

# SHORT-TERM RENTAL ORDINANCE

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Presented to Contra Costa County Board of Supervisors

March 2020

Contra Costa County Department of Conservation and Development

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# Today's Presentation

- Background on Short-Term Rentals in Contra Costa County
- Community Outreach
- Review of Proposed Ordinance
- Recommendation by the County Planning Commission



# BACKGROUND

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# Current Status of Short-Term Rentals in Contra Costa County

- Short-Term Rentals are defined as rental stays less than 30 consecutive days
- Short-Term Rentals are currently not permitted or allowed within the unincorporated area
- Examples of rentals that are offered in other jurisdictions:
  - Entire homes
  - Rooms
  - Accessory Dwelling Units
- No State Regulation has been adopted.



# Key Considerations

- Protection of affordable housing
- In order to accommodate market demands, adoption of a balanced regulatory approach will allow short-term rental operators to capture earning potential
- Operational standards will allow code enforcement staff the ability to address those instances where short-term rental activity negatively affects neighbors and surrounding communities
- Collection of Transient Occupancy Taxes



# Community Outreach

- Circulation of questionnaire to Municipal Advisory Councils (MACs)
- MACs considered questionnaire in December 2017 and January 2018
- Varied responses, however similarities in some major areas (e.g., number of days a dwelling can be rented (90), requiring permits, and requiring parking)



# ORDINANCE OVERVIEW

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# Short-Term Rental Ordinance Key Components

- Ministerial Short-Term Rental Permit
  - Establishes allowances and prohibitions
- Operational Standards
  - Detailed framework of regulations aimed at limiting negative community impact
- Discretionary Short-Term Rental Permit
  - Provides a mechanism for deviations to ministerial permit regulations
- Enforcement
  - Allows for revocation, administrative fines, infraction citations, and any other remedy allowed by law.





# NEXT STEPS

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# Actions Going Forward

- Board of Supervisors adopts the draft short-term rental ordinance as presented, or
- The Board of Supervisors directs staff to explore additional regulatory options
- Staff continues to work with Airbnb on a Voluntary Collection Agreement in order to effectively collect Transient Occupancy Taxes
- Staff continues to work with the Tax Collector's office on establishing appropriate Transient Occupancy Tax collection processes



# Staff Recommendation

As recommended by the County Planning Commission, it is recommended that the Board of Supervisors:

- DETERMINE, that the proposed zoning text amendment regulating short-term rentals is exempt from CEQA under CEQA Guidelines section 15061(b)(3) (common sense exemption);
- FIND that the proposed zoning text amendment is consistent with the County General Plan;
- ADOPT the proposed zoning text amendment to add Chapter 88-32 to the County Ordinance Code regulating short-term rentals; and
- Direct staff to file a Notice of Exemption with the County Clerk.



# Questions?

