

# MOTION

# PLANNING & LAND USE MANAGEMENT

As a global destination, Los Angeles welcomed more than 48 million visitors to the city in 2017 alone, and the City is poised to meet its goals of reaching 50 million visitors a year by 2020. The tourism economy is a critical economic driver for the City of Los Angeles, producing billions of dollars in local spending, thousands of jobs, and a critical source of City tax revenue.

While it is difficult to know exactly how many homes in the short term rental market are non-primary homes, our Planning Department estimated that between 6,000 to 10,000 entire homes in LA are currently being shared more than 90 days which could mean they are not someone's primary residence. While the number of total non-primary short term rentals is still smaller than the total number of vacation rentals in the City, it is critical to create clear rules and regulations to control the growth of this industry, protect critical housing and address valid community concerns about abuses. These regulations should complement and strengthen City policies around primary residence home-sharing.

**I THEREFORE MOVE** that the Department of City Planning, in consultation with the City Attorney, Chief Legislative Analyst, City Administrative Officer and other relevant departments, prepare and present an ordinance, to regulate vacation rentals in non-primary homes:

- limit the impact and growth of dedicated rentals with limits on licensing; this could include a citywide cap on permits based on the historic number of vacation rentals and vacant homes in LA, or the percentage of the city's housing stock dedicated to this activity;
- set higher standards and registration requirements for vacation rental and non-primary home permits; these could include higher registration fees and a stricter license revocation process;
- include ways to incentivize short term rental and vacation platforms to partner with the City on registration, data sharing, and "three strikes" enforcement against irresponsible hosts who repeatedly violate quality of life laws, including potential "platform agreements" that outline benefits for platforms for supporting the City's enforcement goals.

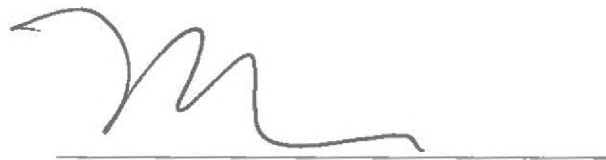
**I FURTHER MOVE** that the Planning Department present options to create a permitting system for vacation rentals and establishes a registration process to obtain a valid permit to operate vacation rentals in non-primary homes.

**I FURTHER MOVE** that Planning, HCID, the CLA and CAO report back on ways that the City can meet its goals to grow tourism through policies that protect tenants and do not encourage illegal evictions.

**PRESENTED BY:**



**HERB J. WESSON, JR.**  
Councilmember, 10<sup>th</sup> District



**MARQUEECE HARRIS-DAWSON**  
Councilmember, 8<sup>th</sup> District

**SECONDED BY:**



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