



City Council Meeting - 2/25/2021

City Council Special Meeting February 25, 2021

B1 - INTRODUCE FOR FIRST READING AN ORDINANCE AMENDING CHAPTER 3.25 OF LA QUINTA MUNICIPAL CODE RELATED TO SHORT-TERM VACATION RENTALS; AND DISCUSS STVR REGULATIONS



City Council Meeting - 2/25/2021

Background

January 27 meeting

- Reviewed the STVR Ad Hoc Committee recommendations, and comparison of other regulations from N4N and Palm Springs
- Expressed general support for several changes to STVR permitting and operational standards.
- Other items were tabled for further discussion

City Council Meeting - 2/25/2021

Homeshare Permit

- Owner hosts visitors in the Owner's home while the Owner lives on-site and is in the home, throughout the visitor's stay.
- No limits on the number of bookings per year.

City Council Meeting - 2/25/2021

STVRs with 5 or more bedrooms - Estate home permit

- 73 STVRs, out of which 32 in PGA West; 6% of all STVRs.
 - Evaluation criteria: adequate on-site parking, available street parking, potential noise impacts, and sufficient physical distance from adjacent properties.
 - Will not create conditions detrimental to the public health, safety and general welfare.
 - Inspection required to verify bedroom count
 - Noise monitoring devices required.
 - New STVR permit required
 - Existing STVRs with 5 bedrooms or more will not be grandfathered.



— GEM of the DESERT —

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Adequate On-Site Parking

- Clarification language added to Section 3.25.050.F
- Based on the number of overnight occupants allowed, not based on the number of daytime occupants.

Noise Devices Pilot Program

- Scheduled to commence on March 1st.

Daytime/Overnight Occupancy Limits

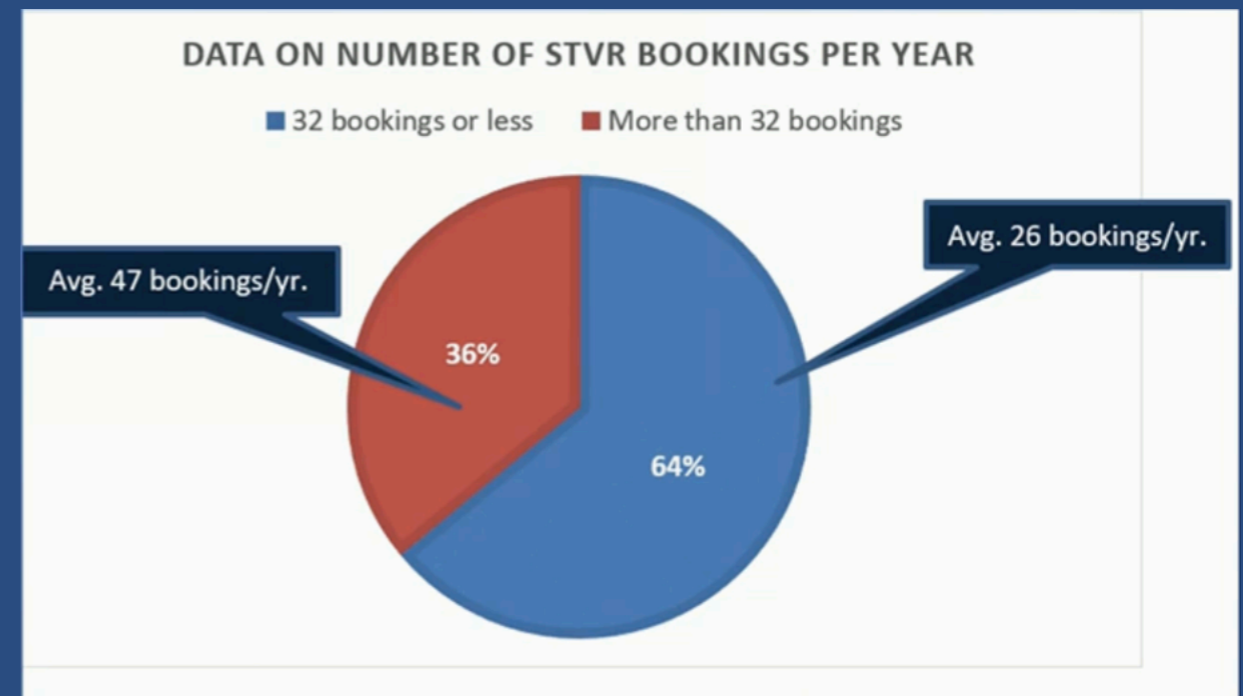
- No change; maintain existing limits with ranges to allow for flexibility and for the discretion of Code Compliance.

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Further Discussion and Direction

Limit on number of bookings per year

- Reduces frequency (incentive for longer stays) and density of STVR activity.
- Palm Springs - limit 32 (+4 July/Aug/Sept)
- Fixed number limit vs. added bonus for summer months.
- Tourist Commercial (CT) zones, Village Commercial (VC) zones (Embassy Suites), and Homeshare permits exempt from limit.

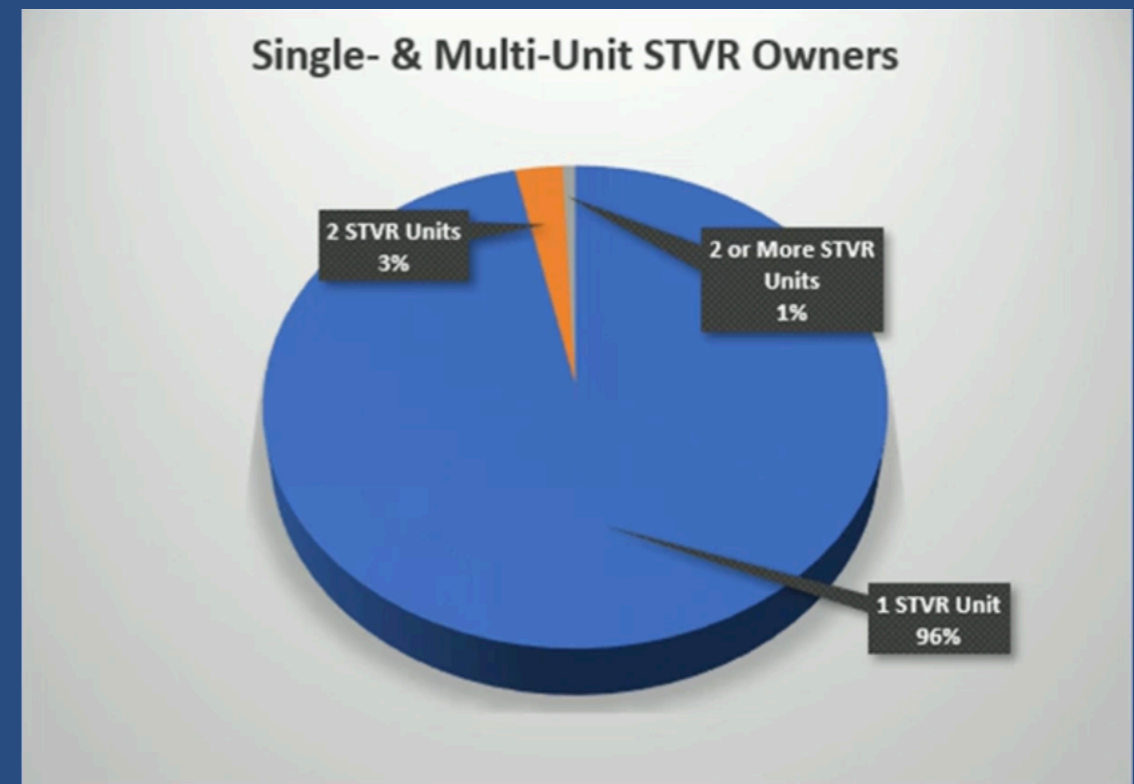


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Further Discussion and Direction

Limit on number of STVR permits per owner

- Eliminates owners and business entities from operating multiple STVRs
- Controls the number of density STVRs
- 96% single-unit STVR owners; 4% are multi-unit STVR owners
- 34 STVR owners, comprised of both private individuals and business entities, own 2 properties
- 9 STVR owners own more than 2 properties



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Further Discussion and Direction

Contract between owner and renter acknowledging regulations

- Host training and best practices
- Update good neighbor brochure
- Video training on the rules and regulations for both host and renters
- Owner/renter agreement
- Palm Spring "Vacation Rental Statement of Rules and Regulations"
- Signed by the renters acknowledging that they have read and will comply with all rules and regulations.

CLICK HERE to Return to Agenda

ATTACHMENT 2

City of Palm Springs
1200 E. Tahquamenon Canyon Way • Palm Springs, California 92262
vacation.norad@palm Springs.gov • Web: www.palm Springs.gov
Department of Vacation Rental Compliance

City of Palm Springs Vacation Rental Statement of Rules and Regulations

VR Property Address: _____ Total # of Occupants: _____
Agent or Owner Name: _____ Total # of Vehicles: _____
Contact Phone #: _____ (on a 24-hour basis).
Responsible Party (Person on the Rental Contract): _____
Arrival Date: _____ Departure Date: _____

We welcome you and we want you to experience all that the City of Palm Springs has to offer. VR homes are located throughout many beautiful neighborhoods in our City. When you stay at a VR home, you and your guests become part of the neighborhood for the duration of your stay. We ask you to please be respectful and be considerate of the neighbors.

As a guest in a VR property in the City of Palm Springs, please familiarize yourself with the Good Neighbor Brochure. An owner or Agent of the Vacation Rental property is responsible for educating the guests on the Rules and Regulations stated in the Good Neighbor Brochure.

By signing below, you agree to the following:

1. I have read and I will comply with all the Rules and Regulations stated in the Good Neighbor Brochure.
2. I understand that I may be issued an Administrative Citation by the Vacation Rental Compliance Officer, Palm Springs Police Department or their agents for not following City of Palm Springs Vacation Rental Rules and Regulations.
3. I understand the City of Palm Springs may request eviction of all the guests from the property by the agent and/or owner should any occupants in the rental party continue to violate Rules and Regulations.
4. I agree that the Responsible Person is the individual on the Rental Contract. Responsible Person is the individual who is held responsible for actions of all guests in their rental party.
5. An Agent or Owner or their representative has explained the Rules and Regulations in person prior to or within 24 hours of my Vacation Rental property occupancy.

Responsible Party Name: _____ Signature: _____
Adult Guest #1 Name: _____ Signature: _____
Adult Guest #2 Name: _____ Signature: _____
Adult Guest #3 Name: _____ Signature: _____
Adult Guest #4 Name: _____ Signature: _____
Adult Guest #5 Name: _____ Signature: _____
Adult Guest #6 Name: _____ Signature: _____
Adult Guest #7 Name: _____ Signature: _____

(For additional guest signatures you may use a second copy of this form)
Please keep a copy of this Statement of Rules and Regulations in the Vacation Rental Property throughout the guest stay.

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Further Discussion and Direction

Owner requiring a security deposit from renter

- City cannot require Owner to obtain security deposit from renter
- Occupant (renter) can be fined for violation (Section 3.25.090.E)
- \$1,000 fine to renter; strike against the owner
- Signed agreement from renter acknowledging that they can be issued a fine for a violation
- Pacific Grove no requirement



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Summary of Permit Types

Permit Type	Description	% of Current STVR (Estimate)	No. of Bookings per year	Zones/Areas Allowed
Homeshare	Owner's primary residence; lives on-site and is in the home, throughout the visitor's stay	1%	No Limit	All zones/areas: Residential, HOAs, Tourist Commercial, Village Commercial
Primary Residence	Owner's primary residence; County Assessor's record identifies as owner's primary residence.	14%	Limited*	All zones/areas
Second Residence/ Investment Property (includes TC and VC zones)	Not Owner's primary residence; used primarily as STVR for investment	85%	Limited*	All zones/areas
			* No limit on # of bookings per year if STVR is located in the Tourist Commercial and Village Commercial zones.	

Estate Home (5+ bedrooms)	Single-family detached home; can be homeshare, primary or second home	6%	Limited*	All zones/areas
STVRs in Tourist Commercial and Village Commercial zones	Can be any of the above: Homeshare, Primary, Second, Estate Home	19%	No Limit	Tourist Commercial; Village Commercial



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Number and % of STVRs within Areas

Areas	# of Units	# of Permitted STVR	% of Permitted STVR within Area	STVR Second/ Investment Homes	% STVR Second/ Investment Homes to # of Permitted STVR	Density STVR Second/Investment Homes
Citywide	25,665	1,284*	5.0%	1,109	86.4%	4.3%
Tourist Commercial (CT) Zones and Village Commercial (Embassy Suites condos)	442	215	48.6%	212	98.6%	48%
The Cove	4,994	282	5.6%	212	75.2%	4.2%
North La Quinta	2,578	136	5.3%	97	71.3%	3.8%
PGA West	3,332	422	12.7%	382	90.5%	11.5%

* The number of permitted STVRs as of February 19, 2021. This number may increase or decrease from month to month due to: 1) expired permits, 2) pending renewals, 3) those who decide not to renew their permit, 4) new permits issued within specific areas that are exempt from the moratorium.

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Overview

Code Update

- Homeshare permit
- Estate Home permit (5+ bedrooms or more)
- Adequate on-site parking

- Noise Devices Pilot Program underway
- Daytime/Overnight Occupancy limits remain the same

Further Discussion and Direction

- Limit on number of bookings per year
- Limit on number of STVR permits per Owner
- Primary Residence Permit
- Contract between owner and renter acknowledging regulations
- Owner requiring a security deposit from renter



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New Fees Proposed

Activity Description	Proposed Fee	Charge Basis
1 Homeshare STVR Permit		
Homeshare STVR Permit - Less than 5 Bedrooms	\$250	per year
Homeshare STVR Permit - 5 Bedrooms or More	\$500	per year
2 Primary Residence Short-Term Vacation Permit (Limited Rental)		
Primary Residence STVR Permit (Limited Rental) - Less than 5 Bedrooms	\$750	per year
Primary Residence STVR Permit (Limited Rental) - 5 Bedrooms or More	\$1,250	per year
3 Short-Term Vacation Rental Permit (Limited Rental; Non-Primary Residence)		
STVR Permit (Limited Rental) - Less than 5 Bedrooms	\$1,000	per year
STVR Permit (Limited Rental) - 5 Bedrooms or More	\$1,750	per year
4 Short-Term Vacation Rental Permit (Unlimited Rental)		
STVR Permit (Unlimited Rental) - Less than 5 Bedrooms	\$1,000	per year
STVR Permit (Unlimited Rental) - 5 Bedrooms or More	\$1,750	per year



City Council Meeting - 3/2/2021

City Council Special Meeting March 2, 2021

B2 - CONTINUED from February 25, 2021

INTRODUCE FOR FIRST READING AN ORDINANCE AMENDING CHAPTER 3.25 OF
LA QUINTA MUNICIPAL CODE RELATED TO SHORT-TERM VACATION RENTALS



City Council Meeting - 3/2/2021

Background

- Continued from February 25, 2021
- Extensive review of Short-Term Vacation Rental (STVR) Program
- Code amendments relating to STVR permitting and operational standards

City Council Meeting - 3/2/2021

Title 3: Chapter 3.25

Code Amendments

Homeshare STVR Permit

Owner hosts visitors in the owner's home, while the owner lives on-site and is in the home throughout the visitor's stay.

Primary Residence STVR Permit

Owner's primary residence; owner spends the majority of the calendar year on the property used as an STVR; identified as primary residence in RivCo Assessor's records.

General STVR Permit

Owner's second home or investment property used as an STVR.

City Council Meeting - 3/2/2021

Title 3: Chapter 3.25 Code Amendments

Estate Home (5+ bedrooms or more)

- Subtype of Homeshare, Primary, or General STVR Permit
- Defined as single-family detached residence with 5+ bedrooms
- Must meet evaluation criteria
- Inspection required
- Installation of noise monitoring devices required

City Council Meeting - 3/2/2021

Title 3: Chapter 3.25 Code Amendments

Two-strikes policy

- Minor violation reprieve request for relief from strike:
 1. Minor debris or trash
 2. Permit number of bedroom count not posted
 3. Permit number or bedroom count posted in wrong location
 4. Over occupancy due to a minor child not associated with a disturbance

City Council Meeting - 3/2/2021

Other Standards

Contract agreement between owner and renter acknowledging City's STVR regulations

- Permitting process
- Update good neighbor brochure, and other literature.