

## Agenda Item 18

**18. 24-51758** Recommendation to request City Manager to bring back a report on the status of the Short Term Rental Ordinance, including a discussion of its enforcement procedures and provisions, for review of the program and to review any potential modifications.

## **Agenda Item 18 – Discussion**

In recent weeks, the Council District Four office has received inquiries and reports of nuisance activity occurring at a short-term rental listing in the District.

The Municipal Code has dedicated Chapter 5.771 to the establishment of regulations, standards, and registration process meant to govern short-term rentals. The intent of this code is to “safeguard the residents of the City of Long Beach by ensuring that short-term rental activities do not threaten the character of residential neighborhoods; and ensuring that such short-term rental activities do not become a nuisance, or threaten the public health, safety or welfare of neighboring properties”.

## **Discussion (cont.)**

In addition to Chapter 5.77, the Long Beach Municipal Code has other sections dedicated to different nuisance types such as noise, smoke, and the term “nuisance” itself.

Given the numerous avenues in place to report nuisance activity, a request for this Council to review a report on the status of the short-term rental ordinance seems prudent. The ability to review the ordinance and review the mechanisms in place to safeguard neighborhoods should provide clearer direction on how this Council can further engage in strengthening and/or making changes that would increase the effectiveness of the current ordinance and further protect the public from unwanted and potential dangerous activity.

# **Immediate, Medium & Long Range Goals**

**Immediate** – improvements in communications including interdepartmental aggregation of STR complaints

**Medium Range** – Policy change to enable the suspension of an STR in the event of a serious crime or illegal activity

**Long Range** – Fundamental ordinance changes to address current unforeseen issues and/or changing priorities

# Neighborhood Recommendations

- Require all Short Term Rentals be hosted. Non-hosted STRs are the problem.
- Provide the necessary infrastructure that provides oversight and management of all STRs.
- Collect data on STR activity. (e.g. tracking of all complaints regardless of level of severity)
- Enact a policy that suspends STR permits for 1–3 complaints during an investigation
- Enact a policy that revokes STR permits for 3 valid complaints

## Neighborhood Recommendations (cont.)

- Alert existing residents when a STR permit application has been received. Also inform the community when the permit has been approved.
- Consider a policy that allows community members an opportunity to oppose STRs in their immediate community during the permit application process rather than after.
- Modification to Ordinance 5.77.090 (D) Enforcement – any STR in violation and determined a nuisance property, including having their license revoked, should not be allowed to re-register the property. The property should be on the list for prohibited buildings indefinitely.

## Neighborhood Recommendations (cont.)

- Adding an ordinance for immediate shutdown to a property deemed a nuisance and/or where a crime has occurred on the property or neighboring properties by either property owner, manager or renter/guests at the property. These properties should be immediately red-flagged and all City Departments made aware right away.
- Neighbors must be notified and alerted at least 60 days before a Short Term Rental is listed in their neighborhood. Every neighbor must be given the appropriate contact information for the homeowner, the STR Operator or Property Manager, all hosting platforms, and contact information for all City Officials related to the maintenance and regulation of such property.