

PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT relative to an analysis to address non-compliant and unpermitted home sharing operations and short-term rentals, implementation of enforcement mechanisms, strategies for home-sharing platforms, and consolidation of home sharing compliance and enforcement; and a plan for the creation of a centralized, digital database or platform to coordinate data tracking of non-compliant properties for monitoring and enforcement purposes.

Recommendations for Council action, pursuant to Motion (Raman – Blumenfield – Bonin – Koretz – de León):

1. INSTRUCT the Department of City Planning (DCP), with the assistance of the Los Angeles Department of Building and Safety (LADBS), Los Angeles Housing Department (LAHD), Los Angeles Police Department (LAPD), City Attorney's Office, Office of Finance, and any other City departments, as needed, to report to the Council within 90 days with an analysis that considers the following:
  - a. Recommendations for how the City can address, among other issues that may emerge in the report-back process, non-compliant hosts renting out properties listed as a primary residence in which they do not live, the conversion of critical affordable housing stock such as rent-stabilized units and covenanted affordable housing units into short-term rentals, the conversion of multifamily residential structures to short-term rentals, short-term rentals engaging in commercial uses/activities, and properties being rented for longer periods of time than is permitted.
  - b. Enforcement mechanisms that could be implemented in the City, such as escalating citations and fines, license revocations, and criminal penalties.
  - c. The home sharing regulatory and enforcement models of other cities, including but not limited to, Austin, New Orleans, and San Francisco, nationally; and, Lisbon, Portugal, Toronto, Canada, and Berlin, Germany, internationally.
  - d. Strategies for ensuring that all home-sharing platforms operating within the City enter into platform agreements requiring the sharing of data with the City.
  - e. Strategies for implementing and/or improving real-time data collection, trend monitoring, address identification, compliance monitoring, monthly status reports, and the processing of violations by City departments and complaints by residents.
  - f. The hiring of additional staff or the creation of a dedicated unit, office, or department that would consolidate the various aspects of home sharing compliance and enforcement in one multidisciplinary team.
2. INSTRUCT the DCP, working with the LADBS, Information Technology Agency (ITA), and any other relevant City departments, to:
  - a. Report to the Council within 90 days on a plan for the creation of a centralized, digital database or platform that is updated on a continual basis to better coordinate data tracking of non-compliant properties for monitoring and enforcement purposes.
  - b. Ensure, within 90 days, that the public be able to view on an existing or new publicly accessible online database or platform whether any property in the City has a Home-Sharing License, a Home-Sharing License Renewal, or an Extended Home-Sharing License.

Fiscal Impact Statement: Neither the City Administrative Officer nor the Chief Legislative Analyst has completed a financial analysis of this report.

Community Impact Statement: Yes

For:

Westside Neighborhood Council  
Hollywood Hills West Neighborhood Council  
Los Feliz Neighborhood Council  
Mar Vista Community Council  
East Hollywood Neighborhood Council  
Arroyo Seco Neighborhood Council  
Bel Air-Beverly Crest Neighborhood Council  
Atwater Village Neighborhood Council  
Wilshire Center Koreatown Neighborhood Council  
Hermon Neighborhood Council  
Echo Park Neighborhood Council  
Studio City Neighborhood Council

Summary:

At a regular meeting held on February 1, 2022, the PLUM Committee considered Motion (Raman – Blumenfield – Bonin – Koretz – de León) relative to instructing the DCP, with the assistance of the LADBS, LAHD, LAPD, City Attorney’s Office, Office of Finance, and any other City departments, as needed, to report to the Council within 90 days with an analysis that considers recommendations for how the City can address non-compliant and unpermitted home sharing operations and short-term rentals, enforcement mechanisms that could be implemented in the City, home sharing regulatory and enforcement models of other national and international cities, and strategies for the sharing of data through home-sharing platforms, and implementing and/or improving real-time data collection, trend monitoring, address identification, compliance monitoring, monthly status reports, and the processing of violations by City departments and complaints by residents. The Motion also instructs the DCP, working with the LADBS, ITA, and any other relevant City departments, to report to the Council within 90 days on a plan for the creation of a centralized, digital database or platform that is updated on a continual basis to better coordinate data tracking of non-compliant properties for monitoring and enforcement purposes; and, to ensure, within 90 days, that the public be able to view on an existing or new publicly accessible online database or platform whether any property in the City has a Home-Sharing License, a Home-Sharing License Renewal, or an Extended Home-Sharing License. After providing an opportunity for public comment, the Committee recommended to adopt the recommendations contained in the Motion, as detailed above. This matter is now submitted to the Council for consideration.

Respectfully Submitted,

PLANNING AND LAND USE MANAGEMENT COMMITTEE

<u>MEMBER</u>	<u>VOTE</u>
HARRIS-DAWSON:	YES
CEDILLO:	YES
BLUMENFIELD:	YES
LEE:	YES
RODRIGUEZ:	YES

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**-NOT OFFICIAL UNTIL COUNCIL ACTS-**