Vacation Rental Cap Extension

ORD20-0007
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Interim Urgency Ordinance

Adopted August 18, 2020

Temporarily caps Vacation Rentals at August 18th number (1948 Permits)

Expires October 2, 2020 if not extended by 4/5 Vote

May be extended until August 6, 2022 (22 months, 15 days maximum)
Vacation Rentals Cap

- Vacation rentals cap, 1948 Permits, issued or complete for processing as of August 18, 2020

- Ord. NO. 6321 Allows the Director to establish and manage a waiting list

- New permits can be issued as existing permits close
  - Expiration due to change in ownership
  - Cessation of use
  - Revocation
Capacity within the Cap

- Twelve Permits have been expired or closed
- Six new permits issued within the cap
- Auditor-Controller-Treasurer-Tax Collector Office
  - Identified parcels with inactive TOT certificates
- County Code Section 26-92-130: Revocation of inactive permits (2 years)
  - Revocation: Subject to due process providing opportunity to show good cause of inactivity
Vacation Rentals Discussion

- Key Areas of Discussion August 18, 2020
  - Availability of data
  - Impacts of Vacation Rentals on Housing
  - Concentration of Vacation Rentals
  - Current Tools and Enforcement
  - Potential for Ownership Option
  - Community Outreach & Engagement

- During the initial ordinance period, staff resources were constrained by the LNU Lightning Complex Fires
Vacation Rentals by Land Use

- Urban Residential: 28%
- Resources and Rural Development: 9%
- Rural Residential: 47%
- Diverse Agriculture: 10%

Legend:
- N/A
- DA
- GC
- LC
- LEA
- LIA
- RR
- RRD
- RVSC
- RVSC
- UR
Vacation Rental Distribution 2015

Figure 1  AirBnB Listings for Sonoma County, Mid-May 2015

Sonoma County AirBnB Scrape 05/19/2015
Listings by Place Type
- EIH  Entire House Listing  (483)
- NONH  Non-House Listing  (208)
- RIH  Room in House Listing  (175)
Community Outreach

- Identifying outreach needs, stakeholders, and opportunities is ongoing

- Preliminary outreach plans
  - Public town hall meetings (digital and in-person when safe)
  - Digital survey (Metroquest)
  - Targeted GIS mapping
  - Meetings with local advisory groups and industry stakeholders

- Outreach scope will have a significant impact on staff resources and complexity of implementation
<table>
<thead>
<tr>
<th>Topic Area</th>
<th>Data collected</th>
<th>Data Needed</th>
<th>Next Steps: Data and Recommendation, March 2021</th>
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<tr>
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<td>• Outside contract</td>
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<tr>
<td>Concentration of Vacation Rentals</td>
<td>Data and county-level mapping</td>
<td>Neighborhood-level data, mapping and surveys</td>
<td>MetroQuest targeted surveys</td>
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<td>Neighborhood-level mapping</td>
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<td>• February 2021 (Preliminary)</td>
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<td>Current Tools and Enforcement</td>
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<td>Neighborhood-level complaint data</td>
<td>Sheriff call-out data</td>
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<td>Data to Consider Ownership Option</td>
<td>Requested from Assessor</td>
<td>Neighborhood Locational data</td>
<td>Mapping by neighborhood</td>
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<td>Community Outreach &amp; Engagement</td>
<td>Established mailing list</td>
<td>Expand mailing list to neighborhood groups</td>
<td>MetroQuest Survey (Countywide)</td>
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<td>Presentations: NORBAR, CACs, MACs, SVCAC</td>
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Discussion

- Data inquiries are ongoing
- Cap does not impact permitted operating vacation rentals, hosted rentals, or bed and breakfasts
- Capacity within the cap is expected to accommodate recent permitting trends
  - Extension of the cap prevents a surge in applications while staff conducts outreach and develops options
- Staff recommends extension up to a maximum of 22 months and 15 days (Until August 6, 2022)
Questions?