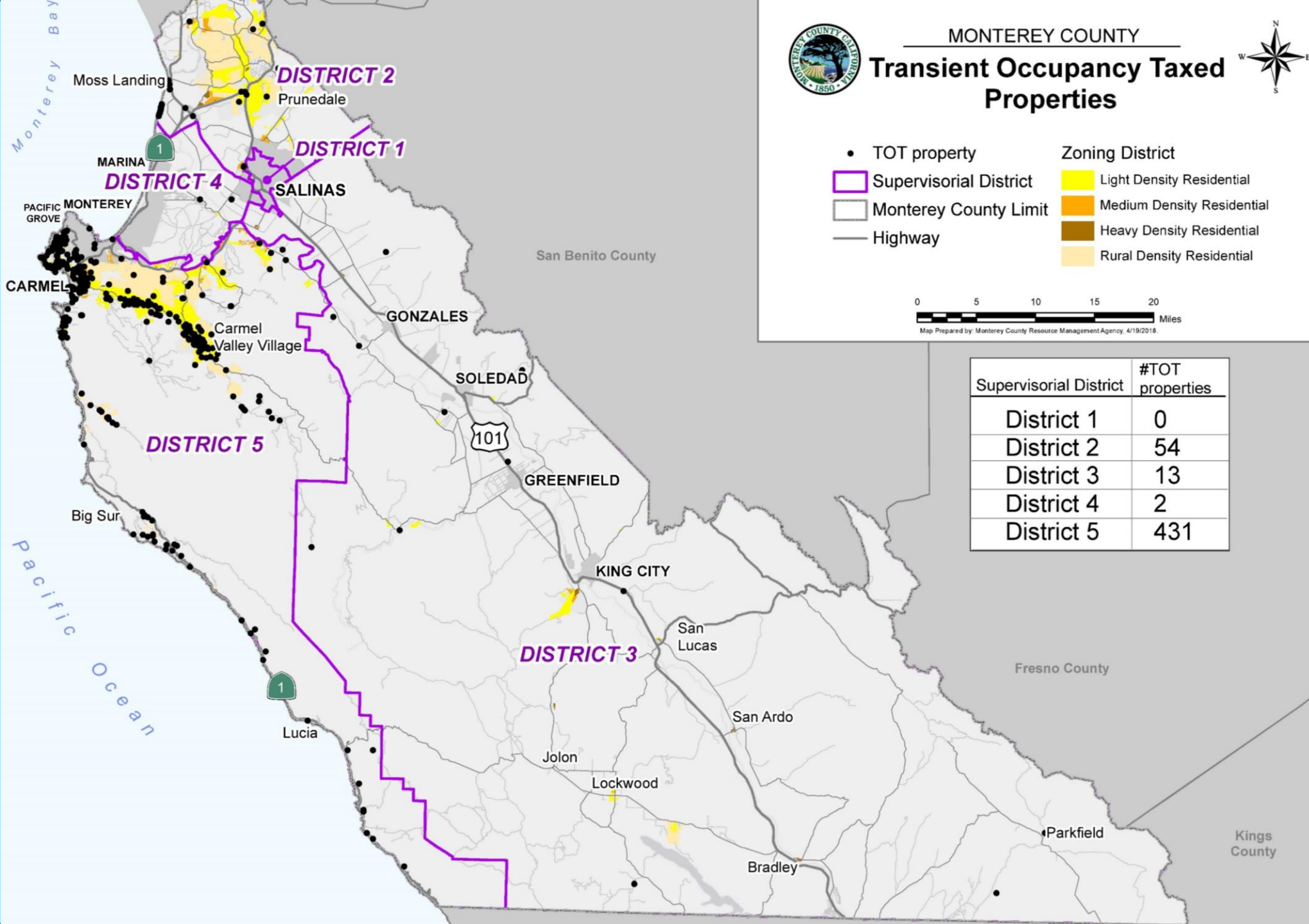
Heavy Density Residential

Rural Density Residential



Map Prepared by: Monterey County Resource Management Agency, 4/19/2018.

Supervisory 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 3rd party vendor for initial steps in enforcement process
- ▶ Move STRs to higher priority
- ▶ Enact moratorium
- ▶ Combination of above

Questions?