

Contra Costa County Short-Term Rental Regulation Questionnaire

COMMENTS

YES	NO	
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	1. Require owner occupancy (e.g., hosted rental)?
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	2. Prohibit rental of Accessory Dwelling Units?
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	3. Restrict rentals to 90 days per year? More or less?
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	4. Notification to neighbors with owner information (e.g., require owner to be in close proximity during rental)?
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	5. Require additional parking?
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	6. Limit the number of guests?
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	7. Require a discretionary Land Use Permit for all exceptions (e.g., insufficient parking)?
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	8. Require a business license?
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	9. Require performance standards to be met or permit may be revoked?
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	10. Allow special events at rental?
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	11. Require a Transient Occupancy Tax on all short-term rentals?
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	12. Require a ministerial permit to operate?
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	13. Prohibit all Short Term Rentals?

120?
180 days - 200

What does neighbor & prox mean? Poorly written
prop. manager P.M. should be readable

Req sufficient parking. Define additional trust?
Define limit?

In practice

Beyond 180 days...

Define 2 wedding as long as parking limit
I abstain

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 Email: hutygall@aim.com

Contra Costa County Short-Term Rental Regulation Questionnaire

	YES	NO	COMMENTS
1. Require owner occupancy (e.g., hosted rental)?		X	My home is every where to me - but if I travel I want a friend to stay & welcome guests just in case
2. Prohibit rental of Accessory Dwelling Units?		X	I have a Mother in Law unit that was to be grandfathered in but for some reason it was not
3. Restrict rentals to 90 days per year? More or less?		X	Limit stay of guests to 1 month, but allow owner to rent you need
4. Notification to neighbors with owner information (e.g., require owner to be in close proximity during rental)?		X	
5. Require additional parking?	X		
6. Limit the number of guests?	X		Pls should match # of beds
7. Require a discretionary Land Use Permit for all exceptions (e.g., insufficient parking)?			to available beds
8. Require a business license?		X	
9. Require performance standards to be met or permit may be revoked?		X	
10. Allow special events at rental?		X	
11. Require a Transient Occupancy Tax on all short-term rentals?		X	
12. Require a ministerial permit to operate?		X	
13. Prohibit all Short Term Rentals?		X	

Please see the attached document

D, 2a



CONTRA COSTA COUNTY
DEPARTMENT OF CONSERVATION & DEVELOPMENT
30 Muir Road
Martinez, CA 94553
Telephone: (925) 674-7205 Fax: (925) 674-7258

TO: Community Advisory Boards
FROM: Aruna Bhat, Deputy Director, Community Development Division
(by: Francisco Avila, Senior Planner) **FA**
DATE: October 4, 2017
SUBJECT: Short-Term Rental Ordinance Regulatory Options

Dear Advisory Board Members,

In response to concerns raised that new, state-mandated easing of restrictions on constructing accessory dwelling units could lead to an increase in unauthorized short-term rentals rather than more permanent housing, the Board of Supervisors (Board) has directed the Department of Conservation and Development (DCD) staff to initiate the process of preparing an ordinance which would specifically regulate and permit short-term rental of dwellings. Short-term rentals are defined as those stays less than 30 days in duration.

On September 19, 2017, the Board gave DCD staff initial feedback on which regulatory options should be considered when drafting the ordinance, requesting staff report back after seeking community input. Subject to future discussion following community input, the Board expressed preliminary preference for an option proposed by staff that included the following elements:

1. **yes** Consider allowing non-hosted rentals. (Non-hosted rentals do not require the property owner to be present. Hosted rentals require the property owner to occupy the property while the rental occurs.)
2. **NO** Consider requiring that the rental unit must be the property owner's principal residence (e.g., prohibit property owners from renting Accessory Dwelling Units on a short-term basis.)
3. Consider 90-day per year limit on all rental units. **LIMIT OF WHAT?**
4. **NO** Noticing of neighbors about ministerial approval of short-term rental activity at a particular property, including contact information of rental unit representative that is responsible for responding to nuisance complaints.
5. **yes** Limit the number of vehicles allowed according to the available number of parking spaces provided on-site.

- yes 6. The number of beds should set the occupancy limit for the specific rental unit. yes
7. Consider a Land Use Permit or other discretionary permit for exceptions (e.g., insufficient parking or rental activity greater than 90 days per year).
8. Consider requiring property owners to obtain a business license in order to operate short-term rental properties.
9. Consider requiring performance standards to be met or permit may be revoked.
- OK 10. No special events (e.g., parties, weddings, etc.)
- NO 11. Require the collection of a Transient Occupancy Tax on all short-term rental activity.
- NO 12. Consider requiring a permit to operate. A ministerial (rather than discretionary) permitting approach for standard short-term rentals is being considered, meaning permits would be issued if required standards are met.

As mentioned previously, Board members instructed staff to obtain community feedback on the wide range of potential regulatory options. Attached is a questionnaire which includes various regulatory options commonly found in other ordinances already adopted by other jurisdictions. Please consider the questionnaire at your next meeting and return the completed form by December 31, 2017. Staff is anticipating presenting the questionnaires and staffs findings to the Board at a February 2018, hearing date.

If you have any questions, please feel free to contact me at Francisco.Avila@dcd.cccounty.us or (925) 674-7801.

Thank you very much for your consideration of this matter.

-What does Air B&B require now?
Why isn't that enough?

Attachment: Short-term rental questionnaire

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