

MINUTES OF THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



1-1

On motion of Supervisor Tavaglione, seconded by Supervisor Benoit and duly carried by unanimous vote, IT WAS ORDERED, FOUND AND DETERMINED that the following ordinances were duly published:

<u>ORDINANCE</u>	<u>DATE</u>	<u>NEWSPAPER</u>
No. 927	February 3, 2016	The Press-Enterprise

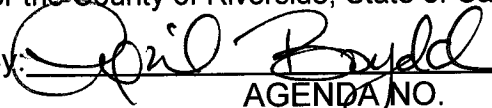
Roll Call:

Ayes: Jeffries, Tavaglione, Washington, Benoit and Ashley
Nays: None
Absent: None

I hereby certify that the foregoing is a full, true and correct copy of an order made and entered on June 21, 2016 of Supervisors Minutes.

WITNESS my hand and the seal of the Board of Supervisors
Dated: June 21, 2016
Kecia Harper-Ihem, Clerk of the Board of Supervisors, in and
for the County of Riverside, State of California.

(seal)

By: , Deputy
AGENDA NO.

1-1

ATTACHMENTS FILED WITH
THE CLERK OF THE BOARD

THE PRESS-ENTERPRISE

1825 Chicago Ave, Suite 100
Riverside, CA 92507
951-684-1200
951-368-9018 FAX

PROOF OF PUBLICATION (2010, 2015.5 C.C.P)

Publication(s): The Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc.: Adoption of Ord. No. 927

I am a citizen of the United States. I am over the age of eighteen years and not a party to or interested in the above entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper in general circulation, printed and published daily in the County of Riverside, and which newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Riverside, State of California, under date of April 25, 1952, Case Number 54446, under date of March 29, 1957, Case Number 65673, under date of August 25, 1995, Case Number 267864, and under date of September 16, 2013, Case Number RIC 1309013; that the notice, of which the annexed is a printed copy, has been published in said newspaper in accordance with the instructions of the person(s) requesting publication, and not in any supplement thereof on the following dates, to wit:

02/03/2016

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Date: Feb 03, 2016

At: Riverside, California


Legal Advertising Representative, The Press-Enterprise

BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE
P.O. BOX 1147
RIVERSIDE, CA 92502

Ad Number: 0010132857-01

P.O. Number:

Ad Copy:

BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA

ORDINANCE NO. 927 AN ORDINANCE OF THE COUNTY OF RIVERSIDE REGULATING SHORT TERM RENTALS

The Board of Supervisors of the County of Riverside ordains as follows:

Section 1. FINDINGS. The Board of Supervisors finds that there has been an increase in privately owned residential dwellings being used as short term rentals in the County of Riverside. While short term rentals provide a benefit to the County by expanding the number and type of lodging facilities, the alarming increase has caused adverse impacts to surrounding neighbors and properties including excessive noise, disorderly conduct, traffic congestion, illegal vehicle parking and accumulation of refuse. This ordinance is necessary to ensure neighborhood compatibility, to facilitate economic growth within the County and to protect the health, safety and general welfare of the County's residents.

Section 2. PURPOSE. The purpose of this ordinance is to establish regulations for the use of privately owned residential dwellings as short term rentals to minimize the negative secondary effects on surrounding properties and to ensure the collection and payment of transient occupancy taxes.

Section 3. AUTHORITY. In accordance with the California Constitution, Article XI, Section 7, a county may make and enforce within its limits all local, police, sanitary and other ordinances and regulations not in conflict with general laws.

Section 4. DEFINITIONS. As used in this ordinance, the following terms shall have the following meanings:

- A. County. The County of Riverside.
- B. Good Neighbor Brochure. A brochure, available from the County, to be given to guests, which includes a summary of the County's regulations relating to short term rentals.
- C. Guest. The overnight occupants renting the short term rental for a specified period and the daytime visitors of the overnight occupants.
- D. Local Contact Person. The person designated by the owner or the owner's authorized representative who shall be available twenty-four hours per day, seven days per week for the purpose of responding within sixty minutes to complaints related to the short term rental and taking remedial action to resolve such complaints.
- E. Operator. The owner or the owner's authorized representative who is responsible for compliance with this ordinance.
- F. Owner. The person or entity that holds legal or equitable title to the short term rental.
- G. Responsible Person. A guest of the short term rental who is at least eighteen years of age and who is legally responsible for ensuring that all guests of the short term rental comply with all applicable laws, rules and regulations pertaining to the use and occupancy of the short term rental.
- H. Short Term Rental Certificate. A certificate that allows the use of a privately owned residential dwelling as a short term rental pursuant to this ordinance.
- I. Short Term Rental. A privately owned residential dwelling, such as, but not limited to, a single family detached or multiple family attached dwelling, apartment house, condominium, cooperative apartment, duplex, mobile home on permanent foundations or a manufactured home on permanent foundations, or any portion of such dwellings, rented for occupancy for dwelling, lodging or sleeping purposes for any period less than thirty consecutive days.

Section 5. APPLICABILITY. This ordinance applies to short term rentals as defined in Section 4. The following do not qualify as a privately owned residential dwelling as used herein, and therefore do not need to obtain a short term rental certificate; any hotel, motel, studio hotel, rooming house, dormitory, public or private club, bed and breakfast inn, cottage inn, or country inn; a camping site, recreational vehicle, or park model; a hospital, sanitarium, medical clinic, convalescent home, rest home, home for aged people, foster home, halfway house, transitional housing facility, or other similar facility operated for the care, treatment, or reintegration into society of human beings; any asylum, jail, prison, orphanage or other facility in which human beings are detained and housed under legal restraint; any housing owned or controlled by an educational institution and used exclusively to house students, faculty or other employees with or without their families, any fraternity or sorority house or similar facility occupied exclusively by students and employees of such educational institutions and officially recognized and approved by it; any housing operated or used exclusively for religious, charitable or educational purposes; any housing owned by a governmental agency and used to house its employees or for governmental purposes; any camp as defined in the Labor Code or other housing furnished by an employer exclusively for employees or employees and their families; and any second unit. No guest quarters, as defined in Riverside County Ordinance No. 348 section 18.18, shall qualify as a short-term rental unless the privately owned residential dwelling on the lot is also being rented or leased as a short-term rental to the same renter or lessee.

Section 6. SHORT TERM RENTAL CERTIFICATE.

- A. In addition to any land use entitlement required by Riverside County Ordinance No. 348, the operator shall obtain a short term rental certificate pursuant to Sections 6 and 7 herein from the Riverside County Planning Department before renting or advertising for rent any short term rental.
- B. No short term rental certificate is required if a Temporary Outdoor Event permit has been obtained, for the duration of the Temporary Outdoor Event permit only.

Section 7. SHORT TERM RENTAL CERTIFICATE REGISTRATION FEE AND APPLICATION.