

**COUNCILMEMBER RAMAN’S INSTRUCTIONS FOR CF 14-1635-S10 AS
PRESENTED AT THE 4/17/24 HOUSING AND HOMELESSNESS COMMITTEE**

INSTRUCT the Chief Legislative Analyst and the City Administrative Officer, in consultation with the Departments of City Planning, Building and Safety, Housing, Street Services, City Attorney, Police, and any other relevant departments, to report back on options for creating a single office, division, or department dedicated to Home-Sharing administration and enforcement, Party House enforcement, and enforcement for other related commercial activities on residential properties. This should include a recommended organizational structure, staffing, and funding, as well as a recommended fee and fine structure needed to effectively resource the program. This should include the permitting process City Council approved under the Responsible Hotel Ordinance.

INSTRUCT the Chief Legislative Analyst in consultation with the Departments of Building and Safety, Housing, City Attorney, and any other relevant departments, to report back with additional information and recommendations regarding staffing needs for effective Home-Sharing enforcement including complaint-based, systems-based, and document-based; health, safety, and compliance inspections; investigations for code violations, nuisance activities, and fraud, including related to claims of primary residence; citation issuances; and transfer of responsibility for complaint investigation and citation defense from City Planning.

INSTRUCT the Department of City Planning and other relevant departments to report back with an evaluation on the current contract agreement and scope of work with the City’s existing third party vendor that provides a registration and compliance monitoring system to ensure that contractual obligations are being met, alongside suggestions for similar providers who can offer relevant services based on the City’s needs, including improved capabilities to eliminate non-compliant listings, ensure proper monitoring and tracking, and to verify the collection of fines.

INSTRUCT the Department of City Planning to report back regarding the feasibility of:

- Remove Notices of Code Violation (“Warning Letters”) to owners of non-compliant properties in order to streamline the citation process;
- Remove currently accepted home-sharing registration documents that may be easy to falsify and replace them with more trustworthy documentation from local, regional, and state entities such as the Department of Motor Vehicles and the Los Angeles County Office of the Assessor to establish primary residence;
- Terminate Home-Sharing permits upon the transfer of ownership and tenancy;
- Issue Home-Sharing permits after six months of tenancy has been established at a primary residence;
- Add a new field in the current public home-sharing portal, or MyLA 311, or a similar online system that would make it possible for members of the public to submit time-sensitive evidence/materials for registered and unregistered short-term rentals to accompany their complaints;
- Procedures to initiate a modification, discontinuance, or revocation of a home sharing registration for known nuisance properties;
- Add a new sub-field labeled “Home-Sharing Ordinance (HSO)” under the Housing section in the City’s Zone Information and Map Access System (ZIMAS) web-based

mapping tool to detail whether a property has a Home-Sharing permit or not, and if it does, including the permit expiration date; and

- Update on Council File 14-1635-S12, related to including a Private Right of Action clause to the Home-Sharing Ordinance.

REQUEST the City Attorney to report back on the following:

- Methods to expand enforceability of the Home Sharing Ordinance, whether under the current Administrative Citation Enforcement Program or otherwise, including the ability to initiate enforcement based upon evidence from members of the public ;
- Amendments needed to authorize city personnel with enforcement powers to enter and inspect a property with appropriate notice and any required warrants to inspect, investigate and abate bad faith, nuisance, illegal use provisions, permit violations, health and safety compliance and Home-Sharing Ordinance violations;
- Options to incentivize or require standard platform agreements and third party broker master agreements for all platforms and broker websites operating in the City of Los Angeles or advertising property for lease or rental within the City;
- Update on the constitutional provisions and other laws affecting the City's ability to regulate platforms under the Home-Sharing and similar ordinances. This analysis should include recommendations on possible options to require data-sharing by platforms, users and advertisers ; and
- Recommendations regarding fines and other potential remedies for Home-Sharing violations including, for example, increased fines for repeat offenders in an effort to deter continued illegal short-term rental activity.

INSTRUCT the Los Angeles Housing Department to report back on how residential hotels are defined, current enforcement approaches for this use, and recommendations for stricter enforcement approaches for this protected housing stock.

INSTRUCT the Department of City Planning in consultation with the City Attorney to report back on the feasibility of using a financial incentive program that can enable the public to participate in the identification of problematic non-complaint and illegal properties.