



# Short Term Rental Study Session

Community Development

October 4, 2022

# Background

- September 3, 2019 – City Council Study Session on short-term rentals (STRs)
- Four coastal cities were studied (Carlsbad, Carpinteria, Newport Beach, and Pismo Beach), as well as the range of approaches in regulating short-term rentals in the coastal zone
- Staff conducted community outreach and additional research; returned to Council one year later
- Council expressed a desire for a high threshold type of regulation



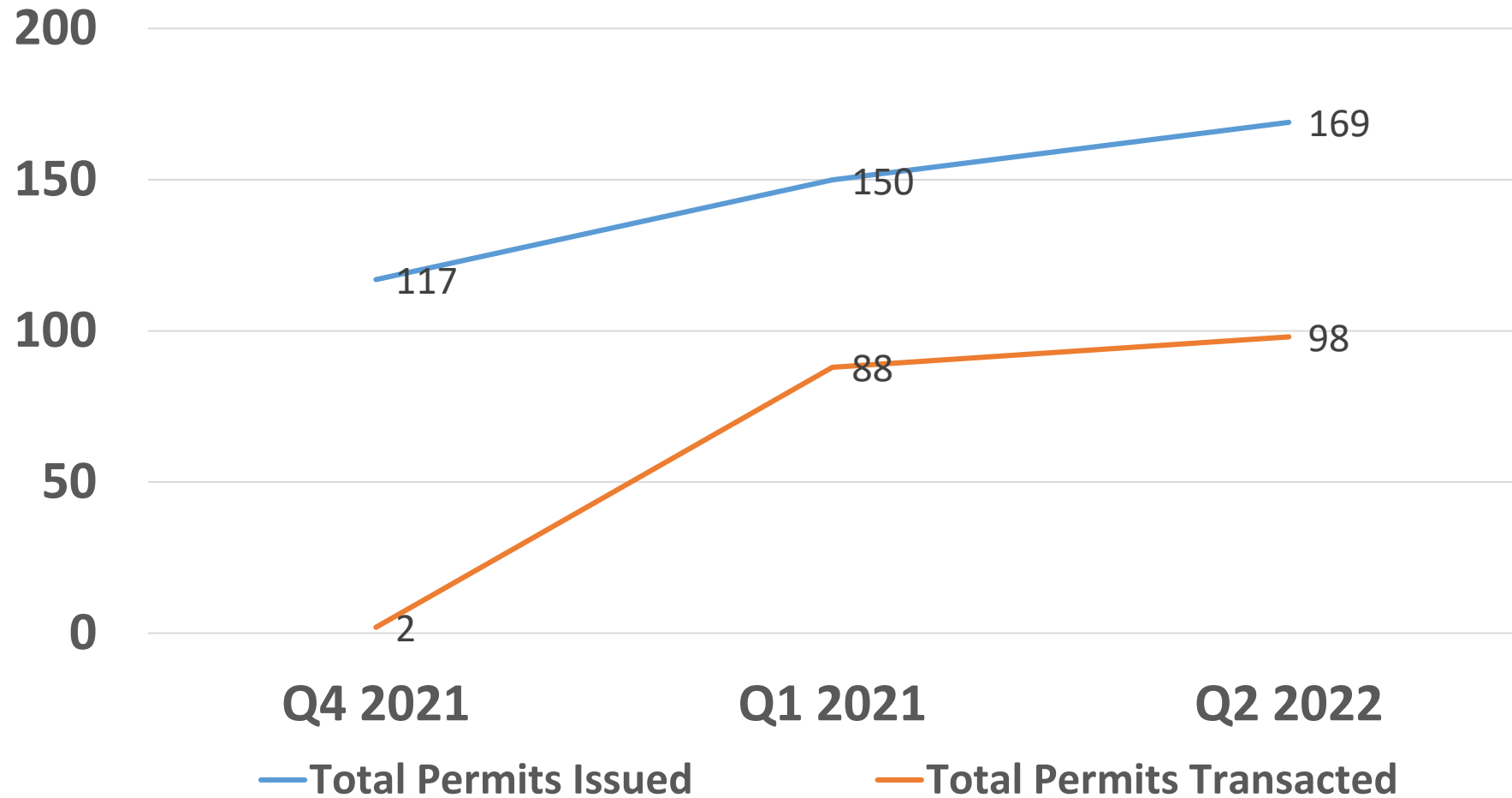
# Background (cont.)

- February 19, 2021 – Short Term Rental (STR) Ordinance became effective; Sunset Beach operators were given 6 months from fee resolution adoption (through July 2021) to retain “Un-hosted” rights
- Summer 2021 – Ad Hoc Committee was created to receive additional input from interested parties
- November 2, 2021 – City Council approved an amendment to the STR Ordinance to allow owners in Sunset Beach to obtain an Un-hosted STR Permit by March 1, 2022
- After this date, all new STR Permits must be hosted

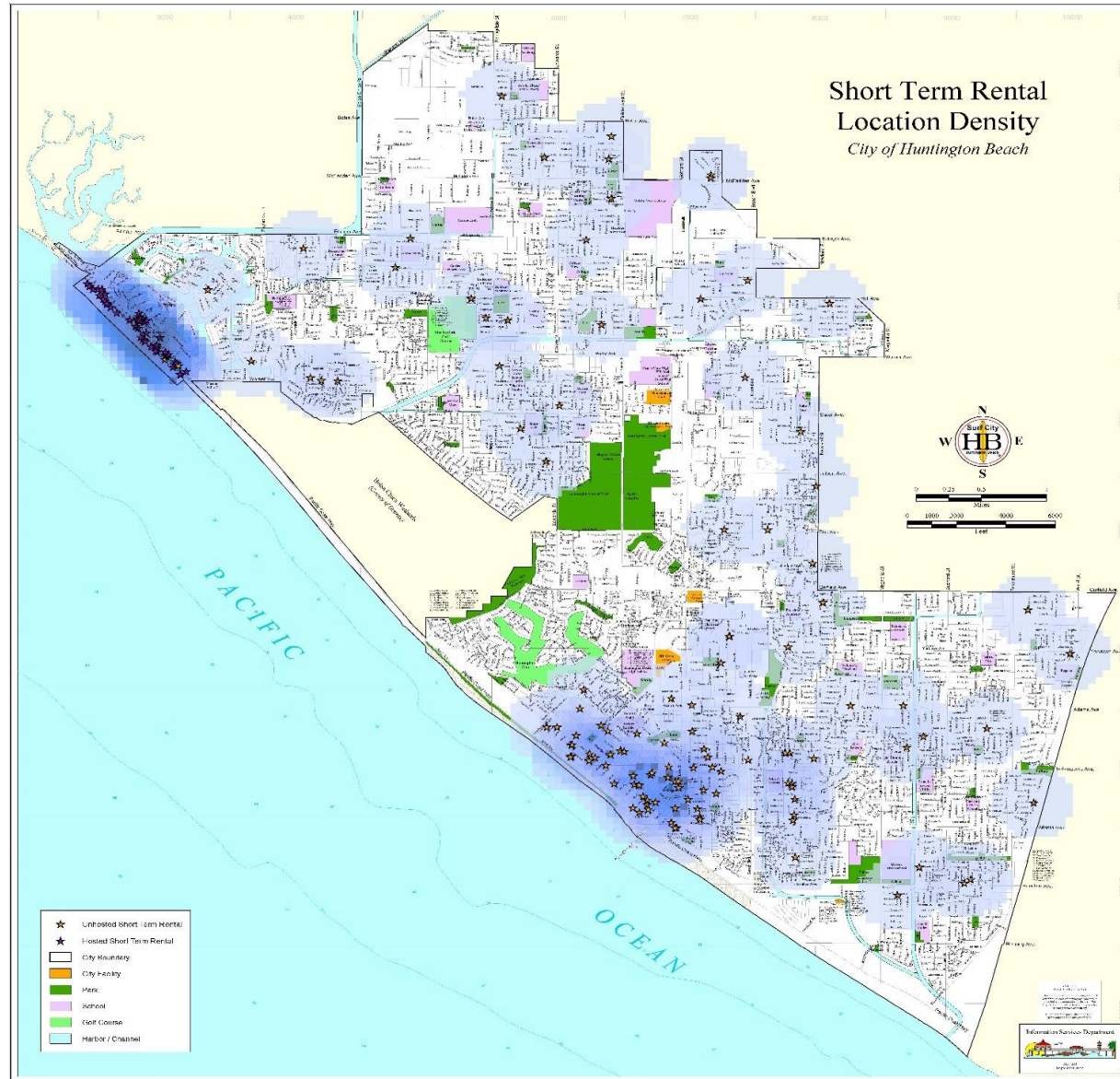


# Permits Issued & Transacted

As of June 30, 2022



# Permits Issued



# City Revenue Data

**Total Revenue Received (through August 2022)  
For Q1 and Q2 of 2022**

	Unhosted Revenue	Hosted Revenue	Total Revenue
TBID Assessment (4%):	\$42,723	\$67,475	\$110,198
TOT Tax (10%):	\$106,805	\$169,545	\$276,350
<b>Total Revenue:</b>	<b>\$149,528</b>	<b>\$236,160</b>	<b>\$385,688</b>

# City TOT Revenue Data

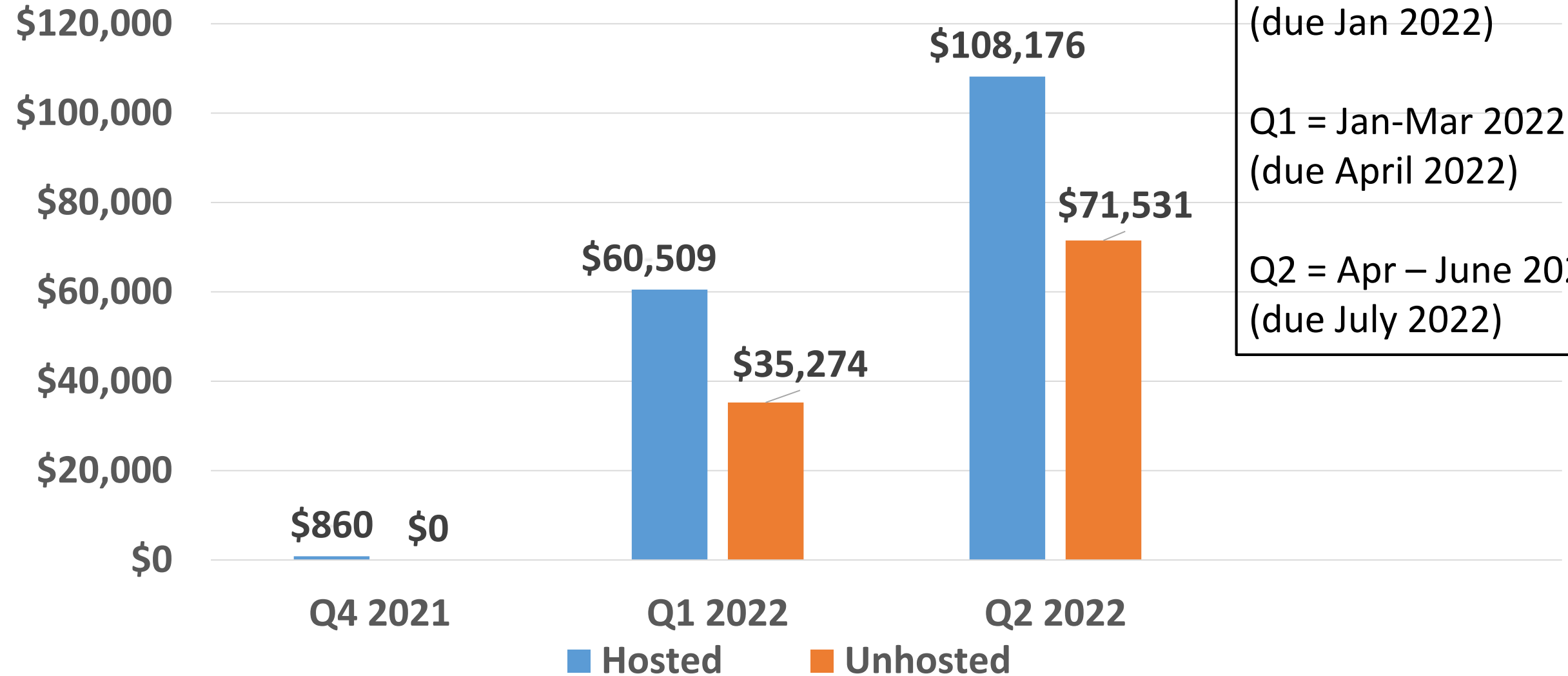
## City TOT Revenue by Quarter

### Revenue Collection Schedule

Q4 = Oct-Nov 2021  
(due Jan 2022)

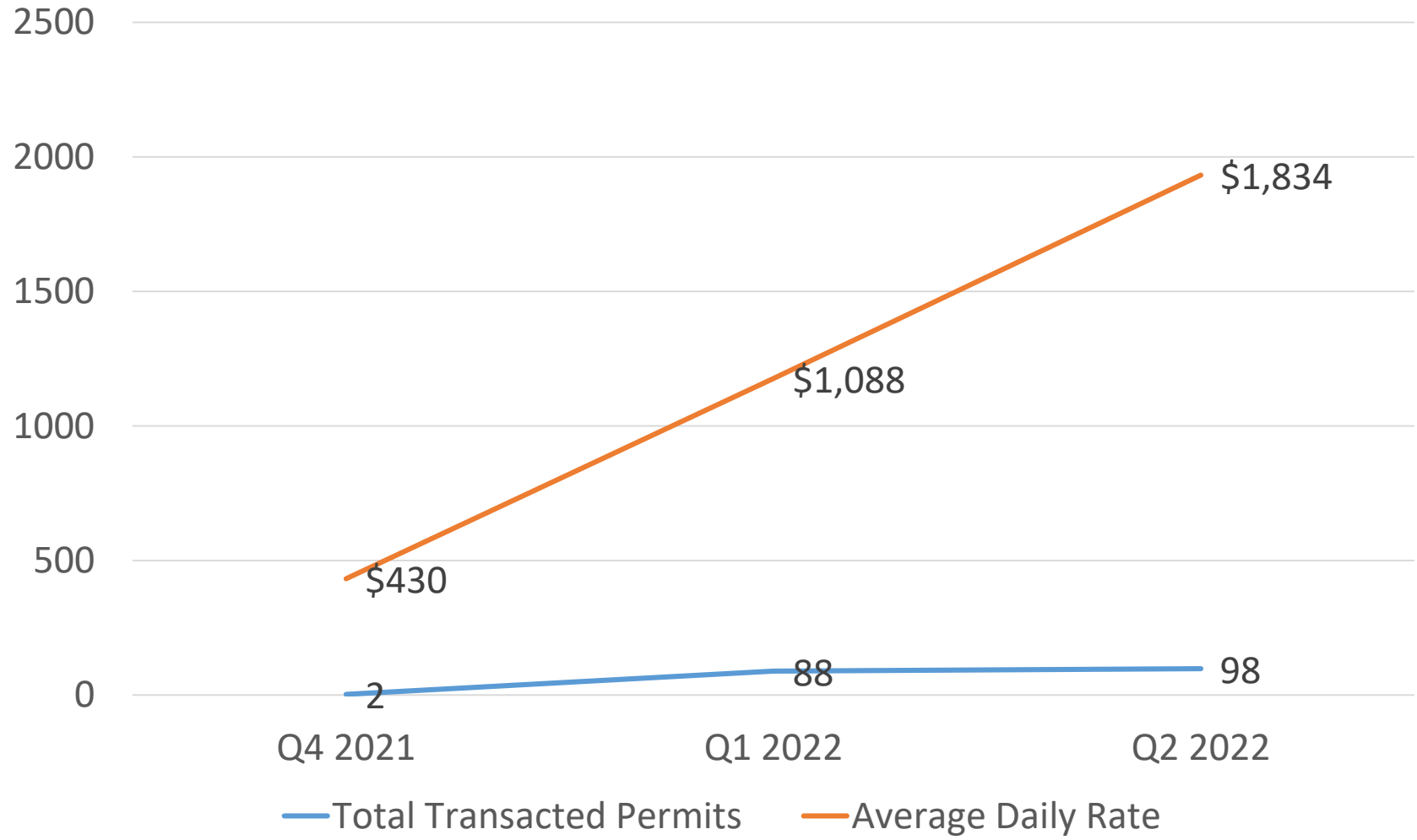
Q1 = Jan-Mar 2022  
(due April 2022)

Q2 = Apr – June 2022  
(due July 2022)



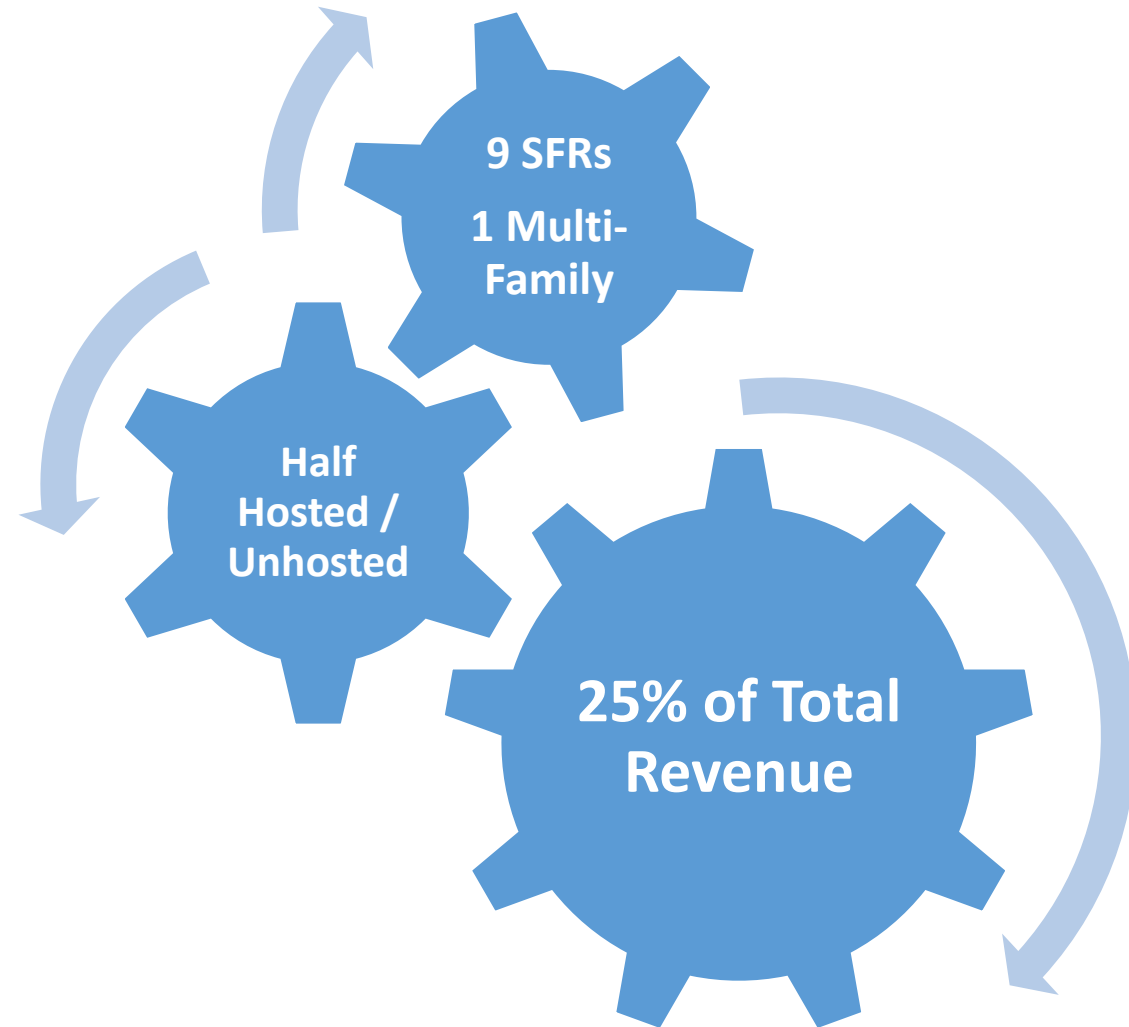
# STR “Average Daily Rate”

Average Daily Rate per Quarter



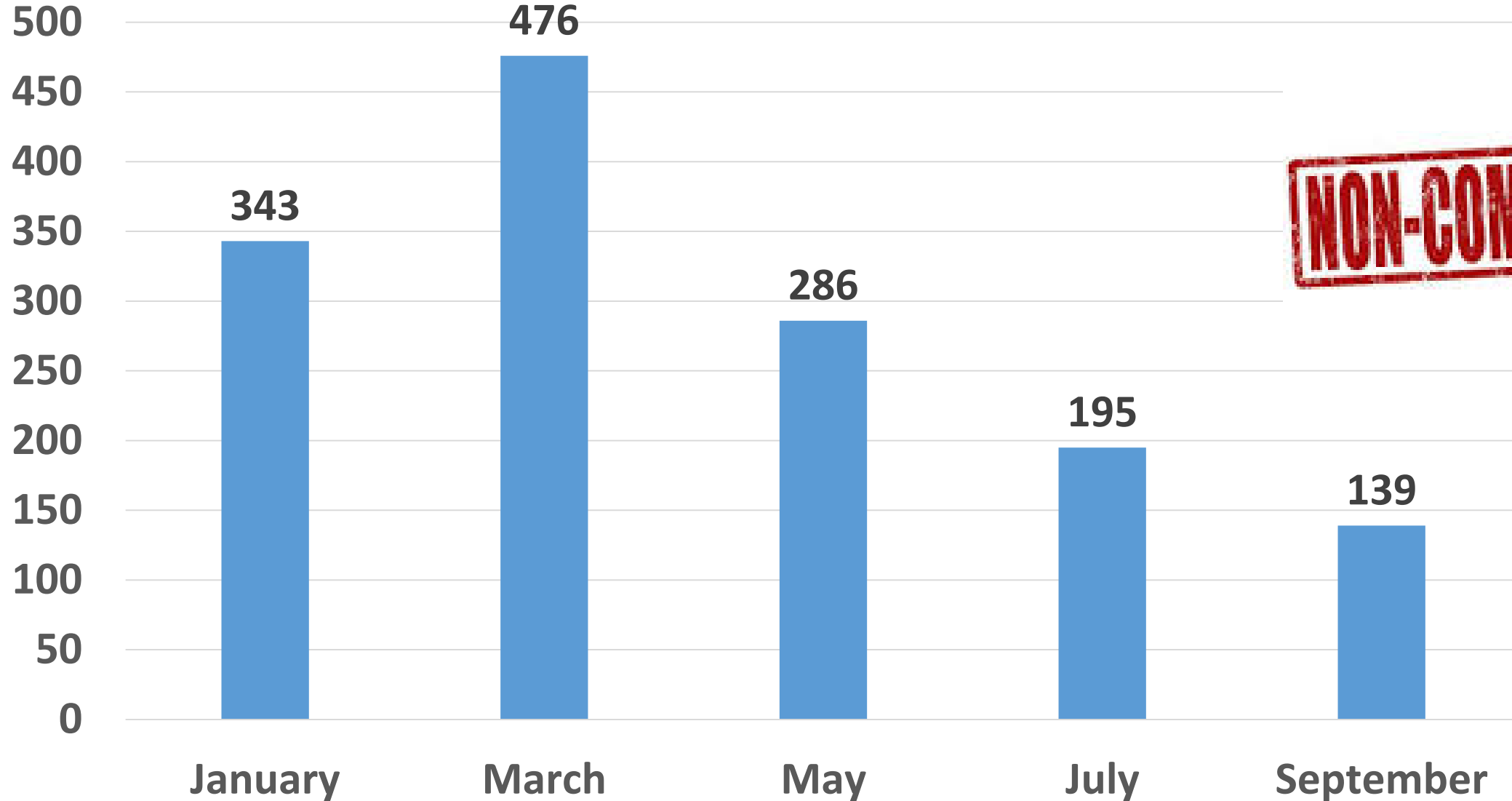
# Revenue Data

**Top Ten  
Revenue  
Generating  
STR Properties**



# Unpermitted STRs

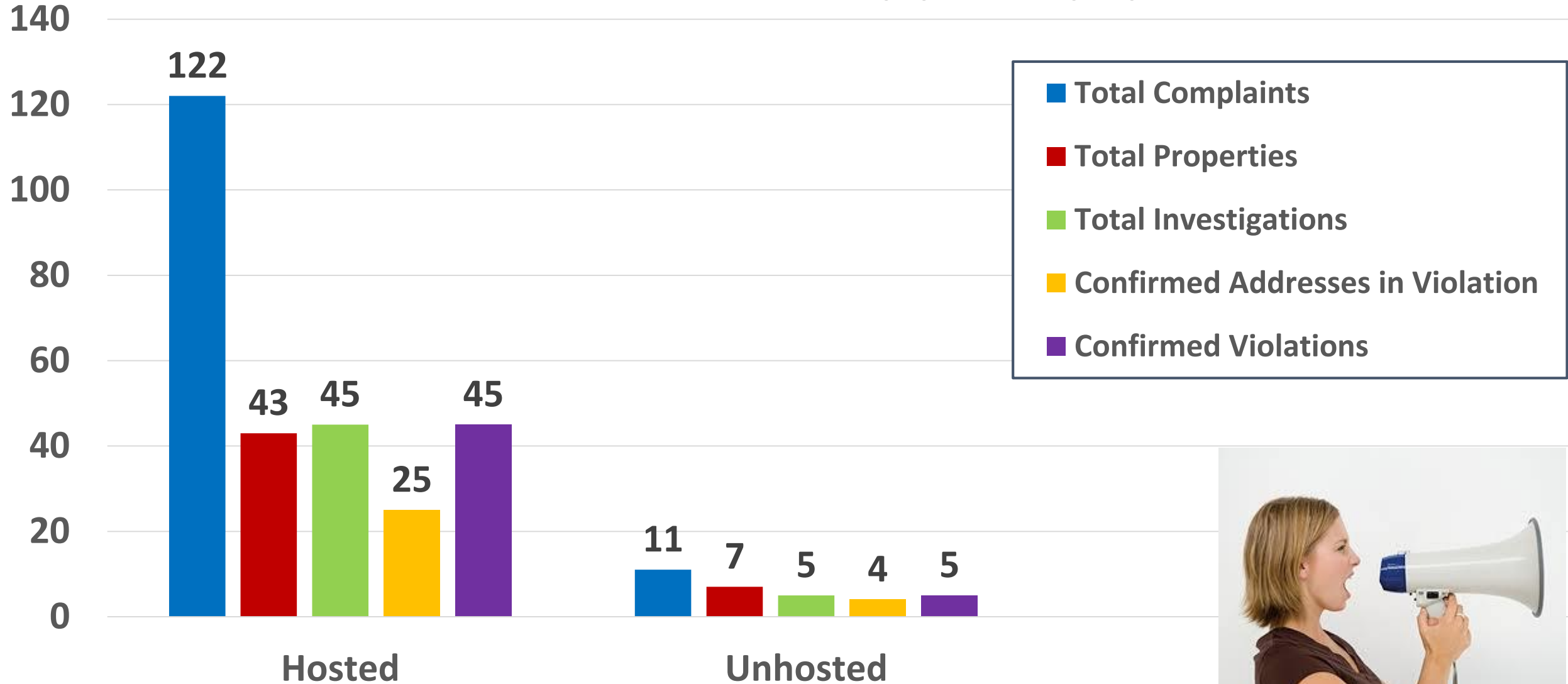
Number of Properties without STR Permits



**NON-COMPLIANCE**

# Complaint Data

STR Code Enforcement Data 1/1/2022 - 9/12/2022

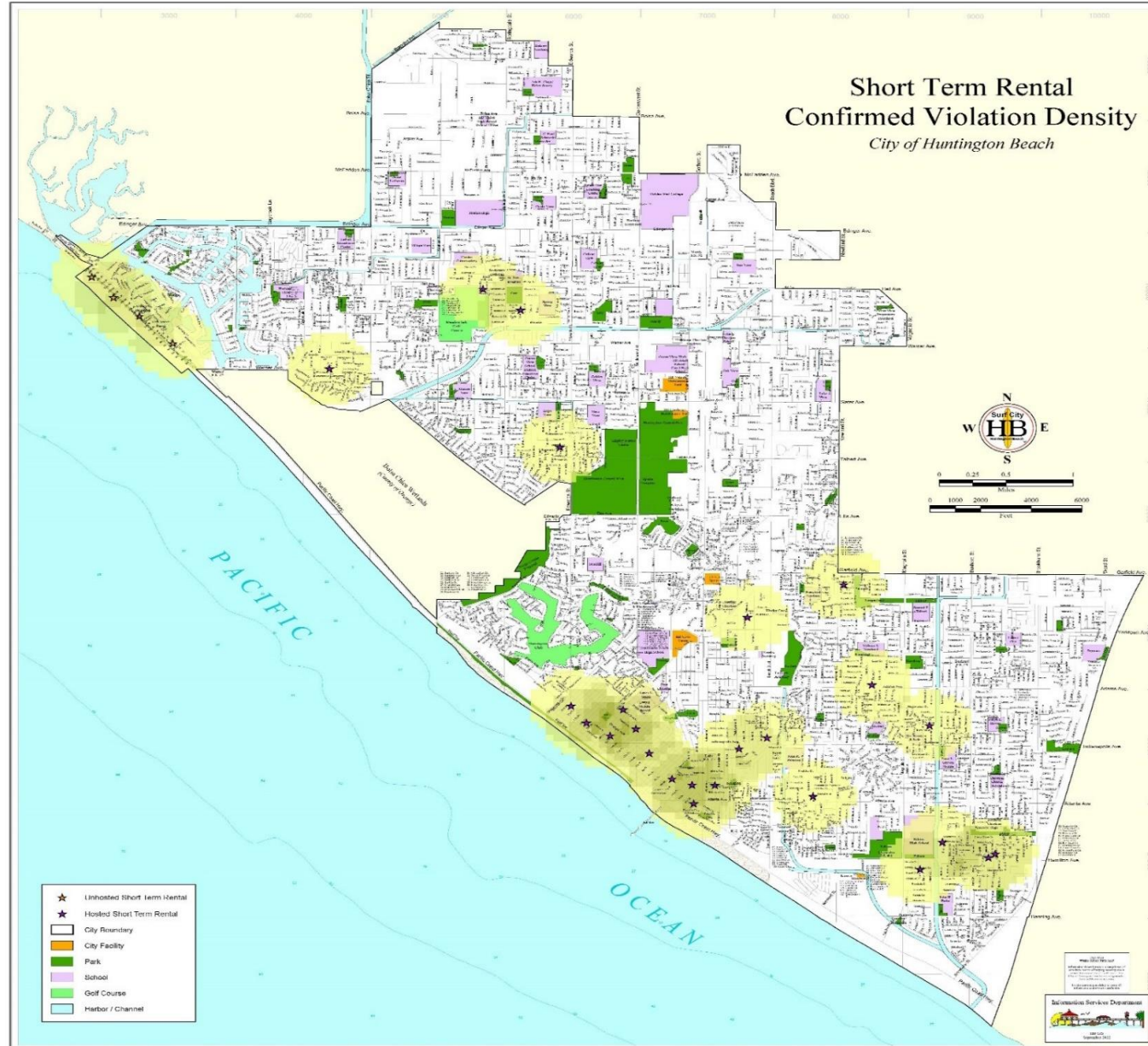


# Complaint Data

STR Code Enforcement Data 1/1/2022 - 9/12/2022

Complaint Categories	Citywide Complaints	Hosted (Confirmed Violations)	Unhosted (Confirmed Violations)	Total Confirmed Violations	% of Total Permits
No Owner On-Site	66	19	N/A	19	11%
Noise	26	10	1	11	7%
Maintenance	6	4	1	5	3%
Occupancy	5	4	0	4	2%
Construction	16	3	1	4	2%
Parking	16	3	1	4	2%
Trash	5	2	0	2	1%
Other	1	0	1	1	<1%

# Confirmed Violations



# Complaint Data

- Hosted: 4 STR properties cited for no owner on-site (out of 25 properties)
- Unhosted: no citations issued
- 2 Hosted STRs have elected to cancel their STR Permits based on Code Enforcement investigations efforts
- 1 Hosted STR decided to voluntarily cancel their STR Permit
- Violations of permitted STRs can be reported 24/7 at 714-375-5155, option “3”



# Summary

- Program is still stabilizing
- Both hosted and unhosted STRs are generating revenue
- Nuisance complaints are minimal
  - No correlation between unhosted STRs and confirmed violations



**Questions?**

