

MOTION

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The Home Sharing Ordinance (CF 14-1635-S2) includes a provisions that prohibits the use of rent stabilized rental units for the purposes of short-term rentals. This provision is widely supported.

Many years ago, the city had a designation for "apartment hotels," now largely unused. There is also a designation for "residential hotels." These buildings have housed Los Angeles residents for decades, and thus are both housing and typically governed by the Rent Stabilization Ordinance. Consequently they are among the type of units which should be protected from short-term rental use in the Home Sharing Ordinance.

Additionally, questions have arisen regarding how "rental units" and "tenants" are defined in the Municipal Code which should be clarified.

I THEREFORE MOVE that the Department of City Planning be instructed to report back to the City Planning Commission and the City Council as soon as possible regarding amending the Planning and Land Use Management Committee report be to clarify that buildings officially identified as "apartment hotels" or "residential hotels" as of the effective date of the Home Sharing Ordinance are considered residential housing for the purpose of this ordinance, and thus subject to all the terms and prohibitions of it, and that if they are subject to the RSO, these units are not eligible for Short-Term Rentals; and

I FURTHER MOVE that the report also consider amendments to appropriate sections of the Municipal Code to clarify that "Rental units" include all dwellings units, guest rooms, suites of rooms, and efficiency dwelling units in apartment hotels and residential hotels, and that a "tenant" be defined as a person who lives in a rental unit for 31 days or more.

PRESENTED BY: Paul Koretz
PAUL KORETZ, Councilmember, Fifth District

SECONDED BY: Bill Horn

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