

# Short-term Rental Task Force Meeting I

May 4, 2016



# Agenda

1. Welcome
2. Introductions / Interest in the Short-Term Rental Issue
3. Public Comment
4. Meeting Schedule / Preferred Times
5. Short-Term Rental Task Force Goals – Council expectations
6. 2015 Workshop Process Summary
7. Overview of Short-Term Rental Regulation Topics
8. Next meeting

# Background

- Council review March 15, 2016
- Direction to form a City Manager's advisory committee
- 28 applicants
- Members selected to represent all side
  - Operators
  - Neighborhood
  - Tourism Industry

# What Are Vacation Rentals

- “Short Term Rentals”
- Rental of a residential unit less than 30 days
- Rent room(s) or house
- Transient Occupancy Code
  - Hotels / Motels / Bed & Breakfasts / RV park
- Must Pay Transient Occupancy Taxes  
“TOT” / “Bed Tax” on entire payment
- Long Term Rental +30 days
  - Apartments / Houses

# Local Vacation Rentals

- Over 300 local on-line listings
- 90± Vacation Rentals with Business License
- Business License & TOT required
- No specific local land use rules

# Public Outreach Process

- Sep. 2015 – Operator Focus Group



- Nov. 2015 – Community Workshop



# What we heard

*Neighbor Comments Word Cloud*



*Short-Term Rental Owner/Other Comments Word Cloud*



# General Workshop Themes

- Neighborhood Concerns
  - Protection of Residential Character
  - Safety
  - Parking
- Operator Concerns
  - Tourism
  - Owner Responsibility
  - Changes



# Council Goals

- Respecting Residential Neighborhoods
- Encouraging Compliance / TOT collections
- Level Playing Field
- Realistic Regulations
- Rules that fit Paso Robles

# Short-term rental regulation topics

- a. Parity with hotel and bed & breakfast operations
- b. Differences between home sharing and home rentals
- c. Licensing / permitting process
- d. Transient occupancy tax collection requirements
- e. Short-term rental density limits / separation requirements
- f. Advertising / listing requirements
- g. Limits on frequency of rentals
- h. Limits on numbers of occupants
- i. Good neighbor guidelines vs. standards
- j. Parking requirements
- k. Complaint response requirements and timeframes
- l. Violation penalties