

Short-Term Rental Ordinance Amendment

City Council
October 20, 2020



Short-term Rentals in Fullerton - August, 2020

485 listings

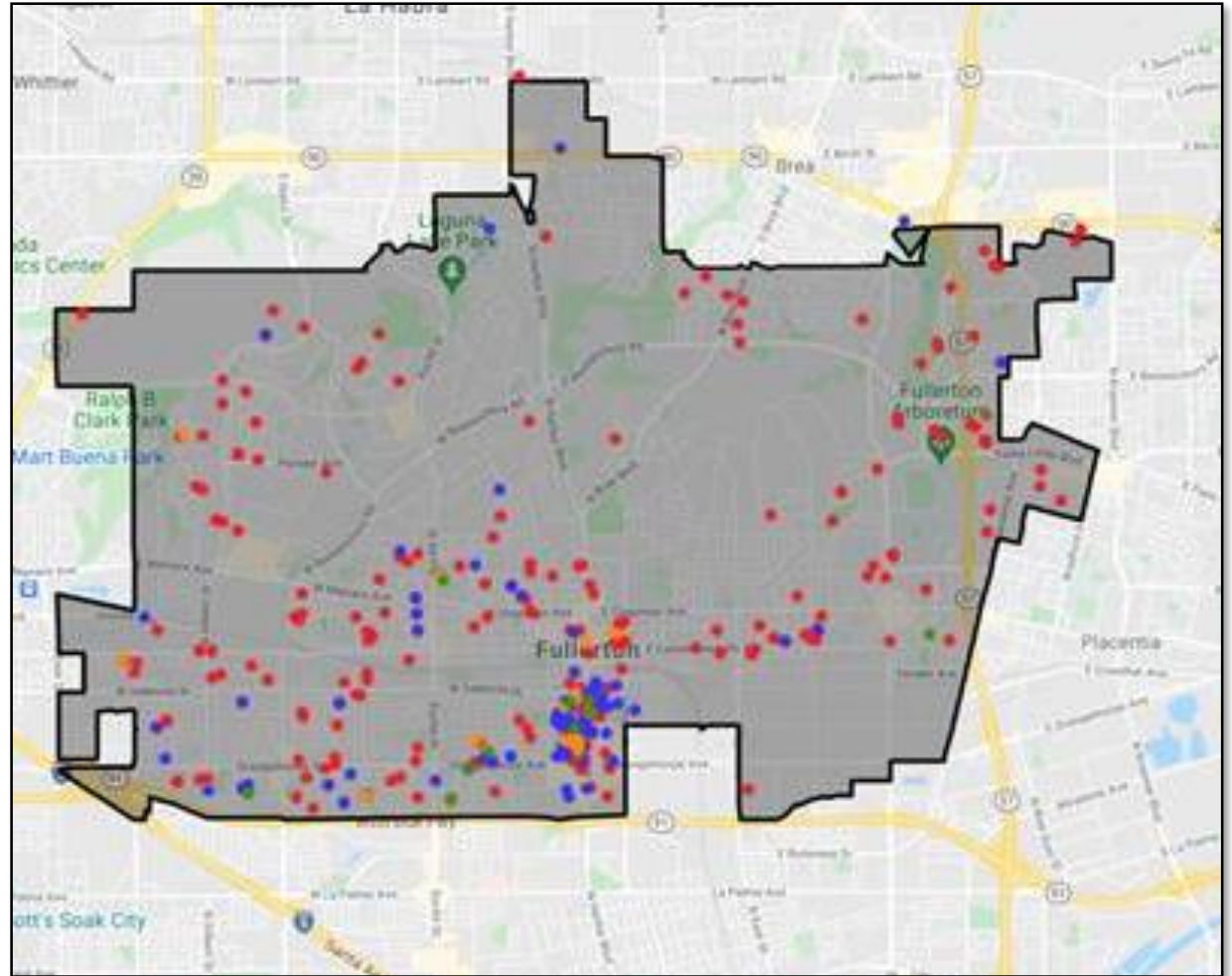
333 unique properties

Median Nightly: \$115

54% 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



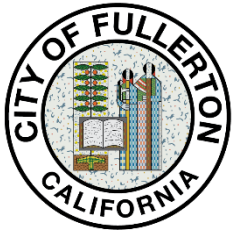
Goals of Proposed Regulations

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.



September 15th City Council Meeting

- Concerns raised about number of whole house short-term rentals
- Whole-house type short-term rentals account for 79% of STRs
- Recommended option is to limit whole-house Short-term Rental Permits to no more than 1% of SFR (including Condo) housing stock = **325** whole-house STR Permits




Other Ordinance Components Added

- 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.
- Softened language 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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