

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



ITEM: 3.64
(ID # 30503)

MEETING DATE:
Tuesday, June 23, 2026

FROM : TLMA-PLANNING

SUBJECT: TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING: Approve and Execute the First Amended and Restated Professional Service Agreement with Deckard Technologies, Inc. for Short Term Rental Management Services, without seeking competitive bids through June 30, 2027. All Districts. [Total Cost \$146,339 - 100% Short Term Rental Revenue]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve and Execute the First Amended and Restated Professional Service Agreement with Deckard Technologies Inc. for Short Term Rental Management Services, without seeking competitive bids, to extend the period of performance through June 30, 2027, and increase the maximum compensation amount by \$146,339, from \$643,240 to \$789,579;
2. Authorize the Chair of the Board to sign three (3) copies of the Agreement on behalf of the County;
3. Direct the Clerk of the Board to return two (2) copies of the Agreement to TLMA-Planning Department for distribution;

Continued on page 2


ACTION:Policy


John Hildebrand, Planning Director 8/19/2026

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Perez, seconded by Supervisor Gutierrez and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Medina, Spiegel, Washington, Perez, and Gutierrez
Nays: None
Absent: None
Date: June 23, 2026
xc: Planning

Kimberly A. Rector
Clerk of the Board
By: 
Deputy

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STATE OF CALIFORNIA**

RECOMMENDED MOTION: That the Board of Supervisors:

4. Authorize the Purchasing Agent, in accordance with Ordinance No. 459, and as approved by County Counsel to sign amendments that make modifications to the scope of services that do not increase costs to the County, and stay within the intent of the agreement; and

5. Authorize the Purchasing Agent to issue Purchase Orders to Deckard Technologies, Inc. in an amount not to exceed the approved compensation amount for invoices received for Short Term Rental Management Services that are consistent with the Professional Service Agreement.

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$0	\$146,339	\$146,339	\$0
NET COUNTY COST	\$0	\$0	\$0	\$0
SOURCE OF FUNDS: 100% Short-Term Rental Revenue			Budget Adjustment: No	
			For Fiscal Year: 26/27	

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

In January 2016, the Riverside County Board of Supervisors first adopted County Ordinance No. 927, to regulate Short Term Rentals (STRs) located within the County’s unincorporated areas by establishing permitting and operating requirements, while supporting the opportunity for individual homeowners to utilize their residence for transient occupancy. To facilitate STR regulatory program management, TLMA’s Planning Department sought qualified companies to provide professional services to support implementation of Ordinance No. 927; specifically, to assist with establishing program protocols, and to maintain and support a user-friendly web application that addresses application intake, certificate management and mapping, fee collection, and identification of unregistered STRs.

On February 1, 2022 (Agenda Item 3.17), the Board of Supervisors approved and executed a Personal Services Agreement with Deckard Technologies, Inc. to provide Short Term Rental Management Services for three years in the amount of \$346,240 with an option to renew for two additional one-year periods through June 30, 2026, for a total contract amount of \$643,240.

Funding for this Agreement is allocated from STR program revenue from application fees and a portion of transient oriented taxes. Now at the end of the contract term, a Request for Proposals (RFP) will be released to renew or exchange STR program system services. However, as the time necessary for vendor selection, award of a new contract, and potential onboarding of a new system (dependent upon outcome of RFP process) would extend beyond the original contract term, as a measure to avoid interruption of services, TLMA-Planning recommends Board approval and execution of the First Amended and Restated Professional Service Agreement to extend Deckard’s period of performance through June 30, 2027, and to increase the total

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maximum compensation amount from \$643,240 to \$789,579, to address the extra year of service provision.

Impact on Residents and Businesses

Deckard's existing online STR application and certificate management system and web map application provides a convenient portal for residents to apply for STR certification, upload documents, and pay registration fees, and also allows non-STR residents to view registered STRs on an easy-to-use web map. The attached First Amended and Restated Professional Service Agreement would extend those existing services another fiscal year.

Additional Fiscal Information

The First Amended and Restated Professional Service Agreement with Deckard Technologies, Inc. for Short Term Rental Management Services increases the maximum compensation amount from a total amount of \$643,240 to \$789,579, through June 30, 2027. Below is the breakdown per fiscal year:

PERIOD	ANNUAL AMOUNT
Upon execution through June 30, 2022	\$68,000
July 1, 2022 through June 30, 2023	\$114,000
July 1, 2023 through June 30, 2024	\$124,240
July 1, 2024 through June 30, 2025	\$129,630
July 1, 2025 through June 30, 2026	\$135,370
July 1, 2026 through June 30, 2027	\$146,339
Total	\$717,579
(Optional) Online ToT collection portal	\$72,000
Maximum Total Amount	\$789,579

Contract History and Price Reasonableness

On July 22, 2021 Purchasing and Fleet Services released a Request for Proposal (RFP) #TLARC-713-A, on behalf of TLMA-Planning Department for Short Term Rental Management Services. The RFP notification was posted publicly on PublicPurchase.com and linked to the County website and thirty-six (36) potential bidders accessed the RFP. The RFP closed on August 19, 2021, with three bid proposals received in response to the RFP. The proposals were thoroughly evaluated based on their scope of work, experience and the cost proposed to provide services by an evaluation committee. Based on this analysis and an overall summation of the proposals submitted, including questions and interviews, the evaluation committee determined and recommend awarding to Deckard Technologies Inc. as the most responsive and responsible bidder.

On February 1, 2022 (Agenda Item 3.17), the Board of Supervisors approved and executed a Personal Services Agreement with Deckard Technologies, Inc. to provide Short Term Rental Management Services through June 30, 2026 for a total contract amount is \$643,240.

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This First Amended and Restated Professional Service Agreement extends the period of performance through June 30, 2027 as well as increases the total maximum compensation amount from \$643,240 to \$789,579. The Department is requesting approval to accept the proposal from Deckard Technologies, Inc. as a Single Source Justification (SSJ # 26-186) to procure the Short Term Rental Management Services. This will allow the Department to complete the competitive bidding process and transition services to a new contractor, if needed.

ATTACHMENTS:

ATTACHMENT A. First Amended and Restated Professional Service Agreement for Short Term Rental Management Services with Deckard Technologies, Inc.

ATTACHMENT B. Single Source Procurement 26-186

Melissa Curtis
Melissa Curtis, Deputy Director of Purchasing and Fleet

6/4/2026

Crystal Carrillo
Crystal Carrillo, Senior Management Analyst

6/17/2026

Aaron Gettis
Aaron Gettis, Chief Deputy County Counsel

6/10/2026

**FIRST AMENDED AND RESTATED
PROFESSIONAL SERVICE AGREEMENT**

for

SHORT TERM RENTAL MANAGEMENT SERVICES

between

COUNTY OF RIVERSIDE

and

DECKARD TECHNOLOGIES, INC.



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This First Amended and Restated Professional Service Agreement (hereinafter referred to as "Agreement") is made and entered into this ___ day of _____, 2026, by and between DECKARD TECHNOLOGIES, INC., a Delaware corporation, (herein referred to as "CONTRACTOR") and the COUNTY OF RIVERSIDE, a political subdivision of the State of California, (herein referred to as "COUNTY").

WHEREAS, COUNTY and CONTRACTOR entered into that certain Personal Service Agreement for Short Term Rental Management Services, approved February 1, 2022, Agenda Item 3.17, (herein referred to as "Original Agreement"); and

WHEREAS, COUNTY and CONTRACTOR entered into that certain Amendment No. 1 to the Original Agreement, executed June 23, 2022 and effective July 1, 2022, to amend the Agreement to approve the CONTRACTOR subcontracting the registration system and support services to GovOS with the understanding that there shall be no diminution in the quality or level of the services, and provided that CONTRACTOR shall not be relieved of any of its obligations under this Agreement by the appointment of such subcontractor and provided further that CONTRACTOR shall be responsible for all acts of such subcontractor as if such acts were its own; and

WHEREAS, although the Original Agreement, as amended, by its terms, expired on February 1, 2025, the CONTRACTOR has continued to provide the services set forth in Exhibit A of the Original Agreement, as amended, through the date of this Agreement; and

WHEREAS, COUNTY and CONTRACTOR desire to amend and restate the Original Agreement to extend the period of performance through June 30, 2027 to allow time to complete a new bid solicitation, and increase the total maximum payment amount; and

WHEREAS, upon the execution of this Agreement, the Original Agreement, as amended, shall be superseded and replaced.

NOW THEREFORE, the parties agree as follows:

1. Description of Services

1.1 CONTRACTOR shall provide all services as outlined and specified in Exhibit A, Scope of Services, at the prices stated in Exhibit B, Payment Provisions, to the Agreement.

1.2 CONTRACTOR represents that it has the skills, experience, and knowledge necessary to perform under this Agreement and the COUNTY relies upon this representation. CONTRACTOR shall perform to the satisfaction of the COUNTY and in conformance to and consistent with the highest standards of firms/professionals in the same discipline in the State of California.

1.3 CONTRACTOR affirms that it is fully apprised of all of the work to be performed under this Agreement; and the CONTRACTOR agrees it can properly perform this work at the prices stated in Exhibit B. CONTRACTOR is not to perform services or provide products outside of the Agreement.

1.4 Acceptance by the COUNTY of the CONTRACTOR's performance under this Agreement does not operate as a release of CONTRACTOR's responsibility for full compliance with the terms of this Agreement.

2. Period of Performance

2.1 This Agreement shall be effective February 1, 2022 (herein referred to as "Effective Date") and continues in effect through June 30, 2027, unless terminated earlier. CONTRACTOR shall commence performance upon the Effective Date and shall diligently and continuously perform thereafter. The Riverside County Board of Supervisors is the only authority that may obligate the COUNTY for a non-cancelable multi-year agreement.

3. Compensation

3.1 The COUNTY shall pay the CONTRACTOR for services performed, products provided, and expenses incurred in accordance with the terms of Exhibit B, Payment Provisions. Maximum payments by COUNTY to CONTRACTOR shall not exceed seven hundred eighty-nine thousand five hundred seventy-nine dollars (\$789,579), including all expenses. The COUNTY is not responsible for any fees or costs incurred above or beyond the contracted amount and shall have no obligation to purchase any specified amount of services or products. Unless otherwise specifically stated in Exhibit B, COUNTY shall not be responsible for payment of any of CONTRACTOR's expenses related to this Agreement.

3.2 No price increases will be permitted during the first year of this Agreement (If applicable). All price decreases (for example, if CONTRACTOR offers lower prices to another governmental entity) will automatically be extended to the COUNTY. The COUNTY requires written proof satisfactory to COUNTY of cost increases prior to any approved price adjustment. After the first year of the award, a minimum of 30-days advance notice in writing is required to be considered and approved by COUNTY. No retroactive price adjustments will be considered. Any price increases must be stated in a written amendment to this Agreement. The net dollar amount of profit will remain firm during the period of the Agreement. Annual increases shall not exceed the Consumer Price Index- All Consumers, All Items - Greater Los Angeles, Riverside and Orange County areas and be subject to satisfactory performance review by the COUNTY and approved (if needed) for budget funding by the Board of Supervisors.

3.3 CONTRACTOR shall be paid only in accordance with an invoice submitted to COUNTY by CONTRACTOR within fifteen (15) days from the last day of each calendar month, and COUNTY shall pay the invoice within thirty (30) working days from the date of receipt of the invoice. Payment shall be made to CONTRACTOR only after services have been rendered or delivery of materials or products, and acceptance has been made by COUNTY. Prepare invoices in duplicate. For this Agreement, send the original and duplicate copies of invoices to:

TLMA PLANNING DEPARTMENT ADMINISTRATION
4080 LEMON STREET, 14TH FLOOR
RIVERSIDE, CA 92504
ATTN: FISCAL SERVICES

- a) Each invoice shall contain a minimum of the following information: invoice number and date; remittance address; bill-to and ship-to addresses of ordering department/division; Agreement number (TLARC-97130-00006-06/26); quantities; item descriptions, unit prices, extensions, sales/use tax if applicable, and an invoice total.
- b) Invoices shall be rendered monthly in arrears.

3.4 The COUNTY obligation for payment of this Agreement beyond the current fiscal year end is contingent upon and limited by the availability of COUNTY funding from which payment can be made. In the State of California, government agencies are not allowed to pay excess interest and late charges, per Government Code, Section 926.10. No legal liability on the part of the COUNTY shall arise for payment beyond June 30 of each calendar year unless funds are made available for such payment. In the event that such funds are not forthcoming for any reason, COUNTY shall immediately notify CONTRACTOR in writing; and this Agreement shall be deemed terminated, have no further force, and effect.

4. Alteration or Changes to the Agreement

4.1 The Board of Supervisors and the COUNTY Purchasing Agent and/or his designee is the only authorized COUNTY representatives who may at any time, by written order, alter this Agreement. If any such alteration causes an increase or decrease in the cost of, or the time required for the performance under this Agreement, an equitable adjustment shall be made in the Agreement price or delivery schedule, or both, and the Agreement shall be modified by written amendment accordingly.

4.2 Any claim by the CONTRACTOR for additional payment related to this Agreement shall be made in writing by the CONTRACTOR within thirty (30) days of when the CONTRACTOR has or should have notice of any actual or claimed change in the work, which results in additional and unanticipated cost to the CONTRACTOR. If the COUNTY Purchasing Agent decides that the facts provide sufficient justification,

he may authorize additional payment to the CONTRACTOR pursuant to the claim. Nothing in this section shall excuse the CONTRACTOR from proceeding with performance of the Agreement even if there has been a change.

5. Termination

5.1 COUNTY may terminate this Agreement without cause upon thirty (30) days written notice served upon the CONTRACTOR stating the extent and effective date of termination.

5.2 COUNTY may, upon five (5) days written notice, terminate this Agreement for CONTRACTOR's default, if CONTRACTOR refuses or fails to comply with the terms of this Agreement or fails to make progress that may endanger performance and does not immediately cure such failure. In the event of such termination, the COUNTY may proceed with the work in any manner deemed proper by COUNTY.

5.3 After receipt of the notice of termination, CONTRACTOR shall:

- (a) Stop all work under this Agreement on the date specified in the notice of termination; and
- (b) Transfer to COUNTY and deliver in the manner as directed by COUNTY any materials, reports or other products, which, if the Agreement had been completed or continued, would have been required to be furnished to COUNTY.

5.4 After termination, COUNTY shall make payment only for CONTRACTOR's performance up to the date of termination in accordance with this Agreement.

5.5 CONTRACTOR's rights under this Agreement shall terminate (except for fees accrued prior to the date of termination) upon dishonesty or a willful or material breach of this Agreement by CONTRACTOR; or in the event of CONTRACTOR's unwillingness or inability for any reason whatsoever to perform the terms of this Agreement. In such event, CONTRACTOR shall not be entitled to any further compensation under this Agreement.

5.6 If the Agreement is federally or State funded, CONTRACTOR cannot be debarred from the System for Award Management (SAM). CONTRACTOR must notify the COUNTY immediately of a debarment. Reference: System for Award Management (SAM) at <https://www.sam.gov> for Central Contractor Registry (CCR), Federal Agency Registration (Fedreg), Online Representations and Certifications Application, and Excluded Parties List System (EPLS)). Excluded Parties Listing System (EPLS) (<http://www.epls.gov>) (Executive Order 12549, 7 CFR Part 3017, 45 CFR Part 76, and 44 CFR Part

17). The System for Award Management (SAM) is the Official U.S. Government system that consolidated the capabilities of CCR/FedReg, ORCA, and EPLS.

5.7 The rights and remedies of COUNTY provided in this section shall not be exclusive and are in addition to any other rights and remedies provided by law or this Agreement.

6. Ownership/Use of Contract Materials and Products

The CONTRACTOR agrees that all materials, reports or products in any form, including electronic, created by CONTRACTOR for which CONTRACTOR has been compensated by COUNTY pursuant to this Agreement shall be the sole property of the COUNTY. The material, reports or products may be used by the COUNTY for any purpose that the COUNTY deems to be appropriate, including, but not limit to, duplication and/or distribution within the COUNTY or to third parties. CONTRACTOR agrees not to release or circulate in whole or part such materials, reports, or products without prior written authorization of the COUNTY.

7. Conduct of Contractor

7.1 The CONTRACTOR covenants that it presently has no interest, including, but not limited to, other projects or contracts, and shall not acquire any such interest, direct or indirect, which would conflict in any manner or degree with CONTRACTOR's performance under this Agreement. The CONTRACTOR further covenants that no person or subcontractor having any such interest shall be employed or retained by CONTRACTOR under this Agreement. The CONTRACTOR agrees to inform the COUNTY of all the CONTRACTOR's interests, if any, which are or may be perceived as incompatible with the COUNTY's interests.

7.2 The CONTRACTOR shall not, under circumstances which could be interpreted as an attempt to influence the recipient in the conduct of his/her duties, accept any gratuity or special favor from individuals or firms with whom the CONTRACTOR is doing business or proposing to do business, in accomplishing the work under this Agreement.

7.3 The CONTRACTOR or its employees shall not offer gifts, gratuity, favors, and entertainment directly or indirectly to COUNTY employees.

8. Inspection of Service; Quality Control/Assurance

8.1 All performance (which includes services, workmanship, materials, supplies and equipment furnished or utilized in the performance of this Agreement) shall be subject to inspection and test by the COUNTY or other regulatory agencies at all times. The CONTRACTOR shall provide adequate cooperation to any inspector or other COUNTY representative to permit him/her to determine the CONTRACTOR's conformity with the terms of this Agreement. If any services performed or products provided by

CONTRACTOR are not in conformance with the terms of this Agreement, the COUNTY shall have the right to require the CONTRACTOR to perform the services or provide the products in conformance with the terms of the Agreement at no additional cost to the COUNTY. When the services to be performed or the products to be provided are of such nature that the difference cannot be corrected; the COUNTY shall have the right to: (1) require the CONTRACTOR immediately to take all necessary steps to ensure future performance in conformity with the terms of the Agreement; and/or (2) reduce the Agreement price to reflect the reduced value of the services performed or products provided. The COUNTY may also terminate this Agreement for default and charge to CONTRACTOR any costs incurred by the COUNTY because of the CONTRACTOR's failure to perform.

8.2 CONTRACTOR shall establish adequate procedures for self-monitoring and quality control and assurance to ensure proper performance under this Agreement; and shall permit a COUNTY representative or other regulatory official to monitor, assess, or evaluate CONTRACTOR's performance under this Agreement at any time, upon reasonable notice to the CONTRACTOR.

9. Independent Contractor/Employment Eligibility

9.1 The CONTRACTOR is, for purposes relating to this Agreement, an independent contractor and shall not be deemed an employee of the COUNTY. It is expressly understood and agreed that the CONTRACTOR (including its employees, agents, and subcontractors) shall in no event be entitled to any benefits to which COUNTY employees are entitled, including but not limited to overtime, any retirement benefits, worker's compensation benefits, and injury leave or other leave benefits. There shall be no employer-employee relationship between the parties; and CONTRACTOR shall hold COUNTY harmless from any and all claims that may be made against COUNTY based upon any contention by a third party that an employer-employee relationship exists by reason of this Agreement. It is further understood and agreed by the parties that CONTRACTOR in the performance of this Agreement is subject to the control or direction of COUNTY merely as to the results to be accomplished and not as to the means and methods for accomplishing the results.

9.2 CONTRACTOR warrants that it shall make its best effort to fully comply with all federal and state statutes and regulations regarding the employment of aliens and others and to ensure that employees performing work under this Agreement meet the citizenship or alien status requirement set forth in federal statutes and regulations. CONTRACTOR shall obtain, from all employees performing work hereunder, all verification and other documentation of employment eligibility status required by federal or state statutes and regulations including, but not limited to, the Immigration Reform and Control Act of 1986, 8 U.S.C.

§1324 et seq., as they currently exist and as they may be hereafter amended. CONTRACTOR shall retain all such documentation for all covered employees, for the period prescribed by the law.

9.3 Ineligible Person shall be any individual or entity who: Is currently excluded, suspended, debarred or otherwise ineligible to participate in the federal health care programs; or has been convicted of a criminal offense related to the provision of health care items or services and has not been reinstated in the federal health care programs after a period of exclusion, suspension, debarment, or ineligibility.

9.4 CONTRACTOR shall screen prospective Covered Individuals prior to hire or engagement. CONTRACTOR shall not hire or engage any Ineligible Person to provide services directly relative to this Agreement. CONTRACTOR shall screen all current Covered Individuals within sixty (60) days of execution of this Agreement to ensure that they have not become Ineligible Persons unless CONTRACTOR has performed such screening on same Covered Individuals under a separate agreement with COUNTY within the past six (6) months. Covered Individuals shall be required to disclose to CONTRACTOR immediately any debarment, exclusion or other event that makes the Covered Individual an Ineligible Person. CONTRACTOR shall notify COUNTY within five (5) business days after it becomes aware if a Covered Individual providing services directly relative to this Agreement becomes debarred, excluded or otherwise becomes an Ineligible Person.

9.5 CONTRACTOR acknowledges that Ineligible Persons are precluded from providing federal and state funded health care services by contract with COUNTY in the event that they are currently sanctioned or excluded by a federal or state law enforcement regulatory or licensing agency. If CONTRACTOR becomes aware that a Covered Individual has become an Ineligible Person, CONTRACTOR shall remove such individual from responsibility for, or involvement with, COUNTY business operations related to this Agreement.

9.6 CONTRACTOR shall notify COUNTY within five (5) business days if a Covered Individual or entity is currently excluded, suspended or debarred, or is identified as such after being sanction screened. Such individual or entity shall be promptly removed from participating in any activity associated with this Agreement.

10. Subcontract for Work or Services

No contract shall be made by the CONTRACTOR with any other party for furnishing any of the work or services under this Agreement without the prior written approval of the COUNTY; but this provision shall not require the approval of contracts of employment between the CONTRACTOR and personnel assigned under this Agreement, or for parties named in the proposal and agreed to under this Agreement.

11. Disputes

11.1 The parties shall attempt to resolve any disputes amicably at the working level. If that is not successful, the dispute shall be referred to the senior management of the parties. Any dispute relating to this Agreement, which is not resolved by the parties, shall be decided by the COUNTY's Purchasing Department's Compliance Contract Officer who shall furnish the decision in writing. The decision of the COUNTY's Compliance Contract Officer shall be final and conclusive unless determined by a court of competent jurisdiction to have been fraudulent, capricious, arbitrary, or so grossly erroneous to imply bad faith. The CONTRACTOR shall proceed diligently with the performance of this Agreement pending the resolution of a dispute.

11.2 Prior to the filing of any legal action related to this Agreement, the parties shall be obligated to attend a mediation session in Riverside County before a neutral third party mediator. A second mediation session shall be required if the first session is not successful. The parties shall share the cost of the mediations.

12. Licensing and Permits

CONTRACTOR shall comply with all State or other licensing requirements, including but not limited to the provisions of Chapter 9 of Division 3 of the Business and Professions Code. All licensing requirements shall be met at the time proposals are submitted to the COUNTY. CONTRACTOR warrants that it has all necessary permits, approvals, certificates, waivers and exemptions necessary for performance of this Agreement as required by the laws and regulations of the United States, the State of California, the County of Riverside and all other governmental agencies with jurisdiction, and shall maintain these throughout the term of this Agreement.

13. Use By Other Political Entities

The CONTRACTOR agrees to extend the same pricing, terms, and conditions as stated in this Agreement to each and every political entity, special district, and related non-profit entity. It is understood that other entities shall make purchases in their own name, make direct payment, and be liable directly to the CONTRACTOR; and COUNTY shall in no way be responsible to CONTRACTOR for other entities' purchases.

14. Non-Discrimination

CONTRACTOR shall not discriminate in the provision of services, allocation of benefits, accommodation in facilities, or employment of personnel on the basis of ethnic group identification, race, religious creed, color, national origin, ancestry, physical handicap, medical condition, marital status or sex in the performance of this Agreement; and, to the extent they shall be found to be applicable hereto, shall comply

with the provisions of the California Fair Employment and Housing Act (Gov. Code 12900 et. seq), the Federal Civil Rights Act of 1964 (P.L. 88-352), the Americans with Disabilities Act of 1990 (42 U.S.C. §12101 et seq.) and all other applicable laws or regulations.

15. Records and Documents

CONTRACTOR shall make available, upon written request by any duly authorized Federal, State, or COUNTY agency, a copy of this Agreement and such books, documents and records as are necessary to certify the nature and extent of the CONTRACTOR's costs related to this Agreement. All such books, documents and records shall be maintained by CONTRACTOR for at least five (5) years following termination of this Agreement and be available for audit by the COUNTY. CONTRACTOR shall provide to the COUNTY reports and information related to this Agreement as requested by COUNTY.

16. Confidentiality

16.1 The CONTRACTOR shall not use for personal gain or make other improper use of privileged or confidential information which is acquired in connection with this Agreement. The term "privileged or confidential information" includes but is not limited to: unpublished or sensitive technological or scientific information; medical, personnel, or security records; anticipated material requirements or pricing/purchasing actions; COUNTY information or data which is not subject to public disclosure; COUNTY operational procedures; and knowledge of selection of contractors, subcontractors or suppliers in advance of official announcement.

16.2 The CONTRACTOR shall protect from unauthorized disclosure names and other identifying information concerning persons receiving services pursuant to this Agreement, except for general statistical information not identifying any person. The CONTRACTOR shall not use such information for any purpose other than carrying out the CONTRACTOR's obligations under this Agreement. The CONTRACTOR shall promptly transmit to the COUNTY all third party requests for disclosure of such information. The CONTRACTOR shall not disclose, except as otherwise specifically permitted by this Agreement or authorized in advance in writing by the COUNTY, any such information to anyone other than the COUNTY. For purposes of this paragraph, identity shall include, but not be limited to, name, identifying number, symbol, or other identifying particulars assigned to the individual, such as finger or voice print or a photograph.

17. Administration/Contract Liaison

The COUNTY Purchasing Agent, or designee, shall administer this Agreement on behalf of the COUNTY. The Purchasing Department is to serve as the liaison with CONTRACTOR in connection with this Agreement.

18. Notices

All correspondence and notices required or contemplated by this Agreement shall be delivered to the respective parties at the addresses set forth below and are deemed submitted two (2) days after their deposit in the United States mail, postage prepaid:

COUNTY OF RIVERSIDE

TLMA PLANNING ADMINISTRATION
4080 LEMON STREET, 12TH FLOOR
RIVERSIDE, CA 92501
ATTN: JOHN HILDEBRAND

CONTRACTOR

DECKARD TECHNOLOGIES, INC.
1620 5th AVE., STE 400
SAN DIEGO, CA 92101
ATTN: NICK DEL PEGO

19. Force Majeure

If either party is unable to comply with any provision of this Agreement due to causes beyond its reasonable control, and which could not have been reasonably anticipated, such as acts of God, acts of war, civil disorders, or other similar acts, such party shall not be held liable for such failure to comply.

20. EDD Reporting Requirements

In order to comply with child support enforcement requirements of the State of California, the COUNTY may be required to submit a Report of Independent Contractor(s) form **DE 542** to the Employment Development Department. The CONTRACTOR agrees to furnish the required data and certifications to the COUNTY within ten (10) days of notification of award of Agreement when required by the EDD. This data will be transmitted to governmental agencies charged with the establishment and enforcement of child support orders. Failure of the CONTRACTOR to timely submit the data and/or certificates required may result in the contract being awarded to another contractor. In the event a contract has been issued, failure of the CONTRACTOR to comply with all federal and state reporting requirements for child support enforcement or to comply with all lawfully served Wage and Earnings Assignments Orders and Notices of Assignment shall constitute a material breach of Agreement. If CONTRACTOR has any questions concerning this reporting requirement, please call (916) 657-0529. CONTRACTOR should also contact its local Employment Tax Customer Service Office listed in the telephone directory in the State Government section under "Employment Development Department" or access their Internet site at www.edd.ca.gov.

21. Hold Harmless/Indemnification

21.1 CONTRACTOR shall indemnify and hold harmless the County of Riverside, its Agencies, Districts, Special Districts and Departments, their respective directors, officers, Board of Supervisors, elected and appointed officials, employees, agents and representatives (individually and collectively hereinafter referred to as Indemnitees) from any liability, action, claim or damage whatsoever, based or asserted upon

any services of CONTRACTOR, its officers, employees, subcontractors, agents or representatives arising out of or in any way relating to this Agreement, including but not limited to property damage, bodily injury, or death or any other element of any kind or nature. CONTRACTOR shall defend the Indemnitees at its sole expense including all costs and fees (including, but not limited to, attorney fees, cost of investigation, defense and settlements or awards) in any claim or action based upon such acts, omissions or services.

21.2 With respect to any action or claim subject to indemnification herein by CONTRACTOR, CONTRACTOR shall, at their sole cost, have the right to use counsel of their own choice and shall have the right to adjust, settle, or compromise any such action or claim without the prior consent of COUNTY; provided, however, that any such adjustment, settlement or compromise in no manner whatsoever limits or circumscribes CONTRACTOR's indemnification to Indemnitees as set forth herein.

21.3 CONTRACTOR's obligation hereunder shall be satisfied when CONTRACTOR has provided to COUNTY the appropriate form of dismissal relieving COUNTY from any liability for the action or claim involved.

21.4 The specified insurance limits required in this Agreement shall in no way limit or circumscribe CONTRACTOR's obligations to indemnify and hold harmless the Indemnitees herein from third party claims.

22. Insurance

22.1 Without limiting or diminishing the CONTRACTOR's obligation to indemnify or hold the COUNTY harmless, CONTRACTOR shall procure and maintain or cause to be maintained, at its sole cost and expense, the following insurance coverage's during the term of this Agreement. As respects to the insurance section only, the COUNTY herein refers to the County of Riverside, its Agencies, Districts, Special Districts, and Departments, their respective directors, officers, Board of Supervisors, employees, elected or appointed officials, agents, or representatives as Additional Insureds.

A. Workers' Compensation:

If the CONTRACTOR has employees as defined by the State of California, the CONTRACTOR shall maintain statutory Workers' Compensation Insurance (Coverage A) as prescribed by the laws of the State of California. Policy shall include Employers' Liability (Coverage B) including Occupational Disease with limits not less than \$1,000,000 per person per accident. The policy shall be endorsed to waive subrogation in favor of The County of Riverside.

B. Commercial General Liability:

Commercial General Liability insurance coverage, including but not limited to, premises liability, unmodified contractual liability, products and completed operations liability, personal and advertising injury,

and cross liability coverage, covering claims which may arise from or out of CONTRACTOR's performance of its obligations hereunder. Policy shall name the COUNTY as Additional Insured. Policy's limit of liability shall not be less than \$1,000,000 per occurrence combined single limit. If such insurance contains a general aggregate limit, it shall apply separately to this Agreement or be no less than two (2) times the occurrence limit.

C. Vehicle Liability:

If vehicles or mobile equipment is used in the performance of the obligations under this Agreement, then CONTRACTOR shall maintain liability insurance for all owned, non-owned, or hired vehicles so used in an amount not less than \$1,000,000 per occurrence combined single limit. If such insurance contains a general aggregate limit, it shall apply separately to this Agreement or be no less than two (2) times the occurrence limit. Policy shall name the COUNTY as Additional Insureds.

D. Cyber Liability Insurance:

CONTRACTOR shall procure and maintain Cyber Liability Insurance with limits not less than \$2,000,000 per occurrence or claim, \$2,000,000 aggregate. Coverage shall be sufficiently broad to respond to the duties and obligations as is undertaken by CONTRACTOR in this Agreement and shall include, but not be limited to, claims involving infringement of intellectual property, including but not limited to infringement of copyright, trademark, trade dress, invasion of privacy violations, information theft, damage to or destruction of electronic information, release of private information, alteration of electronic information, extortion and network security. The policy shall provide coverage for breach response costs as well as regulatory fines and penalties as well as credit monitoring expenses with limits sufficient to respond to these obligations.

E. General Insurance Provisions - All lines:

1) Any insurance carrier providing insurance coverage hereunder shall be admitted to the State of California and have an A M BEST rating of not less than A: VIII (A:8) unless such requirements are waived, in writing, by the COUNTY Risk Manager. If the COUNTY's Risk Manager waives a requirement for a particular insurer such waiver is only valid for that specific insurer and only for one policy term.

2) The CONTRACTOR must declare its insurance self-insured retention for each coverage required herein. If any such self-insured retention exceeds \$500,000 per occurrence each such retention shall have the prior written consent of the COUNTY Risk Manager before the commencement of operations under this Agreement. Upon notification of self-insured retention unacceptable to the COUNTY, and at the election of the COUNTY's Risk Manager, CONTRACTOR's carriers shall either; 1) reduce or eliminate such self-

insured retention as respects this Agreement with the COUNTY, or 2) procure a bond which guarantees payment of losses and related investigations, claims administration, and defense costs and expenses.

3) CONTRACTOR shall cause CONTRACTOR's insurance carrier(s) to furnish the County of Riverside with either 1) a properly executed original Certificate(s) of Insurance and certified original copies of Endorsements effecting coverage as required herein, and 2) if requested to do so orally or in writing by the COUNTY Risk Manager, provide original Certified copies of policies including all Endorsements and all attachments thereto, showing such insurance is in full force and effect. Further, said Certificate(s) and policies of insurance shall contain the covenant of the insurance carrier(s) that thirty (30) days written notice shall be given to the County of Riverside prior to any material modification, cancellation, expiration or reduction in coverage of such insurance. In the event of a material modification, cancellation, expiration, or reduction in coverage, this Agreement shall terminate forthwith, unless the County of Riverside receives, prior to such effective date, another properly executed original Certificate of Insurance and original copies of endorsements or certified original policies, including all endorsements and attachments thereto evidencing coverage's set forth herein and the insurance required herein is in full force and effect. CONTRACTOR shall not commence operations until the COUNTY has been furnished original Certificate (s) of Insurance and certified original copies of endorsements and if requested, certified original policies of insurance including all endorsements and any and all other attachments as required in this Section. An individual authorized by the insurance carrier shall sign the original endorsements for each policy and the Certificate of Insurance.

4) It is understood and agreed to by the parties hereto that the CONTRACTOR's insurance shall be construed as primary insurance, and the COUNTY's insurance and/or deductibles and/or self-insured retention's or self-insured programs shall not be construed as contributory.

5) If, during the term of this Agreement or any extension thereof, there is a material change in the scope of services; or, there is a material change in the equipment to be used in the performance of the scope of work; or, the term of this Agreement, including any extensions thereof, exceeds five (5) years; the COUNTY reserves the right to adjust the types of insurance and the monetary limits of liability required under this Agreement, if in the COUNTY Risk Manager's reasonable judgment, the amount or type of insurance carried by the CONTRACTOR has become inadequate.

6) CONTRACTOR shall pass down the insurance obligations contained herein to all tiers of subcontractors working under this Agreement.

7) The insurance requirements contained in this Agreement may be met with a program(s) of self-insurance acceptable to the COUNTY.

8) CONTRACTOR agrees to notify COUNTY of any claim by a third party or any incident or event that may give rise to a claim arising from the performance of this Agreement.

23. General

23.1 CONTRACTOR shall not delegate or assign any interest in this Agreement, whether by operation of law or otherwise, without the prior written consent of COUNTY. Any attempt to delegate or assign any interest herein shall be deemed void and of no force or effect.

23.2 Any waiver by COUNTY of any breach of any one or more of the terms of this Agreement shall not be construed to be a waiver of any subsequent or other breach of the same or of any other term of this Agreement. Failure on the part of COUNTY to require exact, full, and complete compliance with any terms of this Agreement shall not be construed as in any manner changing the terms or preventing COUNTY from enforcement of the terms of this Agreement.

23.3 In the event the CONTRACTOR receives payment under this Agreement, which is later disallowed by COUNTY for nonconformance with the terms of the Agreement, the CONTRACTOR shall promptly refund the disallowed amount to the COUNTY on request; or at its option the COUNTY may offset the amount disallowed from any payment due to the CONTRACTOR.

23.4 CONTRACTOR shall not provide partial delivery or shipment of services or products unless specifically stated in the Agreement.

23.5 CONTRACTOR shall not provide any services or products subject to any chattel mortgage or under a conditional sales contract or other agreement by which an interest is retained by a third party. The CONTRACTOR warrants that it has good title to all materials or products used by CONTRACTOR or provided to COUNTY pursuant to this Agreement, free from all liens, claims, or encumbrances.

23.6 Nothing in this Agreement shall prohibit the COUNTY from acquiring the same type or equivalent equipment, products, materials or services from other sources, when deemed by the COUNTY to be in its best interest. The COUNTY reserves the right to purchase more or less than the quantities specified in this Agreement.

23.7 The COUNTY agrees to cooperate with the CONTRACTOR in the CONTRACTOR's performance under this Agreement, including, if stated in the Agreement, providing the CONTRACTOR with reasonable facilities and timely access to COUNTY data, information, and personnel.

23.8 CONTRACTOR shall comply with all applicable Federal, State and local laws and regulations. CONTRACTOR will comply with all applicable COUNTY policies and procedures. In the event that there is

a conflict between the various laws or regulations that may apply, the CONTRACTOR shall comply with the more restrictive law or regulation.

23.9 CONTRACTOR shall comply with all air pollution control, water pollution, safety and health ordinances, statutes, or regulations, which apply to performance under this Agreement.

23.10 CONTRACTOR shall comply with all requirements of the Occupational Safety and Health Administration (OSHA) standards and codes as set forth by the U.S. Department of Labor and the State of California (Cal/OSHA).

23.11 This Agreement shall be governed by the laws of the State of California. Any legal action related to the performance or interpretation of this Agreement shall be filed only in the Superior Court of the State of California located in Riverside, California, and the parties waive any provision of law providing for a change of venue to another location. In the event any provision in this Agreement is held by a court of competent jurisdiction to be invalid, void, or unenforceable, the remaining provisions will nevertheless continue in full force without being impaired or invalidated in any way.

23.12 This Agreement, including any attachments or exhibits, constitutes the entire agreement of the parties with respect to its subject matter and supersedes all prior and contemporaneous representations, proposals, discussions and communications, whether oral or in writing. This Agreement may be changed or modified only by a written amendment signed by authorized representatives of both parties.

23.13 This Agreement may be executed in any number of counterparts, each of which will be an original, but all of which together will constitute one instrument. Each party to this Agreement agrees to the use of electronic signatures, such as digital signatures that meet the requirements of the California Uniform Electronic Transactions Act ("CUETA") (Cal. Civ. Code §§ 1633.1 to 1633.17), for executing this Agreement. The parties further agree that the electronic signatures of the parties included in this Agreement are intended to authenticate this writing and to have the same force and effect as manual signatures. Electronic signature means an electronic sound, symbol, or process attached to or logically associated with an electronic record and executed or adopted by a person with the intent to sign the electronic record pursuant to the CUETA as amended from time to time. The CUETA authorizes use of an electronic signature for transactions and contracts among parties in California, including a government agency. Digital signature means an electronic identifier, created by computer, intended by the party using it to have the same force and effect as the use of a manual signature, and shall be reasonably relied upon by the parties. For purposes of this section, a digital signature is a type of "electronic signature" as defined in subdivision (i) of Section 1633.2 of the Civil Code.

[Signature Page Follows]

IN WITNESS WHEREOF, the parties hereto have caused their duly authorized representatives to execute this Agreement.

COUNTY OF RIVERSIDE, a political
subdivision of the State of California

DECKARD TECHNOLOGIES, INC., a
Delaware corporation

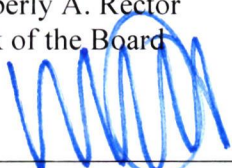
By: Karen S. Spiegel
Karen Spiegel
Chair, Board of Supervisors

By: Thomas Hemmings
Thomas E. Hemmings
CFO/Treasurer

Dated: JUN 23 2026

Dated: May 21, 2026

ATTEST:
Kimberly A. Rector
Clerk of the Board

By: 
Deputy

APPROVED AS TO FORM:
Minh C. Tran
County Counsel

By: Danielle Maland
Danielle Maland
Deputy County Counsel

**EXHIBIT A
SCOPE OF SERVICES**

CONTRACTOR shall be required to provide the following services as outlined in this Agreement which is organized based upon the three primary tasks of Short Term Rental (“STR”) to fulfill, including Registration, Enforcement, and Fee Collection:

1. **REGISTRATION – CERTIFICATE INTAKE**: CONTRACTOR shall develop and submit to the COUNTY a comprehensive process for certifying new Short-Term Rental properties. This process shall include the following:
 - i. Create a STR application form (or modify existing as needed).
 - ii. Notify neighbors within 300 feet of each STR unit or property that an STR Certificate has been obtained (maintain proof of completed notification as a file). The radius map and mailing labels may be created using COUNTY services or a separate vendor.
 - iii. Include notification material with the mailers, informing the neighbors how to file complaints and contact the on-call responsible party in the event the STR becomes a nuisance.
 - iv. Provide an STR Certificate brochure/package and information to the property owner/operator, which includes signage instructions, Good Neighbor guidelines, and the enforcement process.
 - v. Create a standardized, templated onsite notification sign that is to be provided to all STR facilities (including existing ones).
2. **REGISTRATION – CERTIFICATE MANAGEMENT**: CONTRACTOR shall provide COUNTY a certification submittal process in detail, including how certificate applications are physically submitted, stored, and accessed. Alternatively, this submittal process may be used in conjunction with COUNTY’S permit tracking system (“PLUS”).
3. **REGISTRATION – CERTIFICATE CONVERSION**: CONTRACTOR shall migrate all existing STR applications and data into either the contract management company’s system or into the COUNTY’s permit tracking system (“PLUS”) within the first 6-months from contract effective date.
4. **REGISTRATION – CERTIFICATE MAPPING**: CONTRACTOR shall utilize either the CONTRACTOR’S system or the COUNTY’S permit tracking system (“PLUS”) and mapping tools (MapMyCounty). All new and converted STR locations shall be made available through an interactive, thematic mapping system. The mapping system shall be made publicly available.
5. **ENFORCEMENT – CERTIFICATE COMPLIANCE**: CONTRACTOR shall **identify** and **bring into compliance** unpermitted/expired Short Term Rentals that are operating in unincorporated areas of the County of Riverside.
6. **ENFORCEMENT – COMPLAINTS**: CONTRACTOR shall submit to the COUNTY, a comprehensive process for enforcement of the Short-Term Rental program. Elements of this process shall include the following:
 - i. Utilization of a 24/7 call center/hotline for community complaints.

- ii. Communication protocol for property owners in violation of their STR certification (Nuisance issues). Commitment to respond within a specified timeframe.
 - iii. Ensure that corrective action has occurred, documenting resolution.
 - iv. Coordinate with Code Enforcement and/or the Sherriff for continued non-compliance and nuisance issues.
7. **FEE COLLECTION – NEW CERTIFICATES**: CONTRACTOR shall provide a process for invoicing and collection of fees related to the following. The process can be used in conjunction with the COUNTY’s permit tracking system (“PLUS”).
 - i. Registration of new Short Term Rental certificates.
 - ii. Annual renewal fees of Short Term Rental certificates.
 - iii. Collection of Transient Occupancy Tax (“TOT”)
8. **FEE COLLECTION – DELINQUENCIES**: CONTRACTOR shall provide a process for invoicing and collection of delinquent fees, related to annual renewals and/or TOT. CONTRACTOR shall coordinate with COUNTY’s fiscal team and Tax Collector to ensure collection.
9. **FEE COLLECTION – REIBMURSEMENT REPORTING**: Reimbursement charges related to the Short-Term Rental certificate program shall be verified, through the submittal of the appropriate documentation. CONTRACTOR shall provide a process for maintaining and submitting supporting documentation, related to monthly charge requests.
10. **STAFFING**: CONTRACTOR shall provide appropriate staffing and resources needed to implement the scope of services as specified in this Agreement.
11. **PROPERTY MANAGMENT**: CONTRACTOR is prohibited from providing business rental services, i.e., “rental property management company, residential rental property services, cannot be a landlord as this is considered a conflict of interest”.
12. **CONFIDENTIALITY**: CONTRACTOR is required to ensure confidential information related to the Short-Term Rental program. CONTRACTOR will take proper security measures on maintaining data security/privacy of homeowner’s information and are prohibited from releasing information to any party.
13. **REGISTRATION SYSTEM AND SUPPORT**: CONTRACTOR shall subcontract with GovOS for utilizing their front-end STR registration services, through June 30, 2025.
14. **DATA MANAGEMENT AND RETRIEVAL**: Upon COUNTY’s request, CONTRACTOR shall provide support to migrate existing County STR program data out of CONTRACTOR’s secured system in a non-proprietary, consumable format, while safely maintaining the integrity of the COUNTY’s program data.

**EXHIBIT B
PAYMENT PROVISIONS**

B.1 PRICING– MAXIMUM AMOUNTS – ANNUAL TOTALS

COUNTY shall pay CONTRACTOR for services performed, products provided, or expenses incurred in accordance under this Agreement according to the details attached hereto and incorporated herein by this reference

The total annual payments to CONTRACTOR shall not exceed:

PERIOD	ANNUAL AMOUNT
Upon execution through June 30, 2022	\$68,000
July 1, 2022 through June 30, 2023	\$114,000
July 1, 2023 through June 30, 2024	\$124,240
July 1, 2024 through June 30, 2025	\$129,630
July 1, 2025 through June 30, 2026	\$135,370
July 1, 2026 through June 30, 2027	\$146,339
Total	\$717,579
(Optional) Online ToT collection portal	\$72,000
Maximum Total Amount	\$789,579

B.2 FEES

1.1. COUNTY shall pay all fees in the amount and in the time periods set forth in the Agreement. In no event shall the fees payable to CONTRACTOR hereunder exceed any maximum amount set out in the Agreement. COUNTY shall reimburse CONTRACTOR for actual and reasonable expenses incurred in performing the Services that are set forth in the Agreement or otherwise approved in advance by COUNTY, including meals, incidental expenses and reasonable travel costs incurred for travel in such amounts as authorized by the Federal or specified State or local travel regulations. Original receipts must be presented with any invoice for such costs and/or expenses and CONTRACTOR shall attest that the costs and/or expenses are actual and allocated to the Services.

1.2. CONTRACTOR agrees to use commercially reasonable efforts to ensure that invoices comply with the form, timeliness and any supporting certification requirements that are provided to CONTRACTOR by COUNTY in writing from time to time during the Term.

1.3. Annual Subscriptions: \$35 per property that is listed as an STR.

B.3 PRICING COSTS

The pricing is all-inclusive and includes all features mentioned in this Agreement, all implementation, project management, initial training and other costs associated with the systems' activation and included below for reference.

Item	Unit Cost FY21/22	Unit Cost FY22/23	Unit Cost FY23/24	Unit Cost FY24/25	Unit Cost FY25/26	Unit Cost FY 26/27
Rentalscape system setup (Inc. address identification)	\$16,000	\$1,600	\$1,760	\$1,850	\$1,940	\$0

System Access: - Unlimited users - Unlimited Reports - City-specific modifications and updates - Dedicated Account Manager	\$20,000	\$44,000	\$48,400	\$50,800	\$53,400	\$59,010
Public Outreach and Education: - Notification to all STR properties - Letter campaign to neighbors of licensed STR hosts - Communication with non-compliant owners/hosts - Public outreach materials - Letters to all relevant neighbors of newly licensed STR hosts - Web Portal Mapping Current Registrations	\$24,000	\$52,800	\$58,080	\$60,980	\$64,030	\$69,300
Online licensing portal for county use: - Register new licenses/permits - Renew existing licenses/permits - Pay licenses/permit fees	\$8,000	\$16,000	\$16,000	\$16,000	\$16,000	\$18,029
Web Portal	Included	Included	Included	Included	Included	Included
Reporting Module with unlimited report generation	Included	Included	Included	Included	Included	Included
Future Booking Detection	Included	Included	Included	Included	Included	Included
Coordination with City Staff	Included	Included	Included	Included	Included	Included
Knowledge Transfer	Included	Included	Included	Included	Included	Included
Tracking of Licensing and Permitting Status	Included	Included	Included	Included	Included	Included

Total Cost	\$68,000	\$114,000	\$124,240	\$129,630	\$135,370	\$146,339
The pricing included below for reference is optional.						
(Optional) Online ToT collection portal for County use: - Transient Occupancy Tax Remittance - Late penalties and interest	\$8,000	\$16,000	\$16,000	\$16,000	\$16,000	N/A
Total Cost with optional Services	\$76,000	\$130,000	\$140,240	\$145,630	\$151,370	\$146,339











FINAL_Deckard Amended and Restated Agreement

Final Audit Report

2026-06-08

Created:	2026-05-21
By:	Monica Rossow (mrossow@rivco.org)
Status:	Signed
Transaction ID:	CBJCHBCAABAAvGedSQ1-mfFlsII1LWGzMStumpNceAYS

"FINAL_Deckard Amended and Restated Agreement" History

-  Document created by Monica Rossow (mrossow@rivco.org)
2026-05-21 - 7:03:43 PM GMT
-  Document emailed to Thomas E. Hemmings (tom.hemmings@deckard.com) for signature
2026-05-21 - 7:03:49 PM GMT
-  Email viewed by Thomas E. Hemmings (tom.hemmings@deckard.com)
2026-05-21 - 9:55:37 PM GMT
-  Document e-signed by Thomas E. Hemmings (tom.hemmings@deckard.com)
Signature Date: 2026-05-21 - 9:57:13 PM GMT - Time Source: server - Signature Appearance Selected: IMAGE
-  Document emailed to Danielle Maland (dmand@rivco.org) for signature
2026-05-21 - 9:57:15 PM GMT
-  Email viewed by Danielle Maland (dmand@rivco.org)
2026-05-22 - 0:09:33 AM GMT
-  New document URL requested by Danielle Maland (dmand@rivco.org)
2026-06-08 - 4:41:40 PM GMT
-  Email viewed by Danielle Maland (dmand@rivco.org)
2026-06-08 - 4:42:07 PM GMT
-  Document e-signed by Danielle Maland (dmand@rivco.org)
Signature Date: 2026-06-08 - 4:42:18 PM GMT - Time Source: server - Signature Appearance Selected: IMAGE
-  Agreement completed.
2026-06-08 - 4:42:18 PM GMT



COUNTY OF RIVERSIDE
Transportation and Land Management Agency
Rania Odenbaugh
TLMA Director



Transportation
Planning
Building & Safety
Code Enforcement
Aviation

Date: Wednesday, June 3, 2026

From: Scott Bruckner, Planning Division Manager

To: Purchasing Agent

Via: Monica Rossow (951-955-8324)

Subject: Single Source Request for Short Term Rental Management Services with Deckard Technologies Inc

The below information is provided in support of my department requesting review for a single or sole source purchase/agreement with a cost of \$5,000 or more for goods and/or services.

Single Source Sole Source

Supporting Documents: indicate which are included in the request from the list below.

Supplier Quote Supplier Sole Source Letter Final draft agreement
 Final draft Form 11 H-11 approved by RCIT/TSOC Grant Agreement
 Other: CA Secretary of State Business Entity Information

1. Requested Supplier Name: Deckard Technologies Inc. Supplier ID: 0000247949

- a. Describe the goods/service being requested:
 The Planning Department is in need of STR system program management services to manage STR application intake, payments, approvals, certificate records database, and identify STRs operating in the unincorporated County without certification.

- b. Explain the unique features of the goods/services being requested from this supplier:
 Contract No. TLARC-97130-00006-6/26 was approved by the Board on February 1, 2022, as Item No. 3.17.
 Since 2022, Deckard Technologies, Inc. has provided the County’s Short-Term Rental (STR) management platform, Rentalscape, which serves as the primary system for STR application intake, payment processing, certificate management, compliance monitoring, records management, and identification of unpermitted STR operations. The County’s STR program currently relies on Rentalscape as the system of record for active permits, applicant information, payment history, compliance activities, and program administration.



COUNTY OF RIVERSIDE

Transportation and Land Management Agency

Rania Odenbaugh TLMA Director



Transportation
Planning
Building & Safety
Code Enforcement
Aviation

The County is currently conducting a competitive Request for Proposals (RFP) process to identify a long-term provider of STR management services. However, sufficient time is required to complete the procurement process, evaluate proposals, negotiate and execute an agreement, and, if necessary, transition data and operations to a new platform. Extending services with Deckard on an interim basis will ensure uninterrupted operation of the County’s STR program while the competitive procurement process is completed.

This request is intended as a temporary extension to maintain continuity of services and avoid disruption to County operations, the public, and STR permit holders during completion of the competitive procurement process.

- c. What are the operational benefits to your department?

Continuation of services with Deckard will ensure uninterrupted processing of STR applications, renewals, fee collection, certificate management, compliance monitoring, and public access to permitting services. Maintaining the existing platform during the RFP process minimizes operational disruption, protects program records and historical data, and supports consistent administration and enforcement of the County’s STR Ordinance. A lapse in services could adversely impact customer service, permitting activities, compliance monitoring efforts, and ongoing program operations.

- d. Provide details on any cost benefits/discounts.

Market research identified numerous local government agencies utilizing Deckard Technologies for short-term rental management services. While contract pricing varies based on permit volume, jurisdiction size, and scope of services, the Department determined that the proposed pricing for the one-year extension is generally consistent with pricing provided to comparable public agencies.

The proposed extension also avoids the costs and operational risks associated with implementing a temporary replacement solution while the County completes its competitive procurement process. Based on the market research performed, continuity of services provided, and avoidance of transition-related costs, the Department determined the proposed pricing to be fair and reasonable.

- 2. Can this request be formally bid out or procured using a viable solution such as an existing cooperative agreement or existing contract with another department or public entity?

Yes No

- a. The County is currently conducting a competitive RFP process for these services. A temporary Single Source extension is being requested to maintain continuity of operations while the



COUNTY OF RIVERSIDE
Transportation and Land Management Agency
Rania Odenbaugh
TLMA Director



Transportation Planning Building & Safety Code Enforcement Aviation

procurement process is completed, and any necessary transition activities are performed. The requested extension will ensure uninterrupted service to the public and prevent disruption to the County's STR program while a long-term competitively procured solution is finalized.

3. Has your department previously requested/received an assigned tracking number for a single or sole source request for this Supplier for the goods/service requested now? *(If yes, please provide the reviewed single or sole source tracking number).*

Yes SSJ# _____ No

a. What was the total aggregate amount? N/A

4. Identify all costs for this requested in the table below:
 If review is for multiple years, all costs must be identified below:

Description:	7/01/2026-6/30/2027	Total
Rentalscape Identification & Monitoring 1-Year Extension	\$146,339	\$146,339
Total Costs:	\$146,339	\$146,339

5. Period of Performance: July 1, 2026, through June 30, 2027

Ratify Start Date: N/A

Initial Term Start Date: July 1, 2026

Initial Term End Date: June 30, 2027

Number of renewal options: None.

Aggregate Term/End Date: June 30, 2027

6. Projected Board of Supervisor Date (if applicable): N/A

Maya Carpenter
Print Name

Maya Carpenter
PCS Signature

6/03/2026
Date



COUNTY OF RIVERSIDE
Transportation and Land Management Agency
Rania Odenbaugh
TLMA Director



Transportation Planning Building & Safety Code Enforcement Aviation

.....
 By Signing below, I certify that all contractual & legal requirements to do business w. the selected supplier has been fully vetted and approved:

Rania Odenbaugh Rania Odenbaugh 6/3/26
 Print Name Signature Date

Note: Once signed by the Department Head and PCS (signature lines above), the PCS will e-mail completed SSJ form with supporting documents to psources@rivco.org, and cc: Supervising PCS. Please reach out to your assigned PCS with any questions.

.....
 The section below is to be completed by the Purchasing Agent or designee.

Purchasing Department Review and Comments: _____

Not to exceed:

- One-time \$ _____
- Annual Amounts reflected in completed chart for Question #4
- Total Cost \$ 146,339
- Aggregate Amount \$ _____

Melissa Curtis 6/04/2026 26-186
 Purchasing Agent Signature Date Tracking Number
 (Reference on Purchasing Documents)