

MOTION

The City's Home Sharing Ordinance (HSO) (Ordinance 185931; CF 14-1635-S2) became effective on July 1, 2019. The HSO allows for a 120-day grace period for would-be hosts to register their eligible dwelling units with the Department of City Planning's HSO unit in order to legally participate in short-term rental of those units. November 1, 2019, thus is considered the official launch date for enforcement of the HSO.

However, there are a few categories of dwelling units – most notably those registered under the City's Rent Stabilization Ordinance (RSO) – which, under the HSO as adopted, will not be eligible to be registered as legal short-term rental units. Those units could be subject to enforcement immediately. Nevertheless, the HSO unit has chosen to group them with eligible units and not enforce against violations until after November 1st.

The Planning Department's HSO unit could be using the period of time until November 1st, when complaints are registered about short-term rental activities in RSO buildings or units, to alert owners or tenants of those buildings or units that they are in violation of the Home Sharing Ordinance and potentially subject to enforcement actions at any time. Such notifications could have the effect of compelling compliance without formal enforcement even having to be undertaken at that moment.

I THEREFORE MOVE that the Department of City Planning's Home Sharing Ordinance unit be instructed to immediately establish a process for, upon receiving complaints regarding alleged non-compliant activity, notifying owners or tenants of any dwelling units that are not eligible for use for short-term rentals under the HSO of that alleged non-compliant status and the potential for the City to undertake an enforcement action at any time.

PRESENTED BY:



PAUL KORETZ
Councilmember, Fifth District

SECONDED BY:



ORIGINAL

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