

Vacation Rental Cap Extension

ORD20-0007



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Ordinance No. 6321

- ❑ 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, 1 948 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

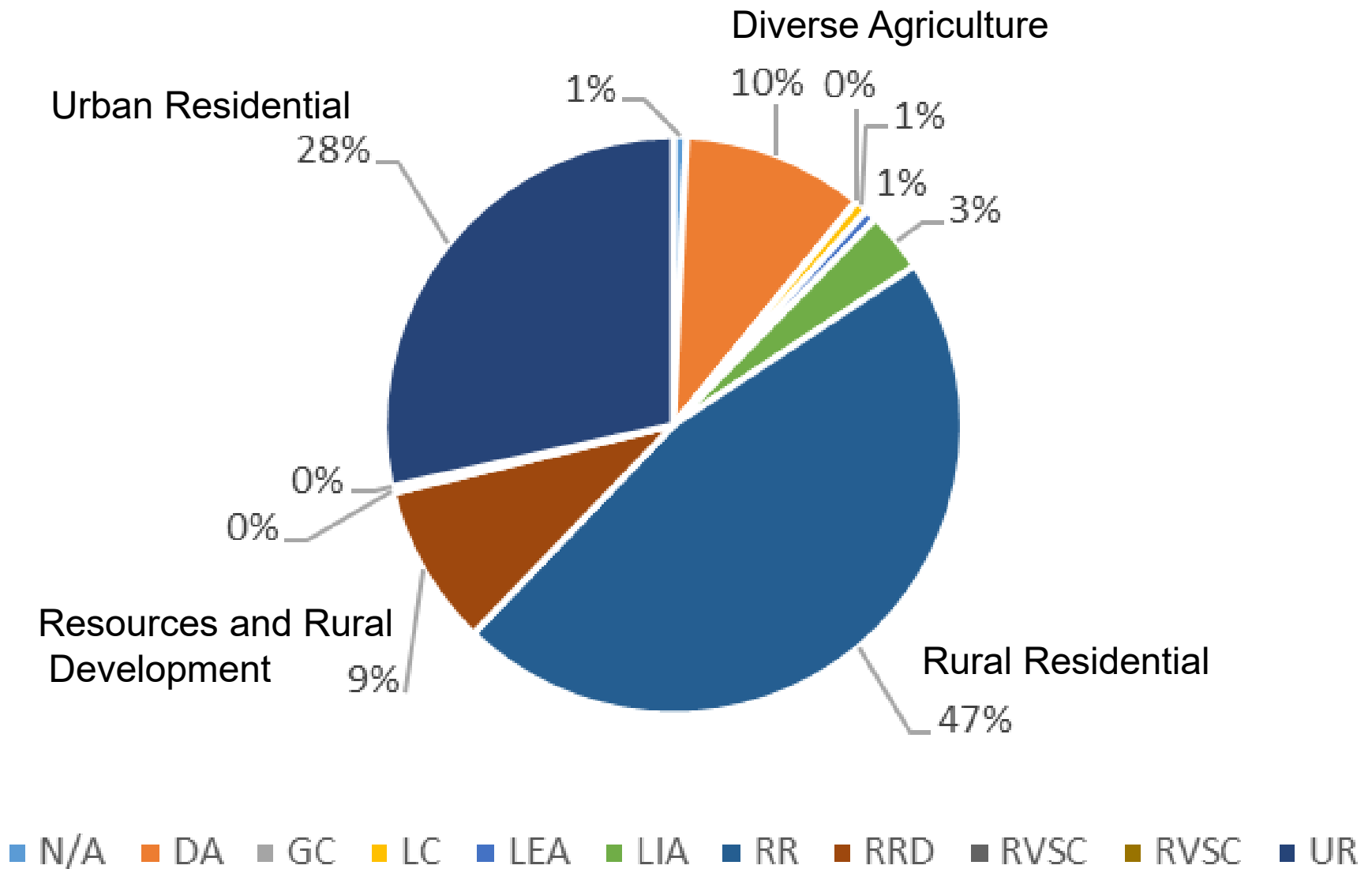
- Twelve Permits have been expired or closed
- Six new permits issued within the cap
- Auditor-Controller-Treasurer-Tax Collector Office
 - Identified parcels with inactive TOT certificates
- County Code Section 26-92-130: Revocation of inactive permits (2 years)
 - Revocation: Subject to due process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

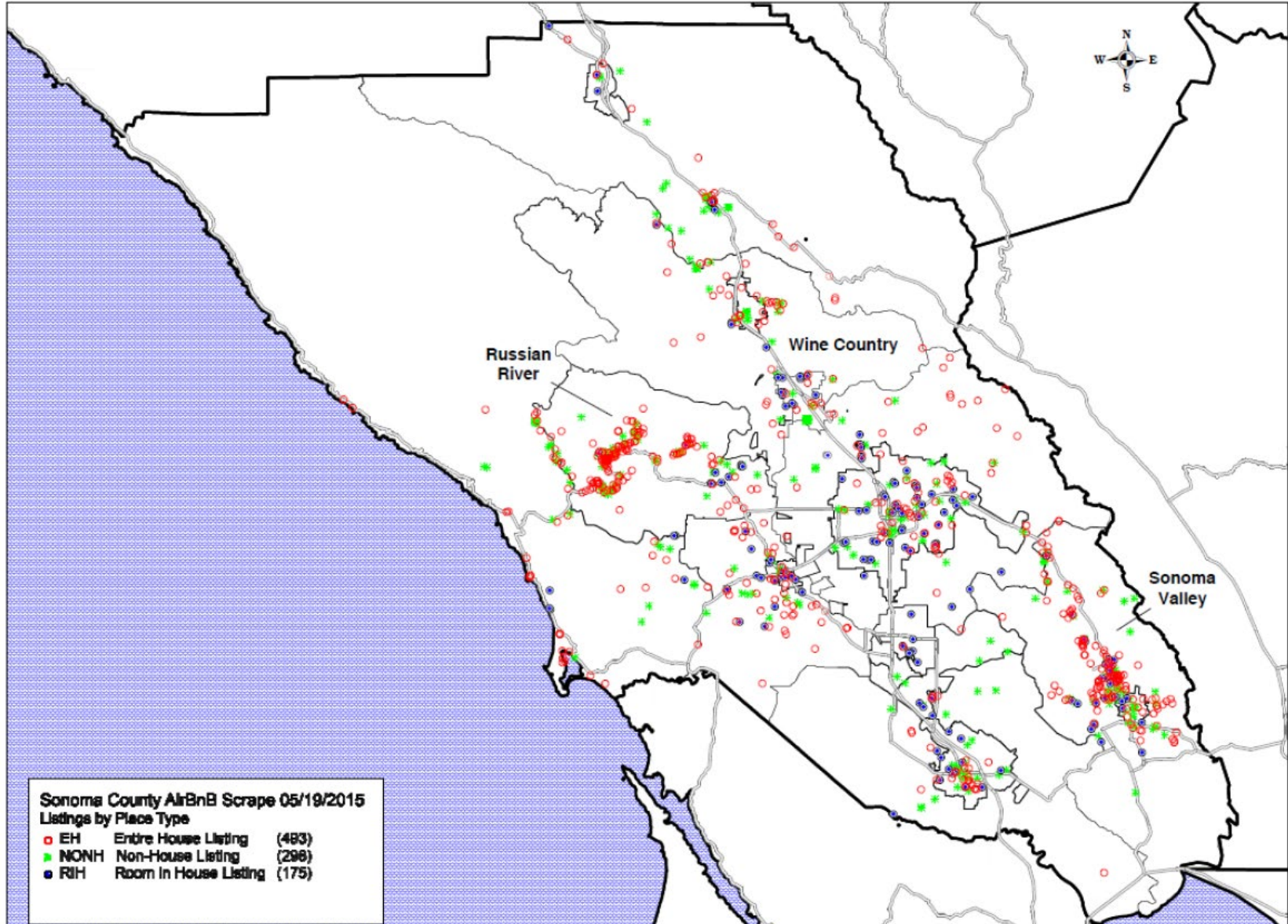
- During the initial ordinance period, staff resources were constrained by the LNU Lightning Complex Fires

Vacation Rentals by Land Use



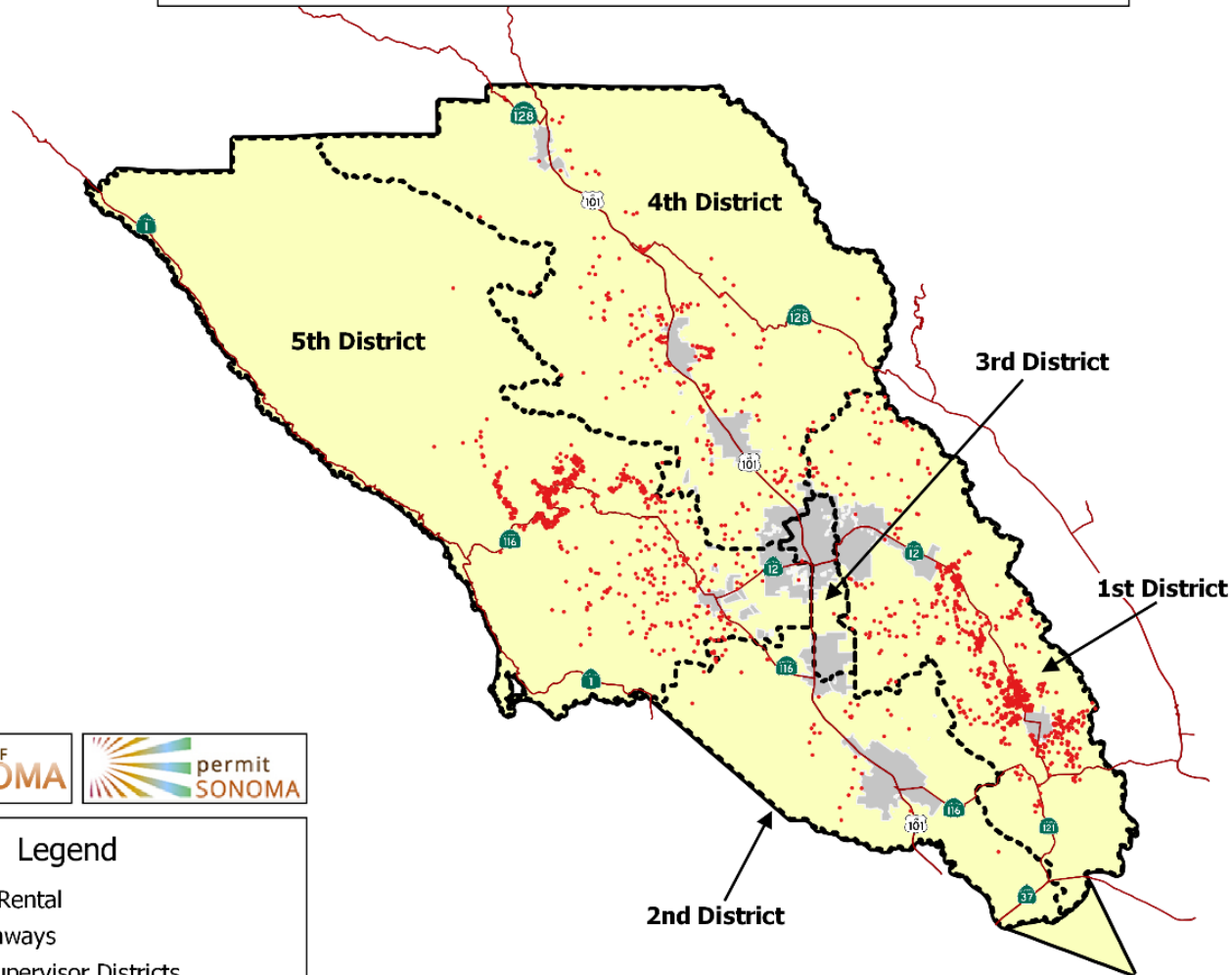
Vacation Rental Distribution 2015

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



Vacation Rental Distribution 2020

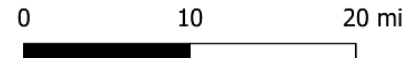
Vacation Rentals in Sonoma County, August 2020



Legend

- Vacation Rental
- Main Highways
- ⋯ County Supervisor Districts
- Incorporated Cities
- Sonoma County Boundary

Sources: County of Sonoma, U.S. Census



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

Topic Area	Data collected	Data Needed	Next Steps: Data and Recommendation, March 2021
Impacts of Vacation Rentals on Housing	EPS Report (2015)	Localized Census Data, Building records of VRs	Update to 2015 Report <ul style="list-style-type: none"> • Outside contract
Concentration of Vacation Rentals	Data and county-level mapping	Neighborhood-level data, mapping and surveys	MetroQuest targeted surveys <ul style="list-style-type: none"> • January 15, 2020 Update records/expiration <ul style="list-style-type: none"> • Ongoing Neighborhood-level mapping <ul style="list-style-type: none"> • February 2021 (Preliminary)
Current Tools and Enforcement	X Zones Code Enforcement	Neighborhood-level complaint data	Sheriff call-out data <ul style="list-style-type: none"> • October 30, 2020 Operator Education <ul style="list-style-type: none"> • Ongoing SoCo Report it improvements <ul style="list-style-type: none"> • Ongoing
Data to Consider Ownership Option	Requested from Assessor	Neighborhood Locational data	Mapping by neighborhood <ul style="list-style-type: none"> • February 2021 (Preliminary) County counsel guidance <ul style="list-style-type: none"> • Ongoing
Community Outreach & Engagement	Established mailing list	Expand mailing list to neighborhood groups	MetroQuest Survey (Countywide) <ul style="list-style-type: none"> • November 20, 2020 Presentations: NORBAR, CACs, MACs, SVCAC <ul style="list-style-type: none"> • Complete by March 2021

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?

