Culver City Short Term Rentals Policy Recommendation Checklist

For Discussion at the meeting of the City Council on April 23, 2018.

Options are listed for City Council's consideration. The recommendations of the City Council Short Term Rentals Subcommittee are **bolded**.

1. Primary vs. Non-Primary Residence

    □ **Short term rental allowed only of a host's primary residence. (i.e. within a spare bedroom(s) of the owner occupied residence).**

    □ Short term rental allowed of a host's primary residence or a non-primary residence.

2. Hosted vs. Unhosted

    □ **Only hosted short term rentals allowed.**

    □ Hosted and unhosted short term rentals allowed.

    □ Hosted short term rentals plus limit to ____ days annually of unhosted short term rentals allowed.

3. Maximum Number of Days Per Year

    □ **Limit to 90 the number of days per year of short term renting.**

    □ Limit to ____ the number of days per year of short term renting.

    □ No limit on the maximum number of days per year of short term renting.

4. Accessory Dwelling Units

    □ **Accessory dwelling units may not be short term rented. (i.e. for less than 30 days)**

    □ Accessory dwelling units may be short term rented.

5. Multiple Bookings

    □ **Allow only one booking with one group of guests at any given time.**

    □ Allow multiple bookings for more than one group of guests at any given time, up to ____ bookings at a time.

6. Minimum Stay

    □ **Minimum stay required of two nights.**

    □ Minimum stay required of ____ nights.

    □ No minimum stay required.

7. Multiple Short Term Rental Properties (if allowed in non-primary residence)

    □ **No person may own more than one short term rental in Culver City.**

    □ No limit on the number of short term rentals owned and/or operated in Culver City.

8. Special Events

    □ **Prohibit short term rentals from being used for special events.**

    □ Allow short term rentals to be used for events.

9. Renter Hosts

    □ **Renters shall be prohibited from engaging in short term renting.**

    □ Renters may engage in short term renting with written authorization of Landlord.

    □ Renters may engage in short term renting without Landlord's authorization.

10. Multi-Unit Dwellings (excluding condominiums or duplexes)

    □ **Owners/Managers of multi-unit dwellings are not allowed to rent units for short term rentals.**

    □ Owners/Managers of multi-unit dwellings are allowed to rent units for short term rentals.

11. Registration Renewal

    □ **Annual host registration renewal required.**

    □ Host registration renewal required every ___ years.

12. Suspensions & Revocations

    □ **Host must wait three years before reapplying if permit is revoked.**

    □ Host must wait ___ years before reapplying if permit revoked.

13. Amount of Fines

    □ **Maximum fine of $2,000 or two times nightly rent charged, whichever is greater, for short term renting beyond maximum number of days allowed. All other violations are $500 fine or two times the nightly rent, whichever is greater.**

    □ Maximum fine of $500 per offense (similar to general municipal code administrative citations).

    □ Maximum fine of $___ per offense.

14. Hosting Platforms (Airbnb, Home Away, etc.)

    □ **Only allow rental listings on platforms that collect TOT taxes.**

    □ Allow listings on any platform.

15. Minimum Life Safety Standards

□ **The minimum standards for life safety required of permitted properties are:**
- o **A host shall provide guests with and maintain:**
    - ❖ **fire extinguishers,**
    - ❖ **smoke detectors,**
    - ❖ **carbon monoxide detectors and**
    - ❖ **information related to emergency exit routes and emergency contact information.**
- o **Any multi-unit dwelling, used for Home-Sharing, shall not have any open Order to Comply or any other code violation that is the subject of enforcement or criminal proceedings, unless the violation is completely unrelated to the safety or habitability of the space being used for Home-Sharing, as determined by the agency which issued the order.**
- o **Compliance with safety standards would be self-verified during permit application, and any inspections would be complaint-driven.**

□ Additional or other minimum life safety standards: _____