

RESOLUTION RULES, ELECTIONS & INTERGOVERNMENTAL RELATIONS

WHEREAS, any official position of the City of Los Angeles with respect to legislation, rules, regulations or policies proposed to or pending before a local, state, or federal governmental body or agency must have first been adopted in the form of a Resolution by the City Council with the concurrence of the Mayor; and

WHEREAS, on February 27, 2015, Assembly Member Harper (R-Huntington Beach), introduced AB 1220, which would prohibit local governments, cities and counties, including charter cities, from levying local hotel taxes, commonly referred to as transient occupancy taxes, on ‘short term rentals’; and

WHEREAS, AB 1220 defines ‘short term rentals’ to include a residential dwelling unit, including single family residence, apartment, condominium unit, or other residential real estate where members of the public obtain sleeping accommodations for less than 90 days; and

WHEREAS, the definition of ‘short term rentals’ included in AB 1220 is contrary to the definition used by the city, ‘*Transient Occupancy Residential Structure*’ (Ordinance No. 167689), as applicable to hotels or motels, residential buildings, including single family dwellings that are occupied for 30 days or fewer; and


WHEREAS, ‘short term rentals’ are prohibited in the city in single family residential zones and lower density multi-family residential zones, although allowed in commercial zones; and


WHEREAS, the city has been experiencing for many years a shortage in the supply of affordable housing, and now it is the most unaffordable city in the nation, where 50% of its residents spend more than the recommended 30 percent of income on rent or mortgage payments; and

WHEREAS, nine neighborhoods in the city (Venice; Downtown; Miracle Mile; Hollywood; Hollywood Hills; Echo Park; Silver Lake; Mar Vista; and Los Feliz) are reported to be the epicenter of ‘short term rental’ locations, the same neighborhoods with very tight housing vacancy rates; and

WHEREAS, on December 9, 2014, the Council directed the Office of Finance, in consultation with the City Attorney, to send a notice to each host on the Airbnb site and all similar sites, to inform the hosts of city laws regarding temporary occupancy (Council File No. 14-0600-S89);

NOW, THEREFORE, BE IT RESOLVED, with the concurrence of the Mayor, that by the adoption of this Resolution, the City of Los Angeles hereby includes in its 2015-16 State Legislative Program OPPOSITION to AB 1220 (Harper), which would exempt cities and counties, including charter cities, from levying local hotel taxes, that is, transient occupancy taxes, on residential short term rentals, inasmuch as it undermines local land use control, and ultimately the principle of home rule.

PRESENTED BY: 
HERB J. WESSON, JR.
Councilmember, 10th District

SECONDED BY: 

ORIGINAL



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