



*"Great Apartments Start Here!"*

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December 9, 2019  
**Via Electronic Mail**

Hon. Mayor Najarian and Members of the Glendale City Council  
Council Chamber, City Hall  
613 E. Broadway, 2nd Floor  
Glendale, California 91206

**Re: Prohibiting Vacation Rentals and Permit and Regulate Home-Sharing (Agenda Item 7d)**

Dear Hon. Mayor Najarian and Members of the Glendale City Council:

The Apartment Association of Greater Los Angeles (AAGLA) has concerns and wishes to provide recommendations regarding the City of Glendale's proposed ordinances to regulate home-sharing. We appreciate the Council's thoughtful deliberation on the issue and desire to reach a balanced approach.

Our Association represents thousands of rental housing providers many of whom are small, "mom and pop" owners that come from a variety of backgrounds and financial circumstances, including many who are retired seniors living on fixed incomes, recent immigrants, teachers or first responders. So many of our members once worked or continue to work regular "9-5" jobs while they have sacrificed and saved to make a small investment in rental property that helps to secure or supplement their retirement or to better support their families. Our members recognize that individuals seeking rental housing do so for a variety of reasons and work to provide tenancy options based on a renter's expressed needs.

Home-sharing allows rental housing providers to engage in a wide range of rental opportunities that address both their requirements and the needs of individuals who are seeking temporary rental housing within the City of Glendale. Further, we recognize and share the Council's concern to make certain that home-sharing does not result in nuisance issues.

While the proposed ordinance prohibits home-sharing where the lease or rental agreement prohibits such activity, it can be challenging for rental property owners to monitor such activity. We urge the City to include within the ordinance additional safeguards to ensure that rental property owners have proper knowledge and provide written consent as part of the host application and licensing process. **We recommend that the City include provisions like those contained in the City of Los Angeles Home-Sharing Ordinance which requires that "renters or leasees shall**



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**not engage in Home-Sharing without prior written approval by their Landlord. Renters or leasees shall provide copies of their prior written approval to the City at the time they file their application for registration."**

Additionally, we ask that the City allow owners to prohibit home-sharing entirely in their building or buildings. Under the City of Los Angeles' home-sharing ordinance, it states "a property owner may proactively prohibit a property from Home-Sharing by submitting a request in writing to the Department of City Planning." Lastly, we urge that the ordinance specify that the enforcement provisions and related fines be incurred by the aggrieving party. If the renter is the "host", then the renter as the individual who engaged in the illegal activity should be responsible for payment of administrative fines and any related penalties. As stated previously, it would be problematic for the rental property owner, particularly small "mom and pop" owners to monitor renters' home-sharing activities.

Thank you for your time and consideration of these important matters. If you have any questions, please call me at (213) 384-4131; Ext. 309 or contact me via electronic mail at [danielle@aagla.org](mailto:danielle@aagla.org).

Very truly yours,

Danielle Leidner-Peretz