

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



3.37
(MT 20146)

On motion of Supervisor Washington, seconded by Supervisor Perez and duly carried by unanimous vote, IT WAS ORDERED that the recommendation from TLMA-Planning: CHANGE OF ZONE NO. 2100000 – ADOPTION OF ORDINANCE NO. 927.1 (SHORT TERM RENTALS) AND ORDINANCE NO. 671 (CONSOLIDATED FEES FOR LAND USE) - Exempt from the California Environmental Quality Act (CEQA), pursuant to Sections 15061(b)(3) (Common Sense Exemption) and 15273 (Rates, Tolls, Fares, and Charges) - Applicant: County of Riverside – Location: Countywide – REQUEST: Change of Zone No. 2100000 includes a comprehensive amendment to Ordinance No. 927 (Short Term Rentals) and an amendment to Ordinance No. 671 (Consolidated Fees for Land Use) increasing the fees for Short Term Rentals. Ordinance No. 927.1 amends Ordinance No. 927 in its entirety with comprehensive updates including, but not limited to, definitions, permitting, occupancy, operations, and enforcement of Short Term Rentals. Ordinance No. 671.22 amends Ordinance No. 671 to increase the Short Term Rental initial application fee from \$250.00 to \$740.00 and the annual renewal fee from \$100.00 to \$540.00, including consideration of a 4% annual increase for each fee. All Districts, is continued to Tuesday, October 18, 2022, at 9:30 a.m. or as soon as possible thereafter.

Roll Call:

Ayes: Jeffries, Spiegel, Washington, Perez and Hewitt
Nays: None
Absent: None

I hereby certify that the foregoing is a full true, and correct copy of an order made and entered on October 4, 2022, of Supervisors Minutes.

WITNESS my hand and the seal of the Board of Supervisors
Dated: October 4, 2022
Kecia R. Harper, Clerk of the Board of Supervisors, in
and for the County of Riverside, State of California.

(seal)

By: Breema Smith Deputy

AGENDA NO.
3.37

xc: Planning, COB

**SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**



**ITEM: 3.37
(ID # 20146)**

MEETING DATE:
Tuesday, October 04, 2022

FROM : TLMA-PLANNING:

SUBJECT: TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING: CHANGE OF ZONE NO. 2100000 – ADOPTION OF ORDINANCE NO. 927.1 (SHORT TERM RENTALS) AND ORDINANCE NO. 671 (CONSOLIDATED FEES FOR LAND USE) - Exempt from the California Environmental Quality Act (CEQA), pursuant to Sections 15061(b)(3) (Common Sense Exemption) and 15273 (Rates, Tolls, Fares, and Charges) - Applicant: County of Riverside – Location: Countywide – REQUEST: Change of Zone No. 2100000 includes a comprehensive amendment to Ordinance No. 927 (Short Term Rentals) and an amendment to Ordinance No. 671 (Consolidated Fees for Land Use) increasing the fees for Short Term Rentals. Ordinance No. 927.1 amends Ordinance No. 927 in its entirety with comprehensive updates including, but not limited to, definitions, permitting, occupancy, operations, and enforcement of Short Term Rentals. Ordinance No. 671.22 amends Ordinance No. 671 to increase the Short Term Rental initial application fee from \$250.00 to \$740.00 and the annual renewal fee from \$100.00 to \$540.00, including consideration of a 4% annual increase for each fee. All Districts. [\$9,000 Total Cost - General Fund 100%]

RECOMMENDED MOTION: That the Board of Supervisors:

- 1) **FIND** that Ordinance Nos. 927.1 and 671.22 are exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Sections 15061(b)(3) (Common Sense Exemption) and 15273 (Rates, Tolls, Fares, and Charges), based on the findings and conclusions incorporated in this staff report and direct the Clerk of the Board to file the related Notice of Exemption;
- 2) **ADOPT ORDINANCE NO. 927.1**, in conjunction with **CHANGE OF ZONE NO. 2100000**, an ordinance amending Ordinance No. 927 (Short Term Rentals) in its entirety related to Short Term Rentals within the unincorporated areas of Riverside County, with updates including definitions, permitting, occupancy, operations, and enforcement; and
- 3) **ADOPT ORDINANCE NO. 671.22**, in conjunction with **CHANGE OF ZONE NO. 2100000**, an ordinance amending Ordinance No. 671 (Consolidated Fees for Land Use), to increase the fees related to Short Term Rentals within the unincorporated areas of Riverside County to update the initial application fee from \$250.00 to \$740.00 and the annual renewal fee from \$100.00 to \$540.00, including consideration of 4% annual increase.

ACTION:Policy

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


John Hildebrand, Planning Director 9/29/2022

MINUTES OF THE BOARD OF SUPERVISORS

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STATE OF CALIFORNIA**

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$9,000	\$0	\$9,000	\$0
NET COUNTY COST	\$9,000	\$0	\$9,000	\$0
SOURCE OF FUNDS: General Fund 100%			Budget Adjustment: No	
			For Fiscal Year: 22/23	

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

The Short Term Rental Ordinance was continued from July 26, 2022 and heard again at the September 13, 2022 Board of Supervisors (“Board”) meeting, where staff provided an updated draft of Ordinance No. 927.1 reflecting the changes directed by the Board at the July 26, 2022 meeting. The Board reopened the public hearing and took additional public testimony. Once public testimony concluded, the Board closed the public hearing, deliberated, and took action to approve both Ordinance No. 927.1 (Short Term Rentals) and Ordinance No. 671.22 (Consolidated Fees for Land Use), subject to the following additional changes to Ordinance No. 927.1:

Occupancy:

The Board restructured Short Term Rental occupancy to the following:

Responsible operators shall limit the occupancy of a Short Term Rental to 200 square feet per person up to a maximum number of occupants that is determined by the size of the property, as follows:

- 1) For properties of one (1) acre or less in size, the maximum number of occupants shall not exceed ten (10) persons.
- 2) For properties of more than one (1) acre and up to two and one-half (2 ½) acres in size, the maximum number of occupants shall not exceed sixteen (16) persons and Responsible Operators shall comply with the pre-approved list of upgrades to the Short Term Rental from the County Building Official, as approved by the County Executive Office.
- 3) For properties of over two and one-half (2 ½) acres in size, the maximum number of occupants shall not exceed twenty (20) persons and Responsible Operators shall comply with the pre-approved list of upgrades to the Short Term Rental from the County Building Official, as approved by the County Executive Office.

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA**

Pre-Approved / Self-Certification List:

The Board changed one requirement to the pre-approved list of upgrades that will now state fire sprinklers are recommended, rather than required. The Board also required that any further changes to the pre-approved list of upgrades will need to be reviewed and approved by the Executive Office, prior to becoming effective.

Accessory Dwelling Units (ADUs):

The Board directed staff to revise Ordinance No. 927.1 to allow ADUs to be used as Short Term Rentals. Based on this direction, ADUs, junior ADUs, second units, guest quarters, and ranchet units were removed from the list of non-qualifying uses in Section 5. In addition, the following sentence was added to the definition of a Short Term Rental in Section 4.q.:

A Short Term Rental may include any accessory dwelling unit (ADU), junior ADU, second unit, guest quarter, or ranchet unit not otherwise prohibited by state law.

The Board also directed staff to make any necessary changes to amend Ordinance No. 348 and revise the Housing Element to clarify that ADUs may be used as Short Term Rentals. Revisions to the Riverside County Housing Element requires certification by the California State Housing and Community Development Department (HCD) and an amendment to the ADU section of Ordinance No. 348 also requires HCD approval. Staff will begin the amendment process for both, subject to approval of Ordinance No. 927.1.

Ordinance No. 671.22 – Fees

In addition to the changes proposed under Ordinance 927.1, Ordinance No. 671.22 proposes to amend the initial Short Term Rental application fees and annual renewal fees based on a nexus study analyzing the appropriate amount of each fee to cover the reasonable costs incurred by the departments related to ongoing administration and enforcement of the County's Short Term Rental program. Further details are provided in the "Additional Fiscal Information" section below.

Environmental Findings

While a large number of changes are proposed in Ordinance No. 927.1, the California Environmental Quality Act (CEQA) does not apply to Ordinance No. 927.1 or Ordinance No. 927.1 is exempt from CEQA for several reasons. First, ordinances that merely incorporate existing law do not constitute a project under CEQA. (*Union of Medical Marijuana Patients, Inc. v. City of Upland* (2016) 245 Cal.App.4th 1265, 1273.) The applicability section and some of the operational requirements merely incorporates existing law. In addition, organizational or administrative activities of government entities, such as the reorganization, formatting, addition

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA**

of introductory explanation to the ordinance, and changes to administrative processing and application requirements do not constitute a project under CEQA pursuant to State CEQA Guidelines section 15378.

Second, Change of Zone No. 2100000 and the associated amendment to Ordinance No. 927 has been determined to be exempt from CEQA, pursuant to State CEQA Guidelines section 15061(b)(3) (Common Sense Exemption). Section 15061(b)(3) provides that an “activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.” The scope of this project is an amendment to the County’s Short Term Rental Ordinance, Ordinance No. 927, to modify the existing regulations. Ordinance No. 927.1 is a comprehensive amendment updating and clarifying provisions related to registration and certificates, noise, host education and platforms, and operational requirements. There is no new construction proposed in conjunction with this amendment, this Ordinance does not lead to any direct improvements, developments, or any other projects and no building or grading permits are being issued with this adoption. Additionally, the remaining changes to Ordinance No. 927.1 are merely administrative and organization which streamline administration and processing requirements. Approval of individual Short Term Rental certificates will be conducted on a case-by-case basis and is administrative in nature.

Third, the establishment or modification of fees charged by public agencies for the purpose of meeting operating expenses is statutorily exempt from CEQA pursuant to State CEQA Guidelines section 15273. Ordinance No. 671.22 amends the County’s Ordinance No. 671 relating to establishing consolidated fees for land use and related functions. The amendment adds Short Term Rental application fees and renewal fees to Ordinance No. 671 and increases the Short Term Rental application fee to \$740 and the renewal fee to \$540. The increase in the application fee and renewal fee meets the requirements of this exemption because the fees are increased for the purpose of meeting actual County operating expenses. The application fee shall cover the following: property research time, field inspection of the property, in-person meeting with a responsible party or property manager, and documentation/report/permit issuance/denial of the application. The application fee also includes internal staffing costs plus a 4% annual increase and a 24-hour hotline cost to receive complaints on Short Term Rental permittees. The renewal fee shall cover the following: administrative review of the documentation for the permitted use or compliance review which is more labor intensive and includes a more detailed investigation of the history of Short Term Rental compliance at the property. A nexus study was prepared for the increase in both the application fee and renewal fee and is included with the staff report.

Impact on Residents and Businesses

This is a comprehensive overhaul to the County’s Short Term Rental Ordinance and is intended to provide additional protections and safeguards to communities from potential impacts related

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA**

to Short Term Rentals, but also provide a pathway for homeowners to operate a Short Term Rental. Upon implementation of this Ordinance, impacts will be reduced, and enforcement will have a greater role in ensuring that Short Term Rentals are operated responsibly.

Additional Fiscal Information

This project includes an amendment to Ordinance No. 671, which increases the initial Short Term Rental application fee from **\$250.00** to **\$740.00** and the annual renewal fee from **\$100.00** to **\$540.00**. This increase has been analyzed through a Nexus Study and is intended to provide an ongoing funding source for Code Enforcement's efforts related to Short Term Rental inspections and management of the program, as well as staffing of their Special Enforcement Team.

Additionally, this project is requesting that the Executive Office set aside 50% of the increase in Transient Occupancy Tax (TOT) generated by Short Term Rentals (using FY 21/22 as a baseline) to further fund the ongoing Code Enforcement activities associated with enforcement of Ordinance No. 927.

Contract History and Price Reasonableness

Although not part of this Board hearing, the County previously entered into a contract agreement with Deckard Technologies to provide management and registration services of the Short Term Rental Program. Deckard was selected through an RFP process and is currently coordinating with the County to implement their online toolkits. Rollout of their system will be contingent upon the Short Term Rental Ordinance overhaul becoming effective.

EXHIBITS:

Exhibit A: Ordinance No. 927.1 – Short Term Rentals (Redline Version)

Exhibit B: Ordinance No. 927.1 – Short Term Rentals (Clean Version)

Exhibit C: Ordinance No. 671.22 – Consolidated Fees for Land Use

Exhibit D: Notice of Exemption

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



Jason Farin, Principal Management Analyst 9/27/2022



Aaron Gettis, Deputy County Counsel 9/22/2022

From: cob@rivco.org <cob@rivco.org>
Sent: Tuesday, October 4, 2022 8:02 AM
To: COB <COB@RIVCO.ORG>; yosemite95321@gmail.com
Subject: Board comments web submission



First Name: Roy
Last Name: Holeyfield
Address
(Street, City and Zip): 35530 Pauba road
Phone: 4028130279
Email: yosemite95321@gmail.com
Agenda
Date: 10/04/2022
Agenda
Item # or Public: 927.1 revision - caps and moratorium
Comment:
State your position below: Oppose
Comments: I'd like to comment on ordinance 927.1 regarding the short term rental ordinance moratorium for Idyllwild and Temecula.

First, Supervisor Washington held a public meeting in Idyllwild last night to discuss caps and the moratorium. Most of us were not made aware of the meeting until very late, and many never knew it was occurring. There were, however, signs posted all over the town. The turnout was therefore very skewed against STRs.

It was clear that the idea of caps and a prolonged moratorium was already an assumption that both were going to happen. I was not aware, but learned last night, that 45 days for a moratorium is just the legal starting point required by the Supervisors and it would for sure be lengthened.

I would request that before we entertain caps that we first please allow the new enforcement actions to take place. We have not even given enforcement a chance.

Second, I agree that we all have rights as home owners. Although I use my home as a short term rental I also use it for personal use. It has been stated that one home owner should take precedence over another home owner, which I disagree. We do agree that we all should live within certain basic rules regarding noise, trash, parking, etc. However, my rights should never be superseded by someone else's rights.

Third, the reason I purchased in the particular area of Wine Country was that I did was because there was not an HOA. For those wanting lots of rules there are plenty of HOA areas to purchase a home, including in Wine Country. That is not meant to sound condescending. However, there are very few places in Wine Country that I can purchase a home to be a STR. The city of Temecula banned STRs two years ago and thus the logical place for a would-be STR owner to look was the neighboring area of Wine Country. In essence, because there are few places to purchase an STR in Temecula we are effectively already capped because our legal choices are severely limited.
Thank you.

Thank you for submitting your request to speak. The Clerk of the Board office has received your request and will be prepared to allow you to speak when your item is called. To attend the meeting, please call (669) 900-6833 and use Meeting ID # 864 4411 6015 . Password is 20221004. You will be muted until your item is pulled and your name is called. Please dial in at 9:00 am with the phone number you provided in the form so you can be identified during the meeting.

10/4/22 3.37

Maxwell, Sue

From: cob@rivco.org
Sent: Monday, October 3, 2022 10:33 AM
To: COB; crobinson@avantstay.com
Subject: Board comments web submission

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First Name: Chris
Last Name: Robinson
Phone: 9189920772
Email: crobinson@avantstay.com

Agenda Date: 10/03/2022

Agenda Item #
or Public 2.37

Comment:

State your
position below: Oppose

Comments: I oppose a limit on the number of occupants on a property above 2.5 acres. This is already addressed by the temporary event ordinance, and provide conflicting guidance to STR operators. Additionally, the ordinance as proposed by staff needs clarity on the following points:

- The "1 person per 200 sq ft" occupancy formula language needs to be amended to include the term "gross square feet", rather than "square feet", to be in-line with the California Building Code. There is a significant difference in how square footage is calculated based on the terminology used. California Building Code specifically used the term "gross square footage" rather than "net square footage", and this distinction needs to be included in the final ordinance language
- On exhibit E., no. 15 states that two exits are needed from a second floor if the home is larger than 2000 sq ft. Clarity is needed on whether this is satisfied by having windows which an average adult can fit through ("proper egress"), or if this needs to look like a traditional door.
- No guidance has been proposed on when new occupancy restrictions will take place. Will occupancy restrictions kick in once current permits expire? Once the ordinance is effective and the grace period is over? Guidance is NEEDED to avoid chaotic situations where operators could find themselves in violation of the regulations because of a lack of proper guidance by the County administration

Thank you for submitting your request to speak. The Clerk of the Board office has received your request and will be prepared to allow you to speak when your item is called. To attend the meeting, please call (669) 900-6833 and use Meeting ID # 864 4411 6015 . Password is 20221004. You will be muted until your item is pulled and your name is called. Please dial in at 9:00 am with the phone number you provided in the form so you can be identified during the meeting.

Maxwell, Sue

From: cob@rivco.org
Sent: Monday, October 3, 2022 11:24 AM
To: COB; rmosier@avantstay.com
Subject: Board comments web submission

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First Name: R.C.
Last Name: Rondero de Mosier
Phone: 5125024307
Email: rmosier@avantstay.com
Agenda Date: 10/04/2022
Agenda Item # or Public Comment: Agenda Item 3.37
State your position below: Oppose

Thank you for submitting your request to speak. The Clerk of the Board office has received your request and will be prepared to allow you to speak when your item is called. To attend the meeting, please call (669) 900-6833 and use Meeting ID # 864 4411 6015 . Password is 20221004. You will be muted until your item is pulled and your name is called. Please dial in at 9:00 am with the phone number you provided in the form so you can be identified during the meeting.

Maxwell, Sue

From: cob@rivco.org
Sent: Tuesday, October 4, 2022 9:22 AM
To: COB; jenniferhartman85@gmail.com
Subject: Board comments web submission

CAUTION: This email originated externally from the **Riverside County** email system. **DO NOT** click links or open attachments unless you recognize the sender and know the content is safe.



First Name: Jennifer
Last Name: Hartman
Address (Street, City and Zip): 155 Elm Avenue,
Phone: 5129094100
Email: jenniferhartman85@gmail.com
Agenda Date: 10/04/2022
Agenda Item # or Public Comment: Public
Comments: The revised draft of 927.1 has conflicting verbiage and needs more edits, in order to deliver on the spirit of the changes the Supervisors requested last month.

Thank you for submitting your request to speak. The Clerk of the Board office has received your request and will be prepared to allow you to speak when your item is called. To attend the meeting, please call (669) 900-6833 and use Meeting ID # 864 4411 6015 . Password is 20221004. You will be muted until your item is pulled and your name is called. Please dial in at 9:00 am with the phone number you provided in the form so you can be identified during the meeting.

Draft
Redline

1 ORDINANCE NO. 927.1

2
3 AN ORDINANCE OF THE COUNTY OF RIVERSIDE
4 REGULATING SHORT TERM RENTALS AND
5 INCORPORATING BY REFERENCE THE ABATEMENT AND COST
6 RECOVERY PROCEDURES OF ORDINANCE NO. 725
7

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

9 Section 1. Ordinance No. 927 is amended in its entirety to read as follows:

10
11 “ORDINANCE NO. 927

12
13 AN ORDINANCE OF THE COUNTY OF RIVERSIDE
14 REGULATING SHORT TERM RENTALS AND
15 INCORPORATING BY REFERENCE THE ABATEMENT AND COST
16 RECOVERY PROCEDURES OF ORDINANCE NO. 725
17

18 Section 1. FINDINGS. The Board of Supervisors finds that there continues to be an
19 increase in privately owned residential dwellings being used as Short Term Rentals in the unincorporated
20 areas of the County of Riverside. While short term rentals have been a staple in the County and they provide
21 a benefit to the County by expanding the number and type of lodging facilities, the exponential increase
22 continues to cause adverse impacts that have the potential to endanger the health and safety of residents and
23 guests and the very environment and resources that attract visitors to the County. Adverse impacts to
24 surrounding neighbors and properties include unpermitted large-scale events, excessive noise, disorderly
25 conduct, traffic congestion, illegal vehicle parking and accumulation of refuse. This ordinance is necessary
26 to ensure neighborhood compatibility and reduce conflicts within the surrounding residential neighborhood,
27 to facilitate economic growth within the County and to protect the health, safety and general welfare of the
28 County’s residents.

- 1 h. Hosting Platform. A person or entity that participates in the Short Term
2 Rental business by collecting or receiving a fee or other compensation,
3 directly or indirectly through an agent or intermediary, when conducting a
4 Booking Transaction for a Short Term Rental using any medium of
5 facilitation, including, but not limited to, the Internet.
- 6 i. Local Contact Person. The person designated by the Owner, Owner's
7 Authorized Representative, or Operator who shall be available twenty-four
8 hours per day, seven days per week for the purpose of responding within sixty
9 minutes to complaints related to the Short Term Rental, who has access and
10 authority to assume management of the unit and is responsible for taking
11 remedial action to resolve such complaints.
- 12 j. Noise Monitor. A sound level meter meeting the standards of the American
13 National Standards Specifications for Sound Level Meters or another
14 acoustical or decibel measurement device with similar capabilities and
15 features that does not have a camera, record conversations, nor store any
16 personal data.
- 17 k. Operator. The Owner or the Owner's Authorized Representative who offers
18 or provides the Short Term Rental.
- 19 l. Owner. The person or entity that holds legal or equitable title to the Short
20 Term Rental.
- 21 m. Owner's Authorized Representative. The individual(s) identified in writing
22 by the Owner to act on behalf of the Owner with respect to the Short Term
23 Rental. Owner may delegate certain duties of the Owner's Authorized
24 Representative to more than one party.
- 25 n. Responsible Guest. A Guest of the Short Term Rental who is at least eighteen
26 (18) years of age, entered into a Booking Transaction to rent the Short Term
27 Rental, and is legally responsible for ensuring that all Guests of the Short
28 Term Rental comply with all applicable laws, rules and regulations pertaining

1 to the use and occupancy of the Short Term Rental.

2 o. Responsible Operator. Any Operator who is responsible for the Short Term
3 Rental, which includes the Owner(s), Owner’s Authorized Representative(s),
4 Operator(s), and Local Contact Person(s).

5 p. Responsible Persons. The persons responsible for compliance with the
6 provisions of this ordinance, include the following:

- 7 1. Guest(s) of the Short Term Rental, who is at least eighteen (18) years
8 of age;
- 9 2. Local Contact Person(s) of the Short Term Rental;
- 10 3. Owner(s) of the Short Term Rental;
- 11 4. Owner’s Authorized Representative(s) of the Short Term Rental; or
- 12 5. Operator(s) of the Short Term Rental.

13 q. Short Term Rental. A legal privately owned residential dwelling, including,
14 but not limited to, a one family detached dwelling or multiple family attached
15 dwelling, apartment house, condominium, cooperative apartment, duplex,
16 mobile home on permanent foundations or a manufactured home on
17 permanent foundations, or any portion of such dwellings, including the
18 property or yard appurtenant thereto, which is rented for occupancy for
19 dwelling, lodging, or sleeping purposes for any period less than thirty (30)
20 consecutive calendar days total but not less than two (2) consecutive days and
21 one (1) night. Portions of calendar days are counted as full days. A Short
22 Term Rental shall exclude all properties which have been subdivided
23 pursuant to California Government Code sections 65852.21 or 66411.7 (also
24 known as “Senate Bill 9” or “SB 9”) or properties or dwellings subject to
25 conditions of approval, legal deed restrictions or other legal requirements
26 prohibiting this type of rental or occupancy.

27 r. Short Term Rental Certificate. A certificate that allows the use of a privately
28 owned residential dwelling as a Short Term Rental pursuant to this ordinance.

1 s. Short Term Rental Program Manager. The certified manager who is retained
2 by the County and is responsible for assisting with administering the
3 County’s Short Term Rental program.

4 Section 5. APPLICABILITY. This ordinance applies to Short Term Rentals as defined
5 in Section 4. The following uses do not qualify as a legal privately owned residential dwelling for purposes
6 of this ordinance, and therefore cannot obtain a Short Term Rental Certificate: any hotel, motel, studio
7 hotel, rooming house, dormitory, public or private club, bed and breakfast inn, cottage inn, or country inn;
8 a camping site, recreational vehicle, or park model; a hospital, sanitarium, medical clinic, convalescent
9 home, rest home, home for aged people, foster home, halfway house, transitional housing facility,
10 supportive housing, parolee-probationer home, community care facility, or other similar facility operated
11 for the care, treatment, or reintegration into society of human beings; any asylum, jail, prison, orphanage or
12 other facility in which human beings are detained and housed under legal restraint; any housing owned or
13 controlled by an educational institution and used exclusively to house students, faculty or other employees
14 with or without their families, any fraternity or sorority house or similar facility occupied exclusively by
15 students and employees of such educational institutions and officially recognized and approved by it; any
16 housing operated or used exclusively for religious, charitable or educational purposes; any housing owned
17 by a governmental agency and used to house its employees or for governmental purposes; any camp as
18 defined in the Labor Code; and any employee housing or other housing furnished by an employer
19 exclusively for employees or employees and their families; single room occupancy units, as defined by
20 Riverside County Ordinance No. 348; and any accessory dwelling unit, junior accessory dwelling unit,
21 second unit, guest quarter, multiple owner group (MOG) unit, or ranchet unit (Ranchet).

22 Section 6. SHORT TERM RENTAL CERTIFICATE.

23 a. A Responsible Operator shall obtain a Short Term Rental Certificate pursuant
24 to this ordinance from the Planning Department before renting or advertising
25 for rent any Short Term Rental.

26 b. It is unlawful for any person to advertise, maintain, operate or use a Short
27 Term Rental in the unincorporated area of Riverside County without a Short
28 Term Rental Certificate, or in violation of the terms and conditions of the

Certificate. Short Term Rental Certificates shall be renewed annually, and separate Short Term Rental Certificates are required for each Short Term Rental.

- c. The County will use reasonable efforts to coordinate with Hosting Platforms to ensure that a dwelling has been issued a Short Term Rental Certificate by the County before it can be listed for rent on the Hosting Platform.

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

- a. Initial Application. A Responsible Operator shall submit to the Planning Department or its designee a Short Term Rental Certificate initial application provided by the County and initial registration fee, in accordance with Riverside County Ordinance No. 671. The Planning Department or its designee shall approve an initial application for a Short Term Rental Certificate only if all of the following is met:

1. The application submitted is complete and includes written authorization from Owner or Owner’s Authorized Representative granting permission to obtain a Short Term Rental Certificate for the property;
2. The initial registration fee is paid, in full in accordance with Riverside County Ordinance No. 671;
3. The Short Term Rental property has no active or pending Code Enforcement actions;
4. The Applicant declares the Short Term Rental is legally permitted and any other buildings, structures, grading, or other improvements to the property are legally permitted;
5. The Applicant declares Short Term Rental meets the requirements of a Short Term Rental, pursuant to Section 4 of this ordinance;

5.

6. The Applicant declares Short Term Rental meets the applicability requirements, pursuant to Section 5 of this ordinance;
7. The Applicant declares the Short Term Rental property is in compliance with all applicable health and safety laws, codes or regulations, including, but not limited to, building, safety, fire, and health;
8. The County determines the maximum number of occupants for the Short Term Rental. The occupancy limit of a Short Term Rental shall be determined by the County in compliance with the requirements of the California Building Standards Code at the time the Short Term Rental Certificate is issued, revised or renewed;
9. The Applicant identifies all Responsible Operators for the Short Term Rental;
10. The Applicant agrees to comply with all requirements of this ordinance;
11. If the Short Term Rental property is subject to Covenants, Conditions, and Restrictions (CC&Rs) or other guidelines of a homeowner's association or condominium association (HOA), the Applicant submits, on a form provided by the County, permission from the HOA allowing the Short Term Rental at the property;
12. Within 30 days of the County's receipt of an initial application, the County is authorized to verify the Short Term Rental has the required sign, adequate on-site parking, and working Noise Monitor system, pursuant to Sections 8 and 11 of this ordinance. A Responsible Operator shall be available at the intended Short Term Rental property within sixty (60) minutes of the County's request for an [exterior inspection to verify the requirements have been met](#); and,

12.

1 13. The County has not permanently revoked the Short Term Rental
2 Certificate, pursuant to Section 11 of this ordinance.

3 b. A Short Term Rental Certificate shall be valid for one year from the date of
4 issuance.

5 c. Annual Renewal. A Short Term Rental Certificate is subject to renewal on
6 an annual basis based on the anniversary of the original Short Term Rental
7 Certificate issuance by submitting to the Planning Department or its designee
8 a request for renewal and a renewal fee, in accordance with Riverside County
9 Ordinance No. 671. The Planning Department or its designee shall approve
10 a renewal of a Short Term Rental Certificate only if all of the following is
11 met:

12 1. The renewal fee is paid in full, in accordance with Riverside County
13 Ordinance No. 671;

14 2. The Applicant provides information concerning any changes to the
15 initial application or prior renewal for the Short Term Rental
16 Certificate;

17 3. The Applicant declares the Short Term Rental property is in
18 compliance with all provisions of this ordinance and all other
19 applicable laws;

20 4. If the Short Term Rental property is subject to Covenants, Conditions,
21 and Restrictions (CC&Rs) or other guidelines of a homeowner's
22 association or condominium association (HOA), the Applicant
23 submits, on a form provided by the County, permission from the HOA
24 allowing the Short Term Rental at the property;

25 5. For Short Term Rental properties that have been the subject of a
26 Notice of Violation within the past twelve (12) months, within 30
27 days of the County's receipt of the renewal fee, the County is
28 authorized to verify the Short Term Rental has the required sign,

1 adequate on-site parking, and working Noise Monitor system,
2 pursuant to Sections 8 and 11 of this ordinance. A Responsible
3 Operator shall be available at the intended Short Term Rental property
4 within sixty (60) minutes of the County's request for an exterior
5 inspection to verify the requirements have been met; and,

6 6. The County has not permanently revoked the Short Term Rental
7 Certificate, pursuant to Section 11 of this ordinance.

8 d. In the event that a Short Term Rental Certificate has been expired for 90 days
9 or more, a new initial application and initial registration fee, in accordance
10 with Riverside County Ordinance No. 671 is required.

11 e. Short Term Rental Certificates do not run with the land. A Short Term Rental
12 Certificate shall expire automatically when the owner or responsible party for
13 the Short Term Rental or Short Term Rental property changes, and a new
14 initial application and initial registration fee, in accordance with Riverside
15 County Ordinance No. 671, will be required.

16 f. The County may use the registration fees to cover any County costs for
17 administering or enforcing this ordinance, including the County's Short Term
18 Rental Program Manager.

19 g. Any declaration made by the Applicant as part of the Short Term Rental
20 Certificate initial application or renewal process is subject to further review
21 and/or investigation for confirmation by the Planning Department or its
22 designee. The Applicant may also be required to submit records
23 demonstrating compliance with this Section, upon request by the Planning
24 Department or its designee. Any material misstatement or omission in a
25 Short Term Rental Certificate initial application or renewal is grounds for
26 denial or revocation of a Short Term Rental Certificate.

27 Section 8. SHORT TERM RENTAL OPERATIONAL REQUIREMENTS.

28 a. No person shall conduct, cause, allow, authorize, permit, facilitate, aid, abet,

1 suffer, conceal, maintain, or advertise any Short Term Rental activity that
2 does not comply with the provisions of this ordinance.

3 b. The Responsible Operator shall ensure that the Short Term Rental is used in
4 a manner that complies with this ordinance and all applicable laws, rules and
5 regulations pertaining to the use and occupancy of a Short Term Rental.

6 c. The Short Term Rental shall not be used for a temporary event, as defined in
7 Riverside County Ordinance No. 348, unless a temporary event permit has
8 been obtained by the Responsible Operator.

9 d. The Short Term Rental shall be rented for occupancy for less than thirty (30)
10 consecutive calendar days total but not less than two (2) consecutive days and
11 one (1) night, which includes counting portions of calendar days as full days.

12 e. A Responsible Operator shall only enter into or ensure the Hosting Platform
13 only enters into one Booking Transaction to rent the Short Term Rental to
14 one Responsible Guest for a specified period of time, unless the Responsible
15 Operator is operating a Hosted Stay. A Responsible Operator may enter into
16 or allow a Hosting Platform to enter into multiple Booking Transactions to
17 rent the Short Term Rental for a Hosted Stay, provided that the number of
18 rooms rented does not exceed five (5) and the occupancy of the Short Term
19 Rental does not exceed the limits described by the Short Term Rental
20 Certificate and this ordinance.

21 f. If a lot contains multiple one family dwellings, only one Short Term Rental
22 Certificate may be issued for that lot. In this event, the multiple one family
23 dwellings shall be rented together to a Responsible Guest as one Short Term
24 Rental. Multiple one family dwellings on a lot does not increase the
25 maximum occupancy of the Short Term Rental as defined in this ordinance.

26 g. Unless further limited by the California Building Standards Code or other
27 applicable law, Occupancy of a Short Term Rental shall be determined as
28 follows:

1 1. ~~Unless further limited by the California Building Standards Code, a~~
2 Responsible Operator~~s~~ shall limit the maximum number of occupants
3 of a Short Term Rental to ~~no more than the lesser of: two (2) persons~~
4 ~~per Bedroom plus an additional one (1) person in the Short Term~~
5 ~~Rental or ten (10) persons total.~~

6 ~~1.~~ Responsible Operators may increase the maximum occupancy of a
7 Short Term Rental to up to sixteen (16) persons total by complying
8 with a pre-approved list of upgrades to the Short Term Rental from
9 the County Building Official, submitting an application to the
10 Building and Safety Department and complying with all applicable
11 requirements in the California Building Standards Code; or

12 2. ~~Unless further limited by the California Building Standards Code, for~~
13 ~~Short Term Rentals which have at least five (5) Bedrooms and are~~
14 ~~located on a property of at least five (5) acres, a Responsible Operator~~
15 ~~shall limit the maximum number of occupants of a Short Term Rental~~
16 ~~to sixteen (16) persons total, by submitting an application to the~~
17 ~~Building and Safety Department and complying with all applicable~~
18 ~~requirements in the California Building Standards Code.~~

19 2.3. Responsible Operators may increase the maximum occupancy of a
20 Short Term Rental to more than sixteen (16) persons total by
21 submitting an application to the Building and Safety Department to
22 determine the maximum occupancy and any required building
23 upgrades to the Short Term Rental.

24 h. A Responsible Operator shall provide adequate on-site parking spaces to
25 accommodate the maximum number of occupants approved with the Short
26 Term Rental Certificate. One on-site parking space is required for every four
27 occupants allowed by the Short Term Rental Certificate. On-site parking
28 spaces shall be located within an approved driveway, garage, and/or carport

1 area. Off-site parking is not permitted for Short Term Rentals.

2 i. A Short Term Rental shall not change the residential character of the outside
3 appearance of the residence including color, material, lighting or any
4 advertising mechanism, except for the required exterior onsite Short Term
5 Rental sign.

6 j. A Responsible Operator shall install and maintain in continuous operation a
7 Noise Monitor ~~on within~~ the ~~interior and~~ exterior of the Short Term Rental to
8 ensure compliance with Riverside County Ordinance No. 847.

9 k. Guests or other occupants of the Short Term Rental shall comply with
10 Riverside County Ordinance No. 847, including quiet hours between the
11 hours of 10 PM and 7 AM, and Riverside County Ordinance No. 924, related
12 to loud or unruly parties, gatherings or other similar events. The Responsible
13 Operator shall use reasonably prudent business practices to ensure that the
14 Guests or other occupants of the Short Term Rental comply with Riverside
15 County Ordinance Nos. 847 and 924 and shall ensure that the requirement for
16 compliance with Riverside County Ordinance Nos. 847 and 924 including
17 the designated quiet hours, are included in the rental agreements for Short
18 Term Rentals and in all Short Term Rental advertisements.

19 l. Guests or other occupants of the Short Term Rental shall comply with
20 Riverside County Ordinance No. 915 Regulating Outdoor Lighting,
21 including light trespass. The Responsible Operator shall ensure that the
22 requirement for compliance with Riverside County Ordinance No. 915 is
23 included in all rental agreements for the Short Term Rental and in all Short
24 Term Rental advertisements.

25 m. Outdoor amplified sound, generally defined as any sound that is increased by
26 any amplified equipment or sound that is electronically enhanced, must
27 comply with the provisions of Riverside County Ordinance No. 847.

28 n. Outdoor fire areas shall be permissible only; when not otherwise prohibited

1 by state or local fire bans, regulations, rules or guidelines. When legally
2 permissible, outdoor fire areas shall be located on a non-combustible surface,
3 covered by a fire screen, and extinguished as soon as it is no longer in use or
4 by 10:00 p.m., whichever is earlier.

5 o. Each Short Term Rental shall have a Responsible Operator readily available
6 to handle any questions or complaints during all Short Term Rental activities.
7 Any change to the contact information for a Responsible Operator of a Short
8 Term Rental shall immediately be provided in writing to the Planning
9 Department, to neighboring properties within three hundred feet of the Short
10 Term Rental, and on any postings required by this ordinance.

11 p. Short Term Rentals shall not be allowed in private residential dwelling units
12 that violate any applicable health or safety laws, rules or regulations,
13 including, but not limited to, building, safety, fire or health, or in tents,
14 recreational vehicles, treehouses, yurts, non-habitable structures, or other
15 structures not intended for permanent residential occupancy.

16 q. The Responsible Operator shall identify or cause to be identified the number
17 of onsite parking spaces provided and the maximum occupancy of the Short
18 Term Rental in any Short Term Rental agreement and in any related
19 advertisements.

20 r. Pets, if allowed by a Responsible Operator shall be secured at all times on the
21 property of the Short Term Rental. Continual barking or other nuisances
22 created by pets are prohibited under all applicable laws, including Riverside
23 County Ordinance No. 878.

24 s. Short Term Rental activity is subject to, and the Responsible Operator(s) shall
25 comply with or ensure the Hosting Platform(s) complies with, Riverside
26 County Ordinance No. 495, the Uniform Transient Occupancy Tax
27 Ordinance and any applicable assessments, including TBIDs and TMDs. The
28 Responsible Operator(s) shall include or ensure the Hosting Platform(s)

1 includes the transient occupancy tax registration certificate number on all
2 Short Term Rental agreements and in any related advertisements.

3 t. The Responsible Operator shall post or cause to be posted in a prominent
4 location within the Short Term Rental the following information, in
5 accordance with all applicable laws and the provisions of this ordinance:

- 6 1. Responsible Operator name and number;
- 7 2. Local Contact Person name and number;
- 8 3. The telephone number for the Sheriff's Department, Short Term
9 Rental Manager, and the Code Enforcement Department, including
10 the 24-hour Code Enforcement Department telephone number;
- 11 4. The website information for Rivco Ready, in the event of an
12 emergency;
- 13 5. Evacuation plan for the Short Term Rental showing emergency fire
14 extinguisher locations and interior pedestrian and exterior vehicular
15 exit routes;
- 16 6. The maximum number and precise location of onsite parking spaces;
- 17 7. A copy of the Short Term Rental Operational Requirements described
18 in Section 8 of this ordinance;
- 19 8. Trash pick-up day and applicable rules and regulations;
- 20 9. A copy of Riverside County Ordinances No. 847 and 927;
- 21 10. A copy of the Good Neighbor Brochure; and
- 22 11. Notification that a Responsible Operator or Guest may be cited or
23 fined by the County in accordance with this ordinance and Riverside
24 County Ordinance No. 725.

25 u. The Responsible Operator shall post one (1) identification sign, not to exceed
26 two (2) square feet in area at the Short Term Rental. Any other advertising
27 signs promoting or identifying the Short Term Rental or otherwise shall only
28 be permitted as otherwise authorized under Riverside County Ordinance No.

1 348. The required identification sign shall be posted onsite at the Short Term
2 Rental in a location that is clearly visible ~~from the street~~, and shall clearly
3 state the following information in lettering of sufficient size to be easily read:

- 4 1. The Short Term Rental Certificate number for the property;
- 5 2. The name of the Responsible Operator and a telephone number at
6 which the Responsible Operator may be reached on a 24-hour basis;
- 7 3. The maximum number of occupants permitted to stay in the rental
8 unit; and
- 9 4. The telephone number of the County's 24-hour Code Enforcement
10 Department telephone number.

11 v. While a Short Term Rental is rented, the Responsible Operator shall be
12 available twenty-four hours per day, seven days a week, for the purpose of
13 responding to complaints regarding the condition or operation of the Short
14 Term Rental or Guests' conduct at the Short Term Rental in accordance with
15 Section 10 of this ordinance.

16 w. Prior to occupancy of a Short Term Rental, the Responsible Operator shall
17 do all of the following:

- 18 1. Obtain the name, address and copy of a valid government
19 identification of the Responsible Guest;
- 20 2. Provide a copy of the Good Neighbor Brochure to the Responsible
21 Guest;
- 22 3. Require the Responsible Guest to execute a formal acknowledgement
23 that he or she is legally responsible for compliance by all Guests or
24 occupant(s) of the Short Term Rental with all applicable laws, rules
25 and regulations pertaining to the use and occupancy of the Short Term
26 Rental; and
- 27 4. Maintain the information required herein, including copies of the
28 notices provided, for a period of three (3) years and make it available

1 upon request by any officer of the County responsible for enforcement
2 of any provision of this ordinance or any other applicable law, rule or
3 regulation pertaining to the use and occupancy of the Short Term
4 Rental.

5 x. A Responsible Operator shall respond within sixty (60) minutes of being
6 notified that the Responsible Guest or a Guest of the Short Term Rental
7 created unreasonable noise, engaged in disorderly conduct or committed
8 violations of any applicable law, rule or regulation, including this ordinance,
9 and halt or prevent the recurrence of such conduct. The Responsible Operator
10 shall be subject to all administrative, legal and equitable remedies available
11 to the County for failing to respond to the County within sixty (60) minutes.

12 ~~x.~~

13 y. Trash and refuse shall not be left stored within public view, except in proper
14 containers for purposes of collection by the County's authorized waste
15 hauler.

16 z. Snow Removal.

17 1. Snow removed from private driveways and parking lots of a Short
18 Term Rental may not be dumped, deposited or placed or pushed into
19 a street or other public right-of-way, except to the extent that such
20 activity shall not increase the depth of snow on the street or right-of-
21 way by over three inches at any point within the right-of-way.

22 2. Snow removed from the Short Term Rental may not be piled to block
23 or cover a fire hydrant, standpipe or other water delivery service for
24 fire protection.

25 aa. The Responsible Operator shall include or ensure the Hosting Platform
26 includes the current Short Term Rental Certificate number on or in any
27 advertisement appearing in any newspaper, magazine, brochure or internet
28 website that promotes the availability of the Short Term Rental.

Section 9. TRANSIENT OCCUPANCY TAX AND ASSESSMENTS.— The

Responsible Operator(s) shall comply with or ensure the Hosting Platform(s) complies with all the requirements of Riverside County Ordinance No. 495, the Uniform Transient Occupancy Tax Ordinance. For the purposes of Riverside County Ordinance No. 495 only, a Short Term Rental shall qualify as a “hotel.” The Responsible Operator(s) shall be legally responsible for the collection of all applicable Transient Occupancy taxes and assessments, including TBIDs and TMDs, from the Responsible Guest(s) and remittance of such collected taxes and assessments to the Treasurer Tax-Collector, in accordance with Riverside County Ordinance No. 495 and any other applicable law. The Treasurer Tax-Collector shall be responsible for the enforcement of the provisions of this section and Riverside County Ordinance No. 495 and shall have no other enforcement duties related to this ordinance beyond these responsibilities.

Section 10. NOTIFICATION AND COMPLAINTS.

- a. A Responsible Operator shall provide written notice to all property owners of properties located within 300 feet of the Short Term Rental’s property line or cover at least twenty (20) surrounding properties, whichever is greater, that a Short Term Rental Certificate was obtained for the Short Term Rental within ten (10) days of approval of a Short Term Rental Certificate. Such notification shall also include the Responsible Operator’s contact information. In the event of a change in the provided contact information, new notification with the updated information shall be provided in the same manner. All notification costs shall be borne by the Responsible Operator.
- b. Initial complaints regarding Short Term Rental violations on a property pursuant to this ordinance will generally be directed to the Responsible Operator. The Responsible Operator for the Short Term Rental shall be responsible for correcting the violation promptly, which includes, within sixty (60) minutes, contacting the Responsible Guest to correct the violation and visiting the site, if necessary, to ensure that the violation has been corrected. The Responsible Operator of a Short Term Rental shall report any such complaints, and their resolutions or attempted resolutions, to the

1 Riverside County Planning Department within two (2) business days of the
2 occurrence. Failure to respond to complaints, meet a Code Enforcement
3 Officer within sixty (60) minutes, or report complaints to the Planning
4 Department within two (2) business days of the occurrence shall be
5 considered a violation of this ordinance, and may constitute cause for
6 revocation of the Short Term Rental Certificate.

7 c. If the Responsible Operator fails to respond to the Short Term Rental
8 violation within the designated time in subsection b above or the subject of
9 the complaint needs to be corrected immediately due to health and safety
10 concerns, such as blocked driveways, blocked streets, or excessive noise
11 during quiet hours, the complainant may make a complaint to the 24-hour
12 Code Enforcement Department telephone number. Occupants of surrounding
13 properties shall be apprised of this complaint procedure as part of the
14 notification requirements of this section.

15 d. For complaints related to the issuance of a Short Term Rental Certificate and
16 compliance with this ordinance should be directed to the Planning
17 Department.

18 e. The Responsible Operator shall be subject to all administrative, legal and
19 equitable remedies available to the County for failure to comply with the
20 provisions of this section.

21 Section 11. INSPECTIONS, ADDITIONAL FEES, VIOLATIONS, ENFORCEMENT,
22 FINES AND PENALTIES.

23 a. Initial Inspections.

24 1. Initial Application. Prior to the County issuing a Short Term Rental
25 Certificate, the County is authorized to conduct an initial inspection
26 of the exterior of the intended Short Term Rental property within 30
27 days of the County's receipt of a Short Term Rental initial application
28

1 and the accompanying initial registration fee. A Responsible
2 Operator shall be available at the intended Short Term Rental property
3 within sixty (60) minutes of the County's request for this inspection.

4 2. Renewal. For Short Term Rental properties that have been the subject
5 of a Notice of Violation within the past twelve (12) months, prior to
6 the County renewing the related Short Term Rental Certificate, the
7 County is authorized to conduct an inspection of the exterior of the
8 Short Term Rental property within 30 days of the County's receipt of
9 the accompanying renewal fee. A Responsible Operator shall be
10 available at the intended Short Term Rental property within sixty (60)
11 minutes of the County's request for this inspection.

12 3. Inspection. For inspections pursuant to this section, the County is
13 authorized to verify by an exterior inspection of the Short Term
14 Rental property that the Short Term Rental contains all of the
15 following required by this ordinance: the exterior sign, adequate on-
16 site parking for the maximum number of occupants allowed in the
17 Short Term Rental, and a working Noise Monitor system.

18 b. Subsequent Inspections. The Code Enforcement Department may request
19 subsequent exterior inspections of the Short Term Rental property at any
20 time. Responsible Operator shall make all reasonable attempts to comply
21 with the Code Enforcement Department's requests or the Short Term Rental
22 may be deemed in violation of this ordinance.

23 c. Violations of this ordinance include, but are not limited to, a Responsible
24 Operator conducting, causing, allowing, authorizing, permitting, facilitating,
25 aiding, abetting, suffering, concealing or maintaining, any of the following:

26 1. Failure ~~of a Responsible Operator~~ to take action to respond to a
27 complaint pursuant to Section 10 of this ordinance;
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- 2. Failure to notify Planning Department when the Responsible Operator or Local Contact Person's contact information changes;
 - 3. Violation of the maximum occupancy, noise, or any other requirements as set forth in this ordinance;
 - 4. Providing of false or misleading information on any Short Term Rental application, or other documentation required by this ordinance;
 - ~~5.~~ 5. ~~Advertising of any the~~ property for Short Term Rental purposes without a valid County-issued Short Term Rental Certificate for the property;
 - ~~5.~~
 - 6. Completion of a Booking Transaction for a Short Term Rental without a valid County-issued Short Term Rental Certificate for the Short Term Rental;
 - 7. Completion of a Booking Transaction for a Short Term Rental when the related Short Term Rental Certificate has been expired, denied, revoked or suspended by the County;
 - 8. Violations of any applicable laws, codes or regulations related to health and safety, which includes, but is not limited to, building, safety, fire, or health;
 - 9. ~~Conduct, cause, allow, authorize, permit, facilitate, aid, abet, suffer, conceal or maintain~~ Any activities at any Short Term Rental that constitute a public nuisance under applicable state or local law, or which otherwise constitute a hazard to the public health, safety or general welfare;
- d. The Code Enforcement Director, or designee, shall have the authority to establish administrative procedures consistent with the provisions of this ordinance for carrying out and enforcing the requirements and the provisions

1 of this ordinance.

2 e. If any provision of this ordinance conflicts with any provision of any other
3 Riverside County Ordinance, the more restrictive provision shall control.

4 f. In addition to any other remedies provided by law and unless otherwise
5 specified by this ordinance, violations of this ordinance shall be enforced as
6 authorized in Riverside County Ordinance No. 725. Each day a violation is
7 committed or permitted to continue shall constitute a separate offense.
8 Violations of this ordinance shall be treated as a public nuisance and strict
9 liability offense regardless of intent.

10 g. Violations of this ordinance shall be deemed a threat to the public health and
11 safety and an infraction. Unless otherwise stated in this section, the
12 administrative citation penalty procedures governing the imposition,
13 enforcement, collection, and administrative review of an administrative
14 citation shall be enforced as authorized in Riverside County Ordinance No.
15 725 and in accordance with California Government Code Section 53069.4.
16 The County may issue an administrative citation for any violation of this
17 ordinance, as follows:

- 18 1. \$1,~~53~~00.00 for a first violation of this ordinance;
19 2. \$3,000.00 for a second violation of this ordinance related to the same
20 Short Term Rental within one year of the first violation; and
21 3. \$5,000.00 for each additional violation of this ordinance related to the
22 same Short Term Rental within one year of the first violation.

23 h. After an administrative hearing has been held in accordance with Riverside
24 County Ordinance No. 725 and a finding has been made that any Guest or
25 Responsible Operator has violated the provisions of this ordinance or any
26 other Riverside County Ordinance related to a Short Term Rental, the County
27 may suspend or revoke the related Short Term Rental Certificate. After an
28 administrative hearing has been held and a third finding has been made of a

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violation within a twelve (12) month period for the same Short Term Rental, the related Short Term Rental Certificate shall be permanently revoked until ownership of the Short Term Rental property changes.

i. Enforcement of the provisions of this ordinance will be tolled for a period of 90 days following the Effective Date and the provisions of the prior Riverside County Ordinance No. 927 shall be enforced during this period of time.

Section 12. REFERENCES TO ORDINANCES. Any references herein to other Riverside County Ordinances shall include subsequent amendments made to that ordinance.

Section 13. SEVERABILITY. If any provision, clause, sentence, or paragraph of this ordinance of the application thereof to any person or circumstances shall be held invalid, such invalidity shall not affect the other provisions of this ordinance which can be given effect without the invalid provision or application, and to this end, the provisions of this ordinance are hereby declared to be severable.”

Section 2. EFFECTIVE DATE. This ordinance shall take effect thirty (30) days after its adoption.

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

By: _____
Chair, Board of Supervisors

ATTEST:
CLERK OF THE BOARD:

By: _____
Deputy

(SEAL)

APPROVED AS TO FORM
_____, 2022

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By: _____
SARAH K. MOORE
Deputy County Counsel

1 ORDINANCE NO. 927.1

2
3 AN ORDINANCE OF THE COUNTY OF RIVERSIDE
4 REGULATING SHORT TERM RENTALS AND
5 INCORPORATING BY REFERENCE THE ABATEMENT AND COST
6 RECOVERY PROCEDURES OF ORDINANCE NO. 725

7
8 The Board of Supervisors of the County of Riverside ordains as follows:

9 Section 1. Ordinance No. 927 is amended in its entirety to read as follows:

10
11 “ORDINANCE NO. 927

12
13 AN ORDINANCE OF THE COUNTY OF RIVERSIDE
14 REGULATING SHORT TERM RENTALS AND
15 INCORPORATING BY REFERENCE THE ABATEMENT AND COST
16 RECOVERY PROCEDURES OF ORDINANCE NO. 725

17
18 Section 1. FINDINGS. The Board of Supervisors finds that there continues to be an
19 increase in privately owned residential dwellings being used as Short Term Rentals in the unincorporated
20 areas of the County of Riverside. While short term rentals have been a staple in the County and they provide
21 a benefit to the County by expanding the number and type of lodging facilities, the exponential increase
22 continues to cause adverse impacts that have the potential to endanger the health and safety of residents and
23 guests and the very environment and resources that attract visitors to the County. Adverse impacts to
24 surrounding neighbors and properties include unpermitted large-scale events, excessive noise, disorderly
25 conduct, traffic congestion, illegal vehicle parking and accumulation of refuse. This ordinance is necessary
26 to ensure neighborhood compatibility and reduce conflicts within the surrounding residential neighborhood,
27 to facilitate economic growth within the County and to protect the health, safety and general welfare of the
28 County’s residents.

- 1 h. Hosting Platform. A person or entity that participates in the Short Term
2 Rental business by collecting or receiving a fee or other compensation,
3 directly or indirectly through an agent or intermediary, when conducting a
4 Booking Transaction for a Short Term Rental using any medium of
5 facilitation, including, but not limited to, the Internet.
- 6 i. Local Contact Person. The person designated by the Owner, Owner's
7 Authorized Representative, or Operator who shall be available twenty-four
8 hours per day, seven days per week for the purpose of responding within sixty
9 minutes to complaints related to the Short Term Rental, who has access and
10 authority to assume management of the unit and is responsible for taking
11 remedial action to resolve such complaints.
- 12 j. Noise Monitor. A sound level meter meeting the standards of the American
13 National Standards Specifications for Sound Level Meters or another
14 acoustical or decibel measurement device with similar capabilities and
15 features that does not have a camera, record conversations, nor store any
16 personal data.
- 17 k. Operator. The Owner or the Owner's Authorized Representative who offers
18 or provides the Short Term Rental.
- 19 l. Owner. The person or entity that holds legal or equitable title to the Short
20 Term Rental.
- 21 m. Owner's Authorized Representative. The individual(s) identified in writing
22 by the Owner to act on behalf of the Owner with respect to the Short Term
23 Rental. Owner may delegate certain duties of the Owner's Authorized
24 Representative to more than one party.
- 25 n. Responsible Guest. A Guest of the Short Term Rental who is at least eighteen
26 (18) years of age, entered into a Booking Transaction to rent the Short Term
27 Rental, and is legally responsible for ensuring that all Guests of the Short
28 Term Rental comply with all applicable laws, rules and regulations pertaining

1 to the use and occupancy of the Short Term Rental.

2 o. Responsible Operator. Any Operator who is responsible for the Short Term
3 Rental, which includes the Owner(s), Owner’s Authorized Representative(s),
4 Operator(s), and Local Contact Person(s).

5 p. Responsible Persons. The persons responsible for compliance with the
6 provisions of this ordinance, include the following:

- 7 1. Guest(s) of the Short Term Rental, who is at least eighteen (18) years
8 of age;
- 9 2. Local Contact Person(s) of the Short Term Rental;
- 10 3. Owner(s) of the Short Term Rental;
- 11 4. Owner’s Authorized Representative(s) of the Short Term Rental; or
- 12 5. Operator(s) of the Short Term Rental.

13 q. Short Term Rental. A legal privately owned residential dwelling, including,
14 but not limited to, a one family detached dwelling or multiple family attached
15 dwelling, apartment house, condominium, cooperative apartment, duplex,
16 mobile home on permanent foundations or a manufactured home on
17 permanent foundations, or any portion of such dwellings, including the
18 property or yard appurtenant thereto, which is rented for occupancy for
19 dwelling, lodging, or sleeping purposes for any period less than thirty (30)
20 consecutive calendar days total but not less than two (2) consecutive days and
21 one (1) night. Portions of calendar days are counted as full days. A Short
22 Term Rental shall exclude all properties which have been subdivided
23 pursuant to California Government Code sections 65852.21 or 66411.7 (also
24 known as “Senate Bill 9” or “SB 9”) or properties or dwellings subject to
25 conditions of approval, legal deed restrictions or other legal requirements
26 prohibiting this type of rental or occupancy.

27 r. Short Term Rental Certificate. A certificate that allows the use of a privately
28 owned residential dwelling as a Short Term Rental pursuant to this ordinance.

1 s. Short Term Rental Program Manager. The certified manager who is retained
2 by the County and is responsible for assisting with administering the
3 County's Short Term Rental program.

4 Section 5. APPLICABILITY. This ordinance applies to Short Term Rentals as defined
5 in Section 4. The following uses do not qualify as a legal privately owned residential dwelling for purposes
6 of this ordinance, and therefore cannot obtain a Short Term Rental Certificate: any hotel, motel, studio
7 hotel, rooming house, dormitory, public or private club, bed and breakfast inn, cottage inn, or country inn;
8 a camping site, recreational vehicle, or park model; a hospital, sanitarium, medical clinic, convalescent
9 home, rest home, home for aged people, foster home, halfway house, transitional housing facility,
10 supportive housing, parolee-probationer home, community care facility, or other similar facility operated
11 for the care, treatment, or reintegration into society of human beings; any asylum, jail, prison, orphanage or
12 other facility in which human beings are detained and housed under legal restraint; any housing owned or
13 controlled by an educational institution and used exclusively to house students, faculty or other employees
14 with or without their families, any fraternity or sorority house or similar facility occupied exclusively by
15 students and employees of such educational institutions and officially recognized and approved by it; any
16 housing operated or used exclusively for religious, charitable or educational purposes; any housing owned
17 by a governmental agency and used to house its employees or for governmental purposes; any camp as
18 defined in the Labor Code; and any employee housing or other housing furnished by an employer
19 exclusively for employees or employees and their families; single room occupancy units, as defined by
20 Riverside County Ordinance No. 348; and any accessory dwelling unit, junior accessory dwelling unit,
21 second unit, guest quarter, multiple owner group (MOG) unit, or ranchet unit (Ranchet).

22 Section 6. SHORT TERM RENTAL CERTIFICATE.

- 23 a. A Responsible Operator shall obtain a Short Term Rental Certificate pursuant
24 to this ordinance from the Planning Department before renting or advertising
25 for rent any Short Term Rental.
- 26 b. It is unlawful for any person to advertise, maintain, operate or use a Short
27 Term Rental in the unincorporated area of Riverside County without a Short
28 Term Rental Certificate, or in violation of the terms and conditions of the

1 Certificate. Short Term Rental Certificates shall be renewed annually, and
2 separate Short Term Rental Certificates are required for each Short Term
3 Rental.

- 4 c. The County will use reasonable efforts to coordinate with Hosting Platforms
5 to ensure that a dwelling has been issued a Short Term Rental Certificate by
6 the County before it can be listed for rent on the Hosting Platform.

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

- 9 a. Initial Application. A Responsible Operator shall submit to the Planning
10 Department or its designee a Short Term Rental Certificate initial application
11 provided by the County and initial registration fee, in accordance with
12 Riverside County Ordinance No. 671. The Planning Department or its
13 designee shall approve an initial application for a Short Term Rental
14 Certificate only if all of the following is met:

- 15 1. The application submitted is complete and includes written
16 authorization from Owner or Owner's Authorized Representative
17 granting permission to obtain a Short Term Rental Certificate for the
18 property;
- 19 2. The initial registration fee is paid, in full in accordance with Riverside
20 County Ordinance No. 671;
- 21 3. The Short Term Rental property has no active or pending Code
22 Enforcement actions;
- 23 4. The Applicant declares the Short Term Rental is legally permitted and
24 any other buildings, structures, grading, or other improvements to the
25 property are legally permitted;
- 26 5. The Applicant declares Short Term Rental meets the requirements of
27 a Short Term Rental, pursuant to Section 4 of this ordinance;
28

6. The Applicant declares Short Term Rental meets the applicability requirements, pursuant to Section 5 of this ordinance;
7. The Applicant declares the Short Term Rental property is in compliance with all applicable health and safety laws, codes or regulations, including, but not limited to, building, safety, fire, and health;
8. The County determines the maximum number of occupants for the Short Term Rental. The occupancy limit of a Short Term Rental shall be determined by the County in compliance with the requirements of the California Building Standards Code at the time the Short Term Rental Certificate is issued, revised or renewed;
9. The Applicant identifies all Responsible Operators for the Short Term Rental;
10. The Applicant agrees to comply with all requirements of this ordinance;
11. If the Short Term Rental property is subject to Covenants, Conditions, and Restrictions (CC&Rs) or other guidelines of a homeowner's association or condominium association (HOA), the Applicant submits, on a form provided by the County, permission from the HOA allowing the Short Term Rental at the property;
12. Within 30 days of the County's receipt of an initial application, the County is authorized to verify the Short Term Rental has the required sign, adequate on-site parking, and working Noise Monitor system, pursuant to Sections 8 and 11 of this ordinance. A Responsible Operator shall be available at the intended Short Term Rental property within sixty (60) minutes of the County's request for an exterior inspection to verify the requirements have been met; and,

1 13. The County has not permanently revoked the Short Term Rental
2 Certificate, pursuant to Section 11 of this ordinance.

3 b. A Short Term Rental Certificate shall be valid for one year from the date of
4 issuance.

5 c. Annual Renewal. A Short Term Rental Certificate is subject to renewal on
6 an annual basis based on the anniversary of the original Short Term Rental
7 Certificate issuance by submitting to the Planning Department or its designee
8 a request for renewal and a renewal fee, in accordance with Riverside County
9 Ordinance No. 671. The Planning Department or its designee shall approve
10 a renewal of a Short Term Rental Certificate only if all of the following is
11 met:

12 1. The renewal fee is paid in full, in accordance with Riverside County
13 Ordinance No. 671;

14 2. The Applicant provides information concerning any changes to the
15 initial application or prior renewal for the Short Term Rental
16 Certificate;

17 3. The Applicant declares the Short Term Rental property is in
18 compliance with all provisions of this ordinance and all other
19 applicable laws;

20 4. If the Short Term Rental property is subject to Covenants, Conditions,
21 and Restrictions (CC&Rs) or other guidelines of a homeowner's
22 association or condominium association (HOA), the Applicant
23 submits, on a form provided by the County, permission from the HOA
24 allowing the Short Term Rental at the property;

25 5. For Short Term Rental properties that have been the subject of a
26 Notice of Violation within the past twelve (12) months, within 30
27 days of the County's receipt of the renewal fee, the County is
28 authorized to verify the Short Term Rental has the required sign,

1 adequate on-site parking, and working Noise Monitor system,
2 pursuant to Sections 8 and 11 of this ordinance. A Responsible
3 Operator shall be available at the intended Short Term Rental property
4 within sixty (60) minutes of the County's request for an exterior
5 inspection to verify the requirements have been met; and,

6 6. The County has not permanently revoked the Short Term Rental
7 Certificate, pursuant to Section 11 of this ordinance.

8 d. In the event that a Short Term Rental Certificate has been expired for 90 days
9 or more, a new initial application and initial registration fee, in accordance
10 with Riverside County Ordinance No. 671 is required.

11 e. Short Term Rental Certificates do not run with the land. A Short Term Rental
12 Certificate shall expire automatically when the owner or responsible party for
13 the Short Term Rental or Short Term Rental property changes, and a new
14 initial application and initial registration fee, in accordance with Riverside
15 County Ordinance No. 671, will be required.

16 f. The County may use the registration fees to cover any County costs for
17 administering or enforcing this ordinance, including the County's Short Term
18 Rental Program Manager.

19 g. Any declaration made by the Applicant as part of the Short Term Rental
20 Certificate initial application or renewal process is subject to further review
21 and/or investigation for confirmation by the Planning Department or its
22 designee. The Applicant may also be required to submit records
23 demonstrating compliance with this Section, upon request by the Planning
24 Department or its designee. Any material misstatement or omission in a
25 Short Term Rental Certificate initial application or renewal is grounds for
26 denial or revocation of a Short Term Rental Certificate.

27 Section 8. SHORT TERM RENTAL OPERATIONAL REQUIREMENTS.

28 a. No person shall conduct, cause, allow, authorize, permit, facilitate, aid, abet,

1 suffer, conceal, maintain, or advertise any Short Term Rental activity that
2 does not comply with the provisions of this ordinance.

3 b. The Responsible Operator shall ensure that the Short Term Rental is used in
4 a manner that complies with this ordinance and all applicable laws, rules and
5 regulations pertaining to the use and occupancy of a Short Term Rental.

6 c. The Short Term Rental shall not be used for a temporary event, as defined in
7 Riverside County Ordinance No. 348, unless a temporary event permit has
8 been obtained by the Responsible Operator.

9 d. The Short Term Rental shall be rented for occupancy for less than thirty (30)
10 consecutive calendar days total but not less than two (2) consecutive days and
11 one (1) night, which includes counting portions of calendar days as full days.

12 e. A Responsible Operator shall only enter into or ensure the Hosting Platform
13 only enters into one Booking Transaction to rent the Short Term Rental to
14 one Responsible Guest for a specified period of time, unless the Responsible
15 Operator is operating a Hosted Stay. A Responsible Operator may enter into
16 or allow a Hosting Platform to enter into multiple Booking Transactions to
17 rent the Short Term Rental for a Hosted Stay, provided that the number of
18 rooms rented does not exceed five (5) and the occupancy of the Short Term
19 Rental does not exceed the limits described by the Short Term Rental
20 Certificate and this ordinance.

21 f. If a lot contains multiple one family dwellings, only one Short Term Rental
22 Certificate may be issued for that lot. In this event, the multiple one family
23 dwellings shall be rented together to a Responsible Guest as one Short Term
24 Rental. Multiple one family dwellings on a lot does not increase the
25 maximum occupancy of the Short Term Rental as defined in this ordinance.

26 g. Unless further limited by the California Building Standards Code or other
27 applicable law, occupancy of a Short Term Rental shall be determined as
28 follows:

- 1 1. Responsible Operators shall limit the maximum number of occupants
- 2 of a Short Term Rental to no more than ten (10) persons total.
- 3 2. Responsible Operators may increase the maximum occupancy of a
- 4 Short Term Rental to up to sixteen (16) persons total by complying
- 5 with a pre-approved list of upgrades to the Short Term Rental from
- 6 the County Building Official.
- 7 3. Responsible Operators may increase the maximum occupancy of a
- 8 Short Term Rental to more than sixteen (16) persons total by
- 9 submitting an application to the Building and Safety Department to
- 10 determine the maximum occupancy and any required building
- 11 upgrades to the Short Term Rental.

12 h. A Responsible Operator shall provide adequate on-site parking spaces to

13 accommodate the maximum number of occupants approved with the Short

14 Term Rental Certificate. One on-site parking space is required for every four

15 occupants allowed by the Short Term Rental Certificate. On-site parking

16 spaces shall be located within an approved driveway, garage, and/or carport

17 area. Off-site parking is not permitted for Short Term Rentals.

18 i. A Short Term Rental shall not change the residential character of the outside

19 appearance of the residence including color, material, lighting or any

20 advertising mechanism, except for the required exterior onsite Short Term

21 Rental sign.

22 j. A Responsible Operator shall install and maintain in continuous operation a

23 Noise Monitor on the exterior of the Short Term Rental to ensure compliance

24 with Riverside County Ordinance No. 847.

25 k. Guests or other occupants of the Short Term Rental shall comply with

26 Riverside County Ordinance No. 847, including quiet hours between the

27 hours of 10 PM and 7 AM, and Riverside County Ordinance No. 924, related

28 to loud or unruly parties, gatherings or other similar events. The Responsible

1 Operator shall use reasonably prudent business practices to ensure that the
2 Guests or other occupants of the Short Term Rental comply with Riverside
3 County Ordinance Nos. 847 and 924 and shall ensure that the requirement for
4 compliance with Riverside County Ordinance Nos. 847 and 924 including
5 the designated quiet hours, are included in the rental agreements for Short
6 Term Rentals and in all Short Term Rental advertisements.

7 i. Guests or other occupants of the Short Term Rental shall comply with
8 Riverside County Ordinance No. 915 Regulating Outdoor Lighting,
9 including light trespass. The Responsible Operator shall ensure that the
10 requirement for compliance with Riverside County Ordinance No. 915 is
11 included in all rental agreements for the Short Term Rental and in all Short
12 Term Rental advertisements.

13 m. Outdoor amplified sound, generally defined as any sound that is increased by
14 any amplified equipment or sound that is electronically enhanced, must
15 comply with the provisions of Riverside County Ordinance No. 847.

16 n. Outdoor fire areas shall be permissible only when not otherwise prohibited
17 by state or local fire bans, regulations, rules or guidelines. When legally
18 permissible, outdoor fire areas shall be located on a non-combustible surface,
19 covered by a fire screen, and extinguished as soon as it is no longer in use or
20 by 10:00 p.m., whichever is earlier.

21 o. Each Short Term Rental shall have a Responsible Operator readily available
22 to handle any questions or complaints during all Short Term Rental activities.
23 Any change to the contact information for a Responsible Operator of a Short
24 Term Rental shall immediately be provided in writing to the Planning
25 Department, to neighboring properties within three hundred feet of the Short
26 Term Rental, and on any postings required by this ordinance.

27 p. Short Term Rentals shall not be allowed in private residential dwelling units
28 that violate any applicable health or safety laws, rules or regulations,

1 including, but not limited to, building, safety, fire or health, or in tents,
2 recreational vehicles, treehouses, yurts, non-habitable structures, or other
3 structures not intended for permanent residential occupancy.

4 q. The Responsible Operator shall identify or cause to be identified the number
5 of onsite parking spaces provided and the maximum occupancy of the Short
6 Term Rental in any Short Term Rental agreement and in any related
7 advertisements.

8 r. Pets, if allowed by a Responsible Operator shall be secured at all times on the
9 property of the Short Term Rental. Continual barking or other nuisances
10 created by pets are prohibited under all applicable laws, including Riverside
11 County Ordinance No. 878.

12 s. Short Term Rental activity is subject to, and the Responsible Operator(s) shall
13 comply with or ensure the Hosting Platform(s) complies with, Riverside
14 County Ordinance No. 495, the Uniform Transient Occupancy Tax
15 Ordinance and any applicable assessments, including TBIDs and TMDs. The
16 Responsible Operator(s) shall include or ensure the Hosting Platform(s)
17 includes the transient occupancy tax registration certificate number on all
18 Short Term Rental agreements and in any related advertisements.

19 t. The Responsible Operator shall post or cause to be posted in a prominent
20 location within the Short Term Rental the following information, in
21 accordance with all applicable laws and the provisions of this ordinance:

- 22 1. Responsible Operator name and number;
- 23 2. Local Contact Person name and number;
- 24 3. The telephone number for the Sheriff's Department, Short Term
25 Rental Manager, and the Code Enforcement Department, including
26 the 24-hour Code Enforcement Department telephone number;
- 27 4. The website information for Rivco Ready, in the event of an
28 emergency;

- 1 5. Evacuation plan for the Short Term Rental showing emergency fire
- 2 extinguisher locations and interior pedestrian and exterior vehicular
- 3 exit routes;
- 4 6. The maximum number and precise location of onsite parking spaces;
- 5 7. A copy of the Short Term Rental Operational Requirements described
- 6 in Section 8 of this ordinance;
- 7 8. Trash pick-up day and applicable rules and regulations;
- 8 9. A copy of Riverside County Ordinances No. 847 and 927;
- 9 10. A copy of the Good Neighbor Brochure; and
- 10 11. Notification that a Responsible Operator or Guest may be cited or
- 11 fined by the County in accordance with this ordinance and Riverside
- 12 County Ordinance No. 725.

13 u. The Responsible Operator shall post one (1) identification sign, not to exceed

14 two (2) square feet in area at the Short Term Rental. Any other advertising

15 signs promoting or identifying the Short Term Rental or otherwise shall only

16 be permitted as otherwise authorized under Riverside County Ordinance No.

17 348. The required identification sign shall be posted onsite at the Short Term

18 Rental in a location that is clearly visible , and shall clearly state the following

19 information in lettering of sufficient size to be easily read:

- 20 1. The Short Term Rental Certificate number for the property;
- 21 2. The name of the Responsible Operator and a telephone number at
- 22 which the Responsible Operator may be reached on a 24-hour basis;
- 23 3. The maximum number of occupants permitted to stay in the rental
- 24 unit; and
- 25 4. The telephone number of the County's 24-hour Code Enforcement
- 26 Department telephone number.

27 v. While a Short Term Rental is rented, the Responsible Operator shall be

28 available twenty-four hours per day, seven days a week, for the purpose of

1 responding to complaints regarding the condition or operation of the Short
2 Term Rental or Guests' conduct at the Short Term Rental in accordance with
3 Section 10 of this ordinance.

4 w. Prior to occupancy of a Short Term Rental, the Responsible Operator shall
5 do all of the following:

- 6 1. Obtain the name, address and copy of a valid government
7 identification of the Responsible Guest;
- 8 2. Provide a copy of the Good Neighbor Brochure to the Responsible
9 Guest;
- 10 3. Require the Responsible Guest to execute a formal acknowledgement
11 that he or she is legally responsible for compliance by all Guests or
12 occupant(s) of the Short Term Rental with all applicable laws, rules
13 and regulations pertaining to the use and occupancy of the Short Term
14 Rental; and
- 15 4. Maintain the information required herein, including copies of the
16 notices provided, for a period of three (3) years and make it available
17 upon request by any officer of the County responsible for enforcement
18 of any provision of this ordinance or any other applicable law, rule or
19 regulation pertaining to the use and occupancy of the Short Term
20 Rental.

21 x. A Responsible Operator shall respond within sixty (60) minutes of being
22 notified that the Responsible Guest or a Guest of the Short Term Rental
23 created unreasonable noise, engaged in disorderly conduct or committed
24 violations of any applicable law, rule or regulation, including this ordinance,
25 and halt or prevent the recurrence of such conduct. The Responsible Operator
26 shall be subject to all administrative, legal and equitable remedies available
27 to the County for failing to respond to the County within sixty (60) minutes.
28

1 y. Trash and refuse shall not be left stored within public view, except in proper
2 containers for purposes of collection by the County's authorized waste
3 hauler.

4 z. Snow Removal.

5 1. Snow removed from private driveways and parking lots of a Short
6 Term Rental may not be dumped, deposited or placed or pushed into
7 a street or other public right-of-way, except to the extent that such
8 activity shall not increase the depth of snow on the street or right-of-
9 way by over three inches at any point within the right-of-way.

10 2. Snow removed from the Short Term Rental may not be piled to block
11 or cover a fire hydrant, standpipe or other water delivery service for
12 fire protection.

13 aa. The Responsible Operator shall include or ensure the Hosting Platform
14 includes the current Short Term Rental Certificate number on or in any
15 advertisement appearing in any newspaper, magazine, brochure or internet
16 website that promotes the availability of the Short Term Rental.

17 Section 9. TRANSIENT OCCUPANCY TAX AND ASSESSMENTS. The
18 Responsible Operator(s) shall comply with or ensure the Hosting Platform(s) complies with all the
19 requirements of Riverside County Ordinance No. 495, the Uniform Transient Occupancy Tax Ordinance.
20 For the purposes of Riverside County Ordinance No. 495 only, a Short Term Rental shall qualify as a
21 "hotel." The Responsible Operator(s) shall be legally responsible for the collection of all applicable
22 Transient Occupancy taxes and assessments, including TBIDs and TMDs, from the Responsible Guest(s)
23 and remittance of such collected taxes and assessments to the Treasurer Tax-Collector, in accordance with
24 Riverside County Ordinance No. 495 and any other applicable law. The Treasurer Tax-Collector shall be
25 responsible for the enforcement of the provisions of this section and Riverside County Ordinance No. 495
26 and shall have no other enforcement duties related to this ordinance beyond these responsibilities.

27 Section 10. NOTIFICATION AND COMPLAINTS.

28 a. A Responsible Operator shall provide written notice to all property owners

1 of properties located within 300 feet of the Short Term Rental’s property line
2 or cover at least twenty (20) surrounding properties, whichever is greater, that
3 a Short Term Rental Certificate was obtained for the Short Term Rental
4 within ten (10) days of approval of a Short Term Rental Certificate. Such
5 notification shall also include the Responsible Operator’s contact
6 information. In the event of a change in the provided contact information,
7 new notification with the updated information shall be provided in the same
8 manner. All notification costs shall be borne by the Responsible Operator.

9 b. Initial complaints regarding Short Term Rental violations on a property
10 pursuant to this ordinance will generally be directed to the Responsible
11 Operator. The Responsible Operator for the Short Term Rental shall be
12 responsible for correcting the violation promptly, which includes, within
13 sixty (60) minutes, contacting the Responsible Guest to correct the violation
14 and visiting the site, if necessary, to ensure that the violation has been
15 corrected. The Responsible Operator of a Short Term Rental shall report any
16 such complaints, and their resolutions or attempted resolutions, to the
17 Riverside County Planning Department within two (2) business days of the
18 occurrence. Failure to respond to complaints, meet a Code Enforcement
19 Officer within sixty (60) minutes, or report complaints to the Planning
20 Department within two (2) business days of the occurrence shall be
21 considered a violation of this ordinance, and may constitute cause for
22 revocation of the Short Term Rental Certificate.

23 c. If the Responsible Operator fails to respond to the Short Term Rental
24 violation within the designated time in subsection b above or the subject of
25 the complaint needs to be corrected immediately due to health and safety
26 concerns, such as blocked driveways, blocked streets, or excessive noise
27 during quiet hours, the complainant may make a complaint to the 24-hour
28 Code Enforcement Department telephone number. Occupants of surrounding

1 properties shall be apprised of this complaint procedure as part of the
2 notification requirements of this section.

3 d. For complaints related to the issuance of a Short Term Rental Certificate and
4 compliance with this ordinance should be directed to the Planning
5 Department.

6 e. The Responsible Operator shall be subject to all administrative, legal and
7 equitable remedies available to the County for failure to comply with the
8 provisions of this section.

9 Section 11. INSPECTIONS, ADDITIONAL FEES, VIOLATIONS, ENFORCEMENT,
10 FINES AND PENALTIES.

11 a. Initial Inspections.

12 1. Initial Application. Prior to the County issuing a Short Term Rental
13 Certificate, the County is authorized to conduct an initial inspection
14 of the exterior of the intended Short Term Rental property within 30
15 days of the County's receipt of a Short Term Rental initial application
16 and the accompanying initial registration fee. A Responsible
17 Operator shall be available at the intended Short Term Rental property
18 within sixty (60) minutes of the County's request for this inspection.

19 2. Renewal. For Short Term Rental properties that have been the subject
20 of a Notice of Violation within the past twelve (12) months, prior to
21 the County renewing the related Short Term Rental Certificate, the
22 County is authorized to conduct an inspection of the exterior of the
23 Short Term Rental property within 30 days of the County's receipt of
24 the accompanying renewal fee. A Responsible Operator shall be
25 available at the intended Short Term Rental property within sixty (60)
26 minutes of the County's request for this inspection.
27
28

1 3. Inspection. For inspections pursuant to this section, the County is
2 authorized to verify by an exterior inspection of the Short Term
3 Rental property that the Short Term Rental contains all of the
4 following required by this ordinance: the exterior sign, adequate on-
5 site parking for the maximum number of occupants allowed in the
6 Short Term Rental, and a working Noise Monitor system.

7 b. Subsequent Inspections. The Code Enforcement Department may request
8 subsequent exterior inspections of the Short Term Rental property at any
9 time. Responsible Operator shall make all reasonable attempts to comply
10 with the Code Enforcement Department's requests or the Short Term Rental
11 may be deemed in violation of this ordinance.

12 c. Violations of this ordinance include, but are not limited to, a Responsible
13 Operator conducting, causing, allowing, authorizing, permitting, facilitating,
14 aiding, abetting, suffering, concealing or maintaining, any of the following:

- 15 1. Failure to take action to respond to a complaint pursuant to Section
16 10 of this ordinance;
- 17 2. Failure to notify Planning Department when the Responsible
18 Operator or Local Contact Person's contact information changes;
- 19 3. Violation of the maximum occupancy, noise, or any other
20 requirements as set forth in this ordinance;
- 21 4. Providing of false or misleading information on any Short Term
22 Rental application, or other documentation required by this
23 ordinance;
- 24 5. Advertisement of any property for Short Term Rental purposes
25 without a valid County-issued Short Term Rental Certificate for the
26 property;

- 1 6. Completion of a Booking Transaction for a Short Term Rental
- 2 without a valid County-issued Short Term Rental Certificate for the
- 3 Short Term Rental;
- 4 7. Completion of a Booking Transaction for a Short Term Rental when
- 5 the related Short Term Rental Certificate has been expired, denied,
- 6 revoked or suspended by the County;
- 7 8. Violation of any applicable laws, codes or regulations related to
- 8 health and safety, which includes, but is not limited to, building,
- 9 safety, fire, or health;
- 10 9. Any activity at any Short Term Rental that constitute a public
- 11 nuisance under applicable state or local law, or which otherwise
- 12 constitute a hazard to the public health, safety or general welfare;
- 13 d. The Code Enforcement Director, or designee, shall have the authority to
- 14 establish administrative procedures consistent with the provisions of this
- 15 ordinance for carrying out and enforcing the requirements and the provisions
- 16 of this ordinance.
- 17 e. If any provision of this ordinance conflicts with any provision of any other
- 18 Riverside County Ordinance, the more restrictive provision shall control.
- 19 f. In addition to any other remedies provided by law and unless otherwise
- 20 specified by this ordinance, violations of this ordinance shall be enforced as
- 21 authorized in Riverside County Ordinance No. 725. Each day a violation is
- 22 committed or permitted to continue shall constitute a separate offense.
- 23 Violations of this ordinance shall be treated as a public nuisance and strict
- 24 liability offense regardless of intent.
- 25 g. Violations of this ordinance shall be deemed a threat to the public health and
- 26 safety and an infraction. Unless otherwise stated in this section, the
- 27 administrative citation penalty procedures governing the imposition,
- 28 enforcement, collection, and administrative review of an administrative

1 citation shall be enforced as authorized in Riverside County Ordinance No.
2 725 and in accordance with California Government Code Section 53069.4.
3 The County may issue an administrative citation for any violation of this
4 ordinance, as follows:

- 5 1. \$1,500.00 for a first violation of this ordinance;
- 6 2. \$3,000.00 for a second violation of this ordinance related to the same
7 Short Term Rental within one year of the first violation; and
- 8 3. \$5,000.00 for each additional violation of this ordinance related to the
9 same Short Term Rental within one year of the first violation.

10 h. After an administrative hearing has been held in accordance with Riverside
11 County Ordinance No. 725 and a finding has been made that any Guest or
12 Responsible Operator has violated the provisions of this ordinance or any
13 other Riverside County Ordinance related to a Short Term Rental, the County
14 may suspend or revoke the related Short Term Rental Certificate. After an
15 administrative hearing has been held and a third finding has been made of a
16 violation within a twelve (12) month period for the same Short Term Rental,
17 the related Short Term Rental Certificate shall be permanently revoked until
18 ownership of the Short Term Rental property changes.

19 i. Enforcement of the provisions of this ordinance will be tolled for a period of
20 90 days following the Effective Date and the provisions of the prior Riverside
21 County Ordinance No. 927 shall be enforced during this period of time.

22 Section 12. REFERENCES TO ORDINANCES. Any references herein to other
23 Riverside County Ordinances shall include subsequent amendments made to that ordinance.

24 Section 13. SEVERABILITY. If any provision, clause, sentence, or paragraph of this
25 ordinance of the application thereof to any person or circumstances shall be held invalid, such invalidity
26 shall not affect the other provisions of this ordinance which can be given effect without the invalid provision
27 or application, and to this end, the provisions of this ordinance are hereby declared to be severable.”
28

STR

11:03

Riverside County Board of Supervisors Request to Speak

Submit request to Clerk of Board (right of podium), Speakers are entitled to three (3) minutes, subject to Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: Anna Duitrak

Address: Coachella Valley

City: Indio Zip: 92201

Phone #: 760-902-2587

Date: October 4/22 Agenda # 37

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

 Support Oppose Neutral

Note: If you are here for an agenda item that is filed for "Appeal", please state separately your position on the appeal below:

 Support Oppose Neutral

I give my 3 minutes to: _____

BOARD RULES

Requests to Address Board on "Agenda" Items:

You may request to be heard on a published agenda item. Requests to be heard must be submitted to the Clerk of the Board before the scheduled meeting time.

Requests to Address Board on items that are "NOT" on the Agenda/Public Comment:

Notwithstanding any other provisions of these rules, a member of the public shall have the right to address the Board during the mid-morning "Oral Communications" segment of the published agenda. Said purpose for address must pertain to issues which are under the direct jurisdiction of the Board of Supervisors. YOUR TIME WILL BE LIMITED TO THREE (3) MINUTES. Donated time is not permitted during Public Comment.

Power Point Presentations/Printed Material:

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Riverside County Board of Supervisors Request to Speak

Submit request to Clerk of Board (right of podium), Speakers are entitled to three (3) minutes, subject to Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: Rob Peterman

Address: 72841 Desert Mdr Ciche

City: Bermuda Dunes Zip: 92203

Phone #: 442-306-2924

Date: 4-Oct Agenda # 37

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

 Support Oppose Neutral

Note: If you are here for an agenda item that is filed for "Appeal", please state separately your position on the appeal below:

 Support Oppose Neutral

I give my 3 minutes to: Anna Duitrak

BOARD RULES

Requests to Address Board on "Agenda" Items:

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STR ordinance

11:08

Riverside County Board of Supervisors Request to Speak

Submit request to Clerk of Board (right of podium), Speakers are entitled to three (3) minutes, subject to Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: Tom DeCarlo

Address: _____

City: Temecula Zip: 92592

Phone #: _____

Date: Oct 4 Agenda # 37

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

 Support Oppose Neutral

Note: If you are here for an agenda item that is filed for "Appeal", please state separately your position on the appeal below:

 Support Oppose Neutral

I give my 3 minutes to: _____

BOARD RULES

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502 Ordinance

11:11

Riverside County Board of Supervisors Request to Speak

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SPEAKER'S NAME: Alex De Carlo

Address: _____

City: Temecula Zip: _____

Phone #: _____

Date: Oct 4 Agenda # 37

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

_____ Support _____ Oppose _____ Neutral

Note: If you are here for an agenda item that is filed for "Appeal", please state separately your position on the appeal below:

_____ Support _____ Oppose _____ Neutral

I give my 3 minutes to: _____

BOARD RULES

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