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## Home Sharing Ordinance: CF 14-1635-S2

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Sharon,

With regard to CF 14-1635-S2, I urge the City to make the following changes to the Home Sharing Ordinance to mitigate some of the negative impacts of the Home Sharing Ordinance on neighbors and neighborhoods;

1 Maximum 30 day limit. Permitting short term rentals for 180 days in a year is excessive; a maximum of 30 days better balances the competing interests of persons wanting to derive income from their Primary Residence as a host, and the neighbors of such host who are inconvenienced by the additional stresses these short term rentals place on a neighborhood. It is perfectly legal to rent a property for more than 30 days which all can do. It is illegal to rent for less than 30 days under current LA City law.

2 Host must be on premises. It is critical that the Home Sharing Ordinance include a requirement that the "Host" (as defined in the Home Sharing Ordinance) live on site in the Primary Residence (as defined in the Home Sharing Ordinance) during any period when the Primary Residence is being used to provide temporary lodging for compensation; this requirement will help ensure accountability of both the Host and the renter to neighbors and curtail the use of the residence for disruptive activities in the neighborhood.

3 Private Right of Action. Because neighbors and neighborhoods are directly impacted by any violations of the Home Sharing Ordinance, the Home Sharing Ordinance should include a private right of action so that those impacted by violations of the Home Sharing Ordinance can seek to specifically enforce it, and so that violators are held accountable to those who suffer from such violations. Such right of private action should also include a provision allowing the prevailing party to receive attorneys' fees and costs, in order to keep all involved honest in bringing actions.

4 Limit on number of renters. The number of temporary renters in a Host's Primary Residence should be limited to two adults per bedroom (plus children under 16 years of age in the same family) so as to help minimize the strain of additional persons residing in the neighborhood and utilizing shared resources such as street parking.

Thank you

Craig Rich  
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