

Short-Term Rental Ordinance Amendment

City Council
September 15, 2020



Short-term Rentals in Fullerton - June, 2020

424 listings

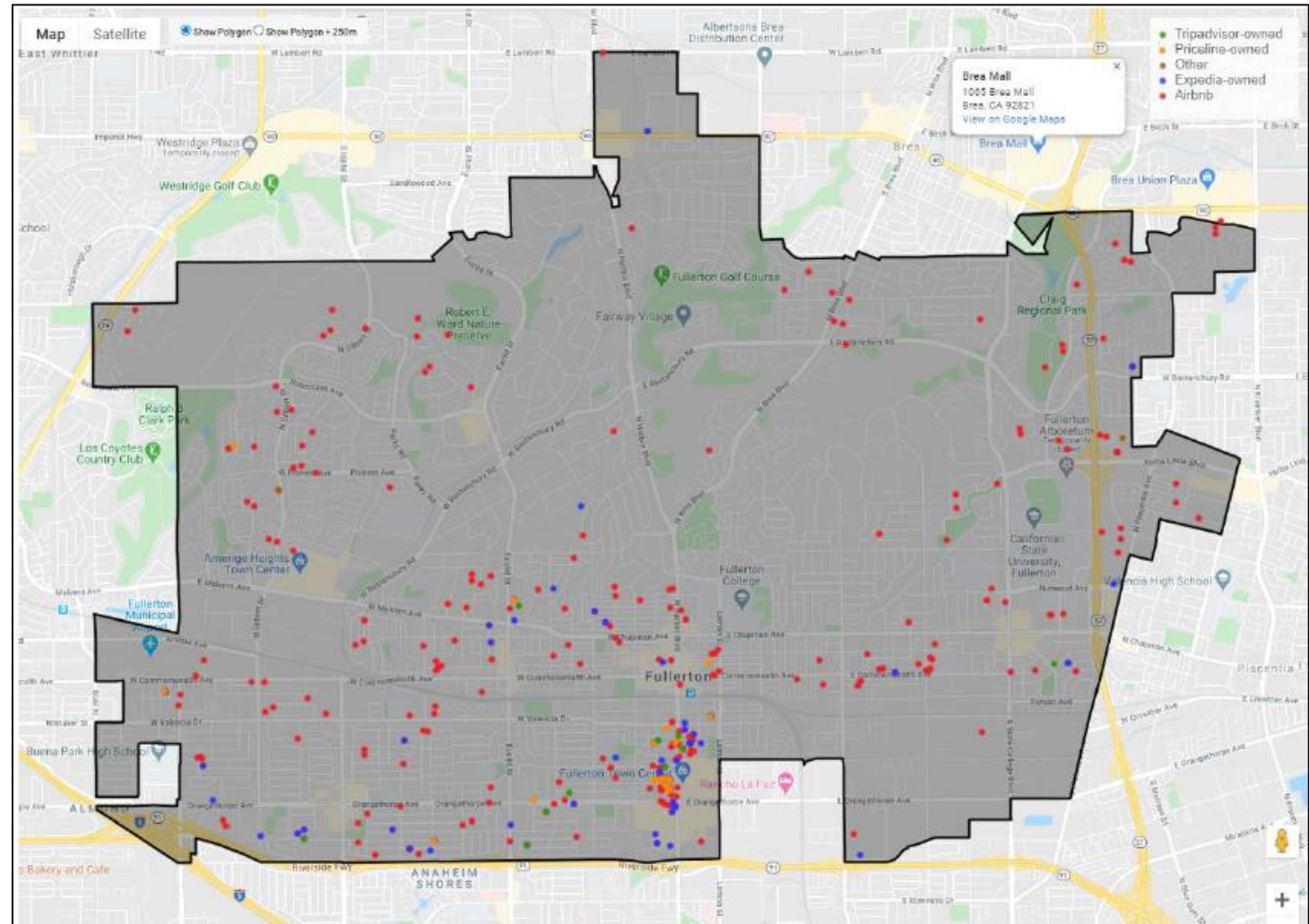
305 unique properties

Median Nightly: \$110

58% Single-Family

79% Whole-House

Sources: Host Compliance proprietary data





Current Enforcement Efforts

- Municipal Code does not define short-term rental use (room rental permitted)
- Enforcement is reactive only
- Complaints primarily regard secondary impacts of STRs:
 - Parking
 - Trash
 - Property maintenance
 - Noise



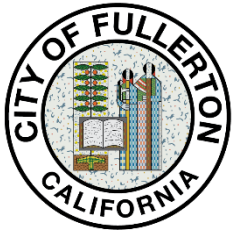
Goals of Proposed Regulations

1. Allow and regulate the use.
2. Protect residential character of neighborhoods.
3. Address “bad actors”.
4. Ensure operators pay the proper taxes and license fees.



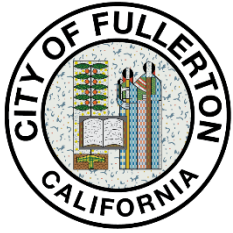
July 21st City Council Meeting

- Concerns raised about number of single-family homes used for whole house short-term rentals
- 241 of the 305 short-term rental properties in the City are whole-house (79%)
- 241 of the City's 29,465 single-family homes = 0.48%
- Option to limit whole-house Short-term Rental Permits to no more than 1% of SFR housing stock = 500 whole-house STR Permits




July 21st City Council Meeting

- Good Neighbor Guidelines provided to applicants by the City.
- Changes in the local contact info provided to neighbors within 72-hours or before the property is next rented, whichever is sooner.
- Changed “should” to “shall” in the Good Neighbor Guidelines section related to the provision of on-site parking within a garage, carport or driveway.
- Additional language added related to enforcement actions against a short-term rental host who violates the short-term rental regulations.
- Clarification in Chapter 4.92.030 pertaining to Transient Occupancy Tax being applicable to short-term rentals.



Recommended Action

- Introduce Ordinance approving amendments to the Fullerton Municipal Code Titles 4 and 15 pertaining to Short-term Rentals citywide.
- Find the ordinance amendment is Categorically Exempt under section 15061(b)(3) of state CEQA Guidelines



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