

PLANNING AND
LAND USE MANAGEMENT

MOTION

According to an article in the *Los Angeles Times* on August 9, 2020, currently thousands of illegal Short Term Rental (STR) units are listed on Airbnb and other platforms. Over a year ago this City Council legalized certain short term rental. The council passed legislation which allowed residents to put extra rooms in their homes, or their full primary residence when they are out of town, on sites like Airbnb to earn extra income. This legislation also explicitly prohibited property owners from renting out multiple units in apartment buildings and extra houses they may own for short-term stays. This was to help ensure that units designed for long-term housing serve their intended purpose as the City of LA continues to suffer a housing shortage.

Scofflaw hosts continue to operate out of compliance and STR platforms seem to be doing very little to follow the operating rules that they agreed to, and were a condition of STR legalization. As the City continues to debate ongoing issues like how 'vacations rentals' could be regulated, this failure will be a consideration. It is very difficult to see how STR companies like Airbnb could be trusted to follow new, potentially more lucrative, regulations if they are not properly abiding by the letter and spirit of the current law.

As the article mentions, there are over 6,000 STR properties in Los Angeles out of compliance, many of which don't even have a city registration number. That's almost half the available STR units in the entire city! Currently much of the enforcement has been aimed at individual hosts rather than the companies that are allowing illegal properties to be rented on their sites. Though city departments have already sent out many notices and over 650 citations to rental hosts, more cooperation, coordination and compliance with the host companies is desperately needed.

The COVID-19 pandemic has amplified the need for more available, affordable housing across Los Angeles. The City Council needs to be updated on the progress local departments are making in terms of enforcement and if new legislation is needed to help remedy new concerns and properly engage STR companies.

I THEREFORE MOVE that the Council request the City Attorney and instruct the Department of City Planning, the Department of Building and Safety, and other relevant city agencies to report on the progress of implementing and enforcing the City's Short Term Rental ordinances and advise if more remedies are needed to ensure Short Term Rental companies, and users, abide by established law.

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