

INLAND SHORT-TERM RENTAL ORDINANCE DISCUSSION



Mendocino County
Department of Planning & Building Services

AGENDA

6:00-6:05 PM INTRODUCTION

6:05-6:20 PM SHORT-TERM RENTAL BACKGROUND

6:20-6:25 PM NEXT STEPS

6:25-7:00 PM DISCUSSION

7:00PM ADJOURN



A photograph of a vineyard with rows of grapevines stretching across a hillside. In the background, there are trees and a building. The image is used as a background for the top left portion of the slide.

MEETING GOALS

- **PRESENT BACKGROUND ON INLAND SHORT-TERM RENTALS**
- **SHARE NEXT STEPS FOR THE INLAND SHORT-TERM RENTAL ORDINANCE**
- **RECEIVE COMMENTS TO INFORM THE DRAFT INLAND SHORT-TERM RENTAL ORDINANCE**



An aerial photograph of a scenic landscape featuring a large, dark blue lake in the center. The lake is surrounded by lush green hills and mountains in the background. In the foreground, there are residential areas with houses and trees. The sky is clear and blue. A white rectangular box with a thin black border is centered over the lake, containing the text "SHORT-TERM RENTAL BACKGROUND" in bold, white, uppercase letters.

SHORT-TERM RENTAL BACKGROUND

SUMMARY OF ACTIONS

2010

- Planning & Building (PBS) Director classifies STRs as “Room and Board” MCC 20.164.015(L)

2017

- Board adopts Ord. No. 4391 for Moratorium on STRs
- Ord. No. 4391 expires 45 days later
- Board directs PBS to draft STR Ordinance

2018

- Supervisor Gjerde prepares a memorandum on Inclusionary housing, ADUs, & STRs

2021

- Planning Commission formed an Ad Hoc Committee for STRs

2022

- Planning Commission (PC) adopted resolution reinterpreting the 2010 PBS Director’s determination

2023

- Board hears appeal of PC’s resolution and restores the 2010 PBS Director’s determination
- Board directs PBS to draft STR Ordinance



8.29.2023 BOARD OF SUPERVISORS' CONSENSUS



NO WATER/SEWER VERIFICATION

- Additional permits would capture these concerns



DIFFERENTIATE HOSTED VS. UN-HOSTED RENTALS

- Define Hosted as inclusive of properties nearby under same ownership



REQUIRE BUSINESS LICENSES & ADMINISTRATIVE PERMITS

- Hosted would require a Business License
- Un-Hosted would require Administrative Permit
- Allow ADU and SFR with Administrative Permit



COLLABORATE WITH TAX COLLECTOR FOR LICENSING & ENFORCEMENT

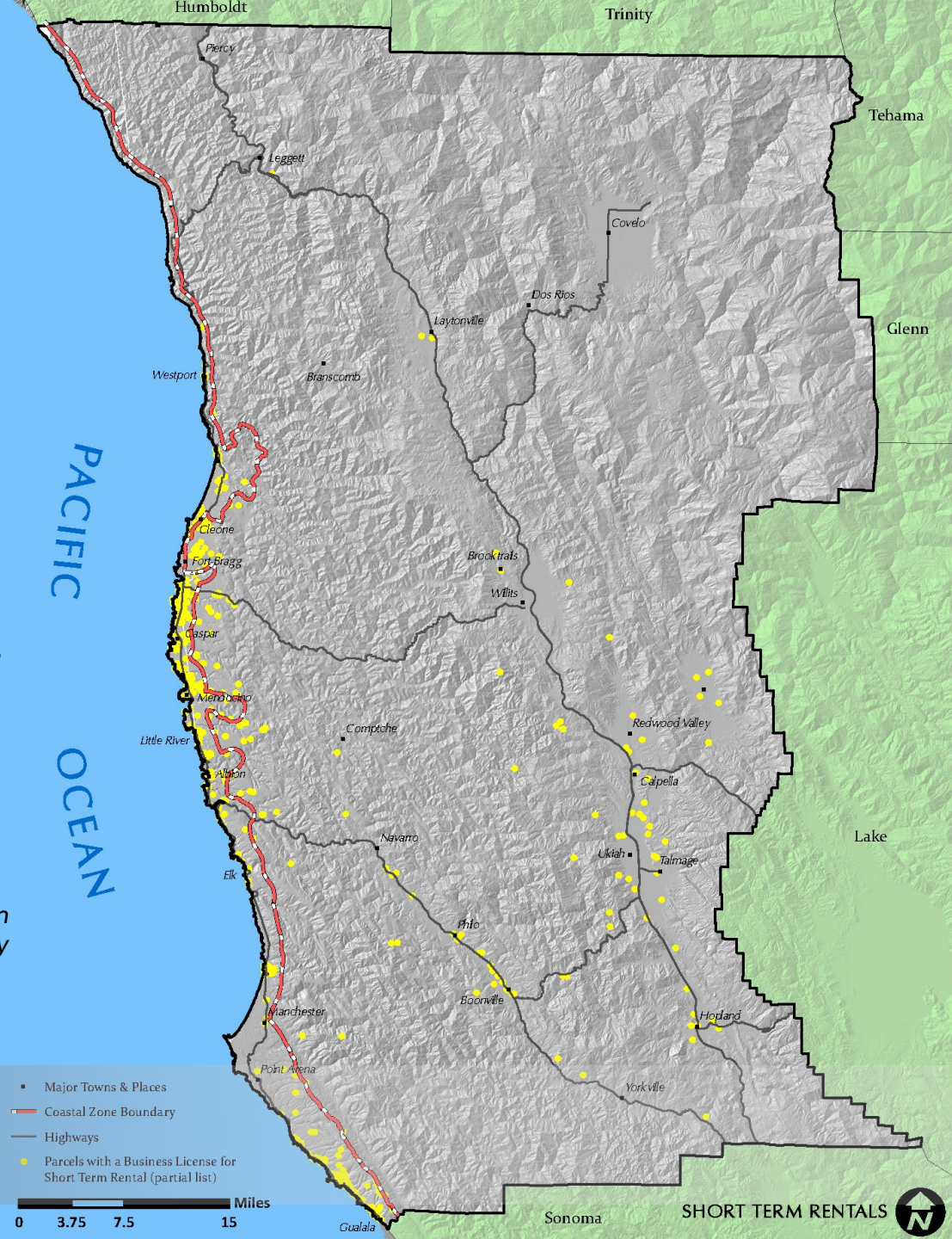
- Transient Occupancy Tax (TOT)
- Third-Party Compliance Software



SHORT-TERM RENTAL DISTRIBUTION

- Areas in yellow show permitted Short-Term Rentals
- PBS Approved 724 Short-Term Rental Business Licenses from 2010 to Present
- Market estimates range from ~1,500-2,000* Listed Short-Term Rentals

**PLEASE NOTE: Not all of the listings analyzed by Host Compliance were necessarily in unincorporated County land. Overlap among rental types and/or previously booked rentals may account for inconsistency in the total number of listings that were provided in this estimate.*



TRANSIENT OCCUPANCY TAX (TOT)

\$8.4M

2021-2022 Fiscal Year
TOT Collections

10%

Tax Imposed on Transients
in Lodging Establishments

Mendocino County Code Ch. 5.2



Implications for
Noncompliance:

- Penalties/Interest
- Audit
- Violations –
Misdemeanor



PUBLIC HEALTH, SAFETY, AND WELFARE



HOUSING

- Long-term housing imbalances
- Caps on the number of rentals / days rented
- Caps on corporate ownership



NUISANCES

- Parking
- Noise



REGULATIONS

- Increase equity
- Strike a balance between benefits & consequences



ENFORCEMENT

- Limitations on data from hosting platforms
- Establishing penalties for noncompliance
- Third-Party Monitoring/Compliance





NEXT STEPS

- **STAFF WILL INTEGRATE PUBLIC COMMENTS TO INFORM THE DRAFT INLAND STR ORDINANCE**
- **PLANNING COMMISSION WILL CONDUCT A PUBLIC HEARING AND MAKE RECOMMENDATION TO BOARD OF SUPERVISORS (*LIKELY IN SPRING/SUMMER 2024*)**
 - **Survey responses presented**
- **BOARD OF SUPERVISORS WILL CONDUCT A PUBLIC HEARING AND CONSIDER THE PROPOSED ORDINANCE (*LIKELY IN WINTER 2024*)**
 - **Survey responses presented**



DISCUSSION



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GROUND RULES

- PLEASE BE RESPECTFUL
- ONE PERSON TALKS AT A TIME
- COMMENTS LIMITED TO THREE (3) MINUTES TO ALLOW EVERYONE A CHANCE TO SPEAK
- IF THERE IS MORE TIME AFTER EVERYONE HAS HAD A CHANCE TO SPEAK, YOU MAY SHARE AGAIN
- FOCUS ON INTERESTS, NOT POSITIONS
- THIS IS A TIME FOR COUNTY STAFF TO LISTEN, RECOGNIZE WE MAY NOT RESPOND TO ALL COMMENTS/QUESTIONS; AT THE END OF THE MEETING WE WILL IDENTIFY ANY FOLLOW UP ACTIONS



THANK YOU



SCAN ME

FOR SURVEY

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