

Communication from Public

Name: Fred Sutton
Date Submitted: 03/18/2024 09:57 AM
Council File No: 14-1635-S10
Comments for Public Posting: Attached, please find a letter from the California Apartment Association regarding this issue.



California Apartment Association
Los Angeles County
4401 Atlantic Ave. Suite 200
Long Beach, CA 90807

March 18, 2023

Honorable Chair Raman
City of Los Angeles
VIA Email

**RE: Agenda Item: 14 - 14-1635-S10
Short Term Rental Ordinance Enforcement**

Dear Chair Raman and Committee Members,

As part of the short-term rental program implementation in 2019, a housing provider “opt-out” portal was created. This mechanism was intended to prohibit Home-Sharing Registration issuance and block any future Home-Sharing Registration ability.

Although there has been progress, we continue to receive reports that housing providers are combating illegal short-term rentals in their communities despite submitting their properties to the prohibition list. Tenants in apartments who list with short-term rental websites can create safety issues for their neighbors and the community. Short-term guests have had no screening or background checks, and keys or gate codes are given out by the listing tenant to strangers.

As the city reviews its enforcement mechanisms, we respectfully request:

- The multi-family prohibition list and its correlating enforcement procedures be further reviewed for effectiveness. Registration should not be granted, and platforms should be held responsible for any illegal activity at these sites.
- Any monetary fine or other enforcement action for illegally engaging in a short-term rental on these properties or explicitly prohibited locations should be incurred by the aggrieving party and short-term rental platform. A property owner should not be fined in these circumstances as no platform should be listing at these locations.

We must protect the housing provider’s ability to operate their communities and prohibit the circumnavigation of a lease agreement. Although lease agreements are the primary protection for communities, they can be time consuming and expensive to enforce. Property owners should not be penalized for activities they are trying to stop and where a listing should already be prohibited.

Thank you for your consideration.

A handwritten signature in black ink, appearing to read 'Frederick Sutton', written in a cursive style.

Frederick Sutton
Vice President, Public Affairs
California Apartment Association
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