



SHORT TERM RENTALS

Chula Vista City Council
March 16, 2021



Agenda

1. What is a Short-Term Rental?
2. Community Concerns
3. Community Benefits
4. Other Cities
5. Regulatory Framework
6. Decision Points
7. Next Steps

What is a Short- Term Rental?

Typically refers to:

- A furnished dwelling unit or a furnished bedroom in a dwelling unit
- Rented for a short duration (e.g., one night, one week)
- Almost always for 30 days or less

Community Concerns

- Commercial use in residential neighborhoods
- Reduction of long-term rental housing stock
- Nonpayment of Transient Occupancy Taxes (TOT)
- Lack of oversight/management
- Nuisance complaints:
 - Noise
 - Parking
 - Trash
 - Late Hours
 - Traffic
- Difficult to regulate/enforce
- Changes to character of neighborhood

Community Benefits

- Encourages participation in sharing economy
- Provides extra source of income for homeowners and long-term renters
- Could provide a temporary housing option for residents with emergent needs for accommodations
- Could generate significant TOT revenues to City

What are Other Cities Doing?



Complete Prohibition

Atlanta
Oklahoma City
Irvine
Miami Beach
Santa Monica*

**Santa Monica prohibits whole home short term rentals but allows room rentals.*



Limited to Certain Zones or Districts

Savannah
New Orleans
Austin
New York
Oakland
Berkeley

Limited Frequency and/or Duration

New York
New Orleans
San Francisco
Los Angeles
Washington D.C.
San Jose

“Hosted” or Primary Residence Based Regulations

Los Angeles
Denver
Chicago
Portland
San Francisco
Washington D.C.
Boston
Seattle
Miami
San Jose
Berkeley

Recommended Regulatory Framework



Key Decision Points

- Ownership & Hosted Requirements
- Permit Caps
- Limits on Stays
- Occupancy Limitations
- Event Permit Limitations
- Parking Requirements
- Quiet Hours
- Exclusions
- Enforcement

Ownership & Hosted Requirements

- Primary Residence vs. Non-Primary Residence
- Hosted Requirement?
- Whole-Home vs. Partial-Home Rental

STR Permit Caps

- Cap on STR Permits Citywide?
 - 500 permits (1%)
 - 1,000 permits (2%)
- Cap on STR Permits by City Council District?
- Caps on Non-Primary Residence STRs?
- Caps on Whole-Home STRs?

Limits on Stays

- Minimum Rental Period (e.g., 2 days)
- Maximum Rentals Days per Year
 - Whole-Home Rental: 90 days
 - Partial-Home Rental: No Limit

Occupancy Limitations

- 2 persons per bedroom, +2
- Max of 10

Event Permit Rental Days per Year

- 12 per year
- 1 per month

Parking Requirements

- 1 space required 2 bedrooms or less
- Additional space for each bedroom after 2
- No on street parking

Quiet Hours

- City Noise Ordinance:
 - 10 p.m. to 7 a.m. weekdays
 - 10 p.m. to 8 a.m. weekends
- Mirror or Expand to 10 p.m. to 9 a.m.?
- Expand all to 10 p.m. to 9 a.m.?

Exclusions

- Accessory Dwelling Units (ADUs)
- Junior ADUs (JADUs)
- Deed restricted affordable housing units
- Single Room Occupancies (SROs)

Enforcement

	Minor Offense	Major Offense
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Responsible Person Citations

	\$200	\$500
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Owner, Agent, or Local Contact Citations

1 st	\$200	\$1,000
2 nd	\$400	\$1,500
3 rd and 4 th	\$1,000	\$2,500
5 th +	\$1,500	\$3,000

Hosting Platform

1 st	\$500
2 nd	\$1,000
3 rd +	\$2,000

Next Steps

- Stakeholder Outreach
- Draft Ordinance