



County of Monterey

Board of Supervisors

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March 10, 2025

The Honorable María Elena Durazo
California State Senate
1021 O Street, Room 7530
Sacramento, CA 95814

RE: SB 346 (Durazo) Local agencies: transient occupancy taxes: short-term rental facilitator – SUPPORT

Dear Senator Durazo:

On behalf of the County of Monterey, I am writing in support of your measure SB 346, which will significantly strengthen local tools to ensure compliance with obligatory local ordinances regarding the collection and remittance of transient occupancy taxes (TOT) applicable to short-term rentals.

Existing law authorizes a local authority, to regulate the occupancy of a room or rooms, or other living space, in a hotel, inn, tourist home or house, motel, or other lodging for a period of less than 30 days. This bill would authorize a local agency, defined to mean a city, county, or city and county, to enact an ordinance to require a short-term rental facilitator, to report, in the form and manner prescribed by the local agency, the assessor parcel number of each short-term rental, as defined, during the reporting period, as well as any additional information necessary to identify the property as may be required by the local agency.

This bill would authorize the local agency to impose an administrative fine or penalty for failure to file the report and would authorize the local agency to initiate an audit of a short-term rental facilitator, as described. The bill would require a short-term rental facilitator, in a jurisdiction that has adopted an ordinance, to include in the listing of a short-term rental any applicable local license number associated with the short-term rental and any transient occupancy tax certification issued by a local agency. The bill would state these provisions do not preempt a local agency from adopting an ordinance that regulates short-term rentals, short-term rental facilitators, or the payment and collection of transient occupancy taxes in a manner that differs from those described in the bill.

Monterey County does not have a voluntary collection agreement with any platform, and we spend upwards of \$25,000 a year in hard costs pursuing collections directly from short-term rental operators. Absent State action to compel platforms to cooperate fully with local agencies regarding the location of properties listed on their site, TOT collection will remain a concern with respect to accuracy and lawfulness, and local governments will remain hampered in their abilities to truly preserve housing stock in their jurisdictions.

Therefore, the County of Monterey supports SB 346. Should you have any questions, please feel free to contact Monterey County's Public Policy Advisor, Ashley Walker of Nossaman LLP, at 916-442-8888.

Sincerely,

DRAFT

Chris M. Lopez, Chair
Board of Supervisors

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cc: The Honorable John Laird, 17th Senate District
The Honorable Robert Rivas, 29th Assembly District
The Honorable Dawn Addis, 30th Assembly District
California State Association of Counties (CSAC)
Rural County Representatives of California (RCRC)

