



# Short Term Rentals in Inyo County

Board of Supervisors Meeting

April 9, 2019

Status of Short Term Rentals, One Year  
After Beginning to Accept Permits

# Background

- Prior to 2018, Short-Term Rentals were not Addressed in the Inyo County Code
- In 2006 the Board Determined since Short-Term Rentals were not Addressed, They Were Not Permitted
- In 2016, the Planning Department Staff Began Working with the Board, the Planning Commission and the Public to Gain Input on Short-Term Rentals and then to Develop Regulation

# Background

- The Board Approved the Current Short-Term Rental Ordinance in February, 2018
- The First Short-Term Rental Permit Applications were Accepted on April 20, 2019
- The First Short-Term Rental Permit was Issued May 29, 2019
- Enforcement of the Code Against Non-Permitted Short-Term Rentals Began in July, 2018, after a Grace Period for Existing Operators to Come into Compliance.

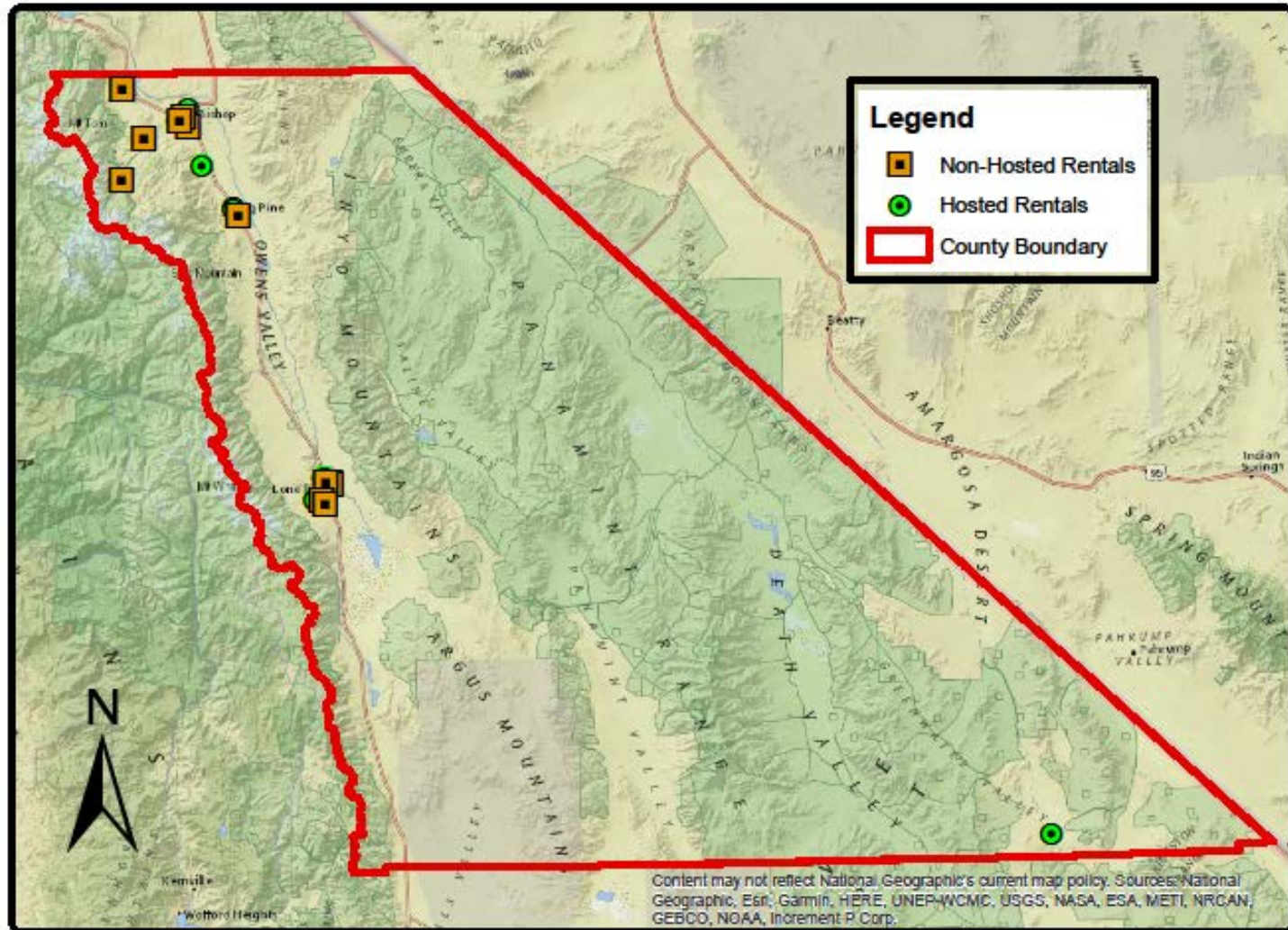
# Permits Issued

- 29 Hosted Permits Issued
- 14 Non-Hosted Permits Issued
- 13 of Hosted Permits Obtained with the Sole Purpose of Obtaining a Non-Hosted Permit
- Therefore, there are Currently 30 Permitted Unique Properties for Short-Term Rental in the County (16 Hosted, 14 Non-Hosted)
- 3 Operators have both an active Hosted and Non-Hosted Rental

# A Breakdown of Permits by Community

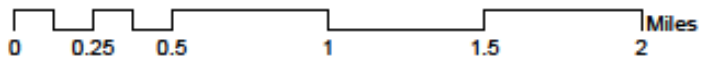
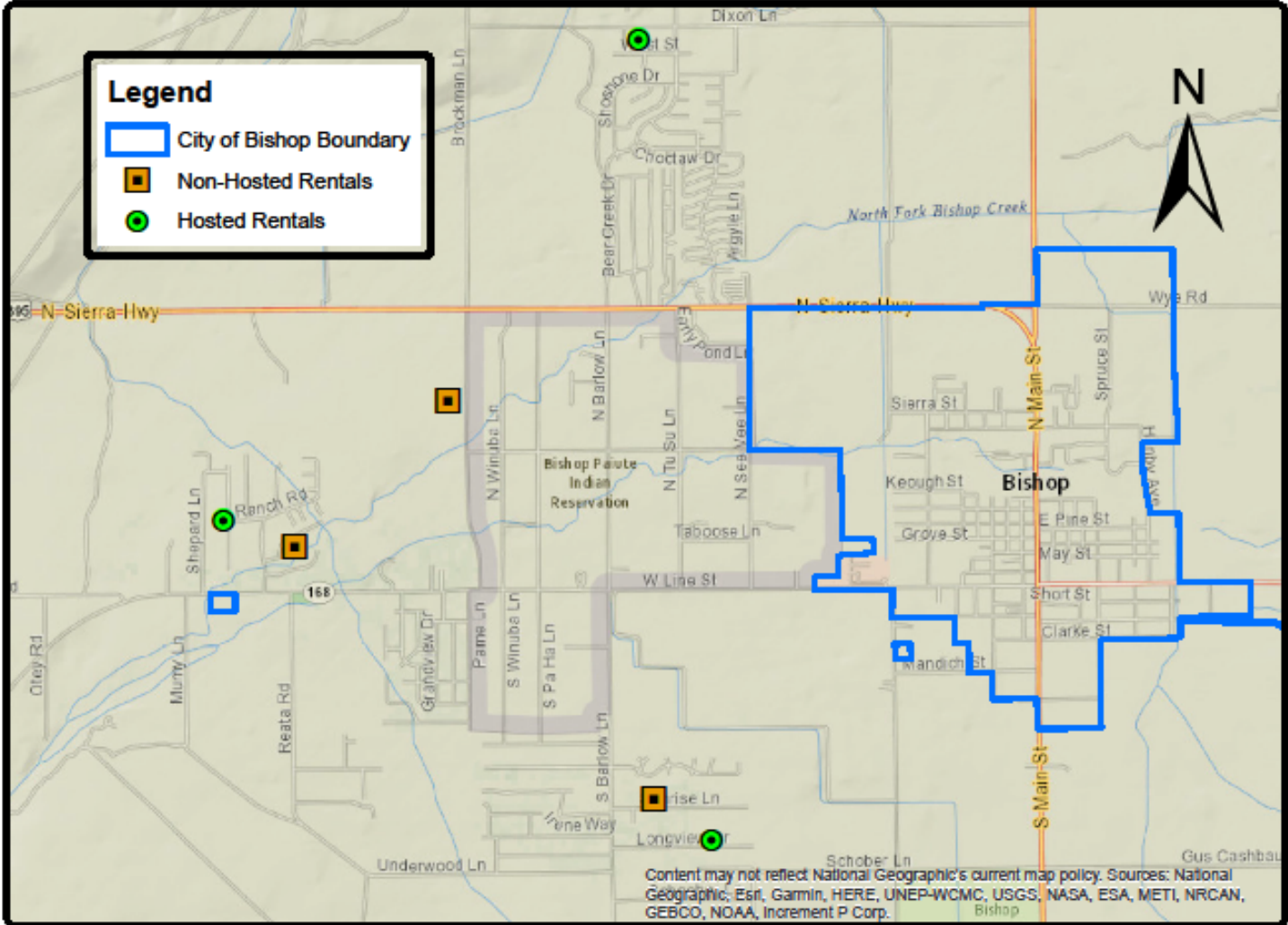
<u>Community</u>	<u>Total Permits</u>	<u>Hosted</u>	<u>Non-Hosted</u>
Bishop area	6	3	3
Bishop Outskirts	6	2	4
Wilkerson/Starlite/40 Acres/Aspendell			
Big Pine	3	2	1
Lone Pine	8	5	3
Alabama Hills	6	3	3
Tecopa	1	1	0

# Map of Permitted Short Term Rentals in Inyo County

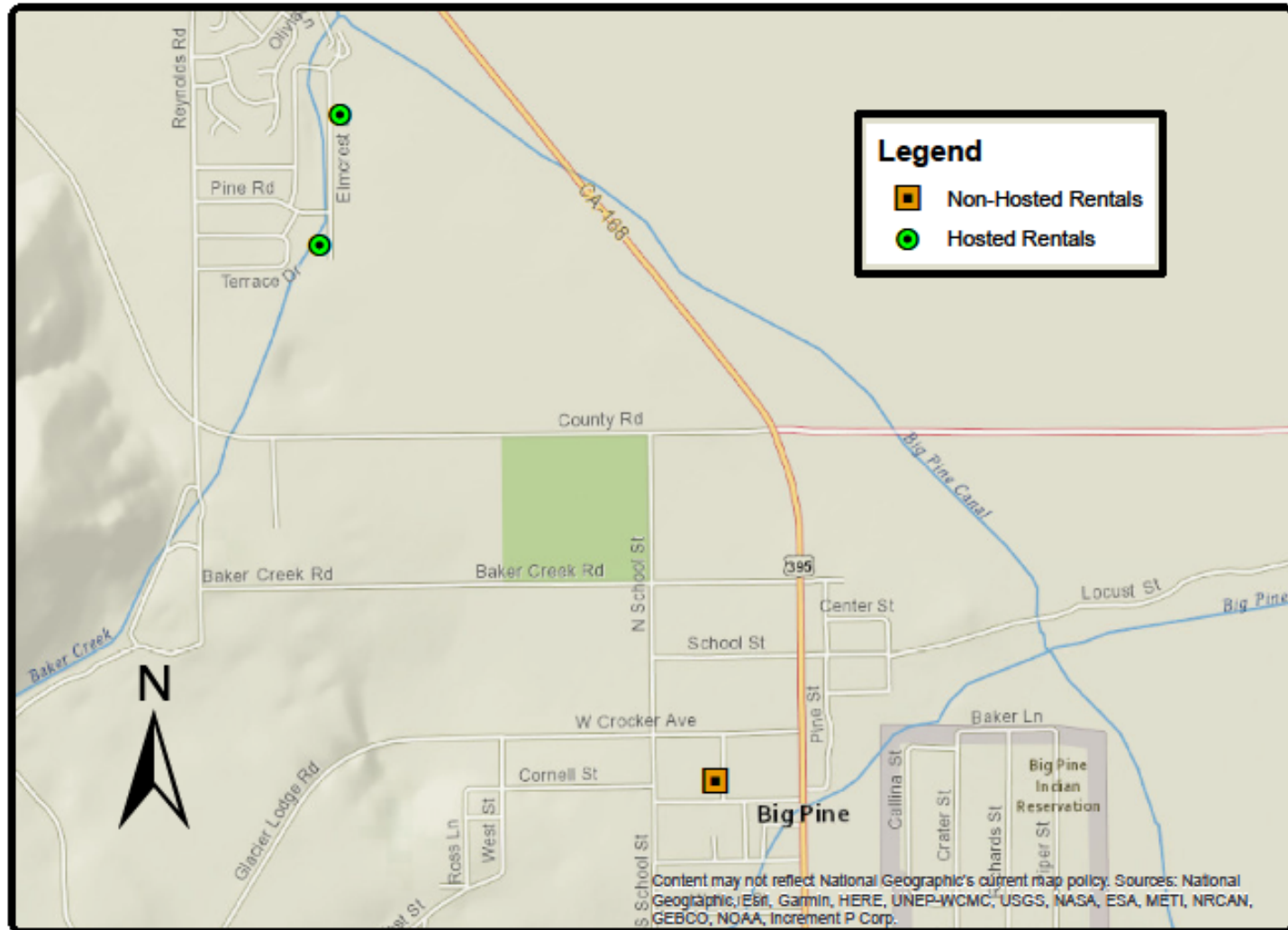


0 10 20 40 60 80 Miles

# Map of Permitted Short Term Rentals, Bishop Area

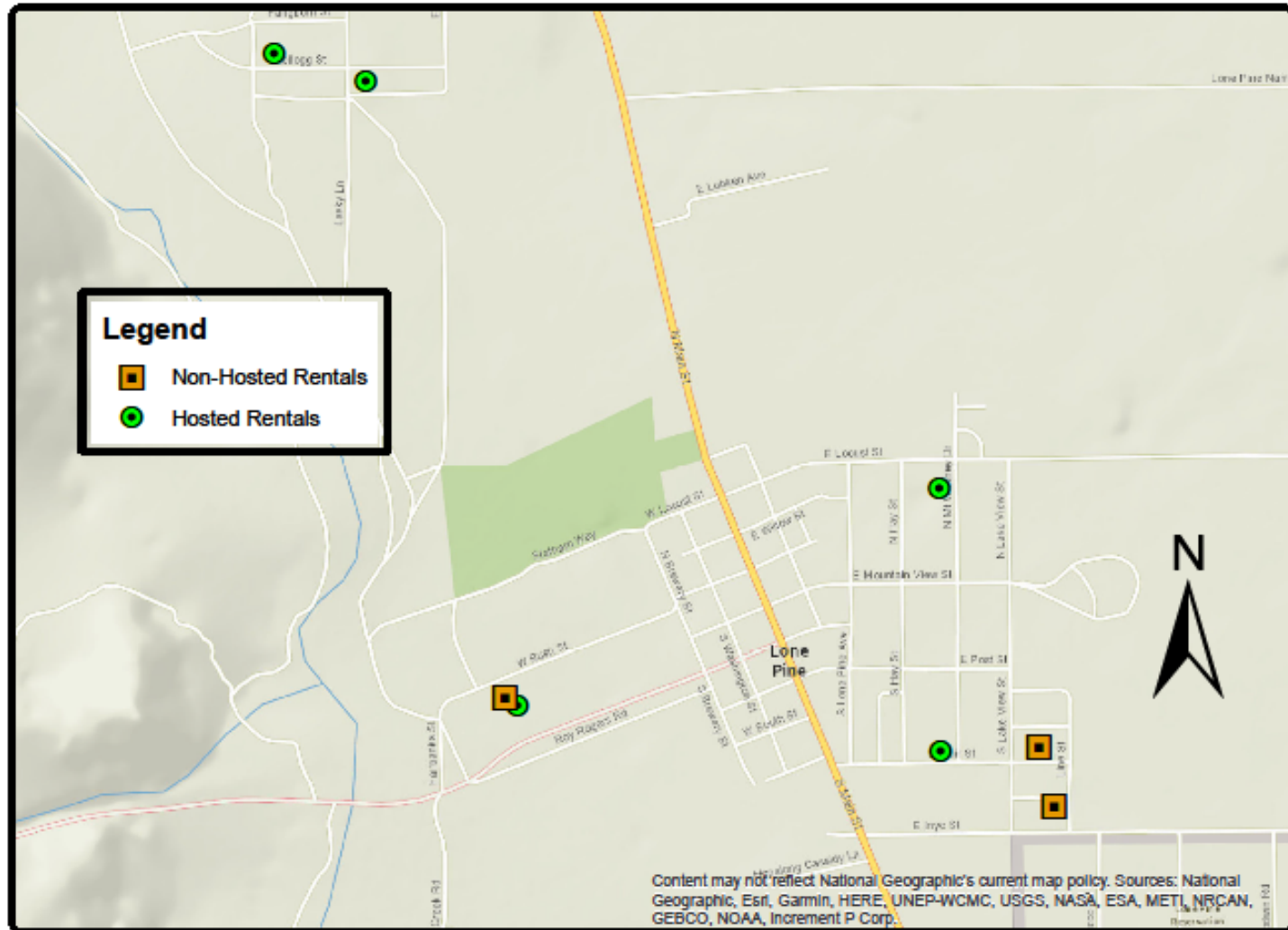


# Map of Permitted Short Term Rentals, Big Pine Area

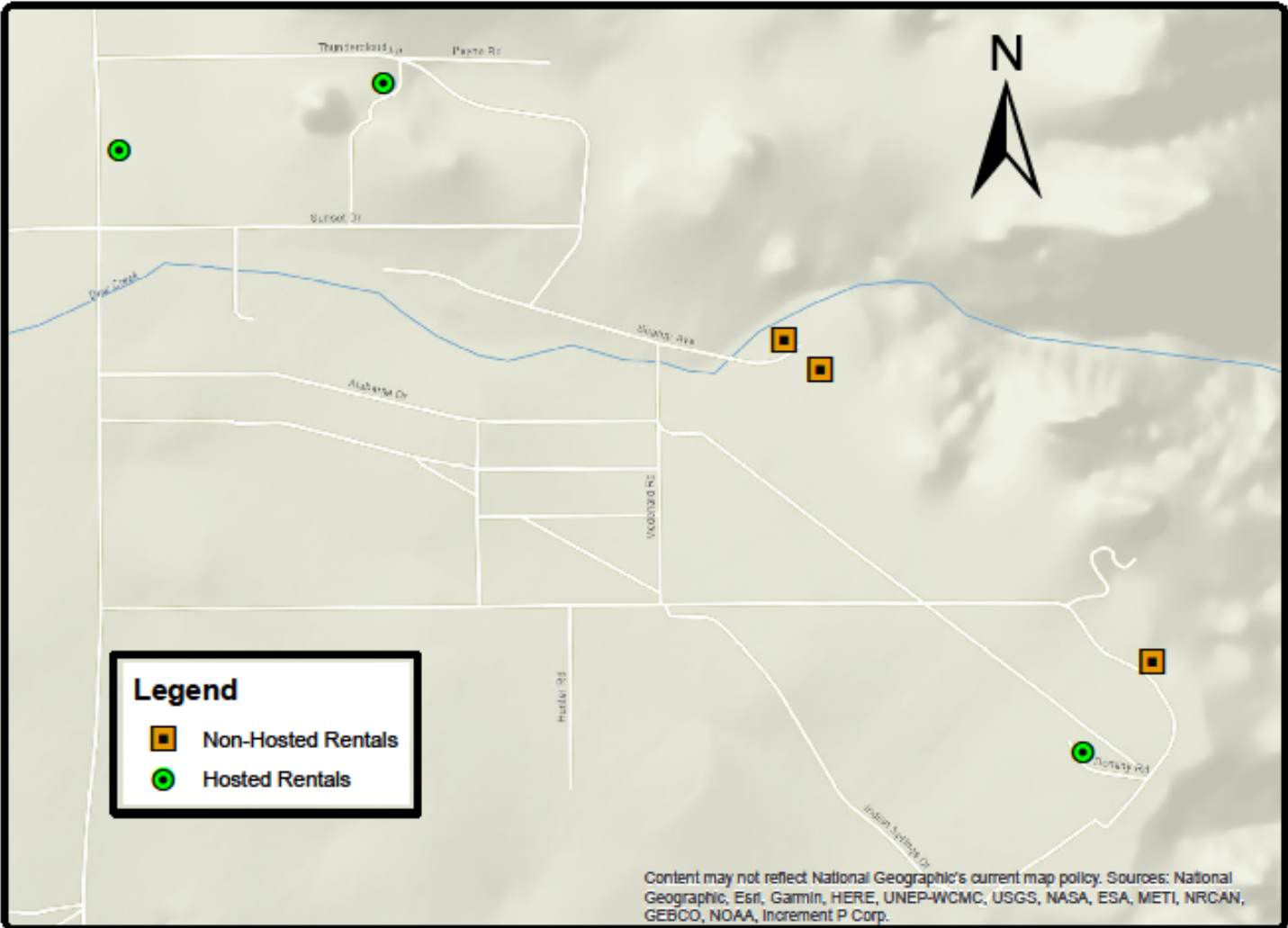




# Map of Permitted Short Term Rentals, Lone Pine Area



# Map of Permitted Short Term Rentals, Alabama Hills

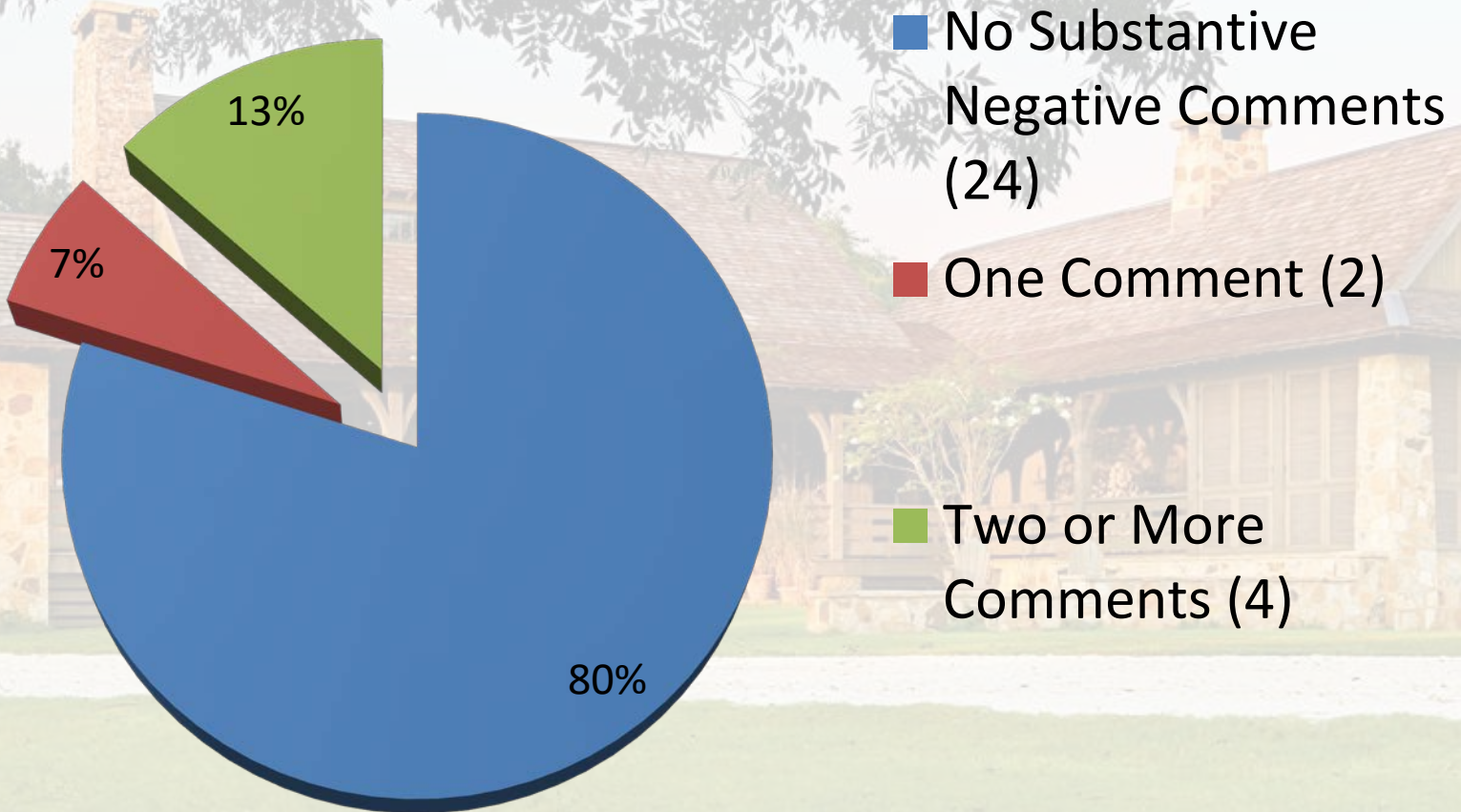


0 0.15 0.3 0.6 0.9 1.2 Miles

# Permits Currently Being Processed

- 6 Non-Hosted Permits are being Processed
- Of these, 2 have already had their Associated Hosted Permit processed, and 4 Associated Hosted Permits are Still Being Processed.
- None of the Current Non-Hosted Permits Intend to Separately Operate a Hosted Rental
- 2 Hosted Rental Permits are Being Processed that are not Associated with a Non-Hosted Permit.

# Contentious Permits



# **Enforcement of Code Non-Permitted Short-Term Rentals**

The Planning Department has Issued 31 Notices of Violation to Short-Term Rentals within the County since July, 2018

Enforcement has been happening, and will continue to happen on a quarterly basis.

The Entire County has been Reviewed, with Follow Up to Verify Compliance.

# Enforcement of Code

## Non-Permitted Short-Term Rentals

- 9 Responded to Notification and Closed the Rental, which Staff Verified.
  - 5 Never Responded but Desisted Operations
  - 12 Submitted Applications for Permits
  - 1 is Preparing to Submit Application
  - 3 were Exempt from the Short-Term Rental Ordinance.
  - 1 is Ongoing Matter
- 5 More Possible Unpermitted Short-Term Rentals have Come to the Departments Attention Recently

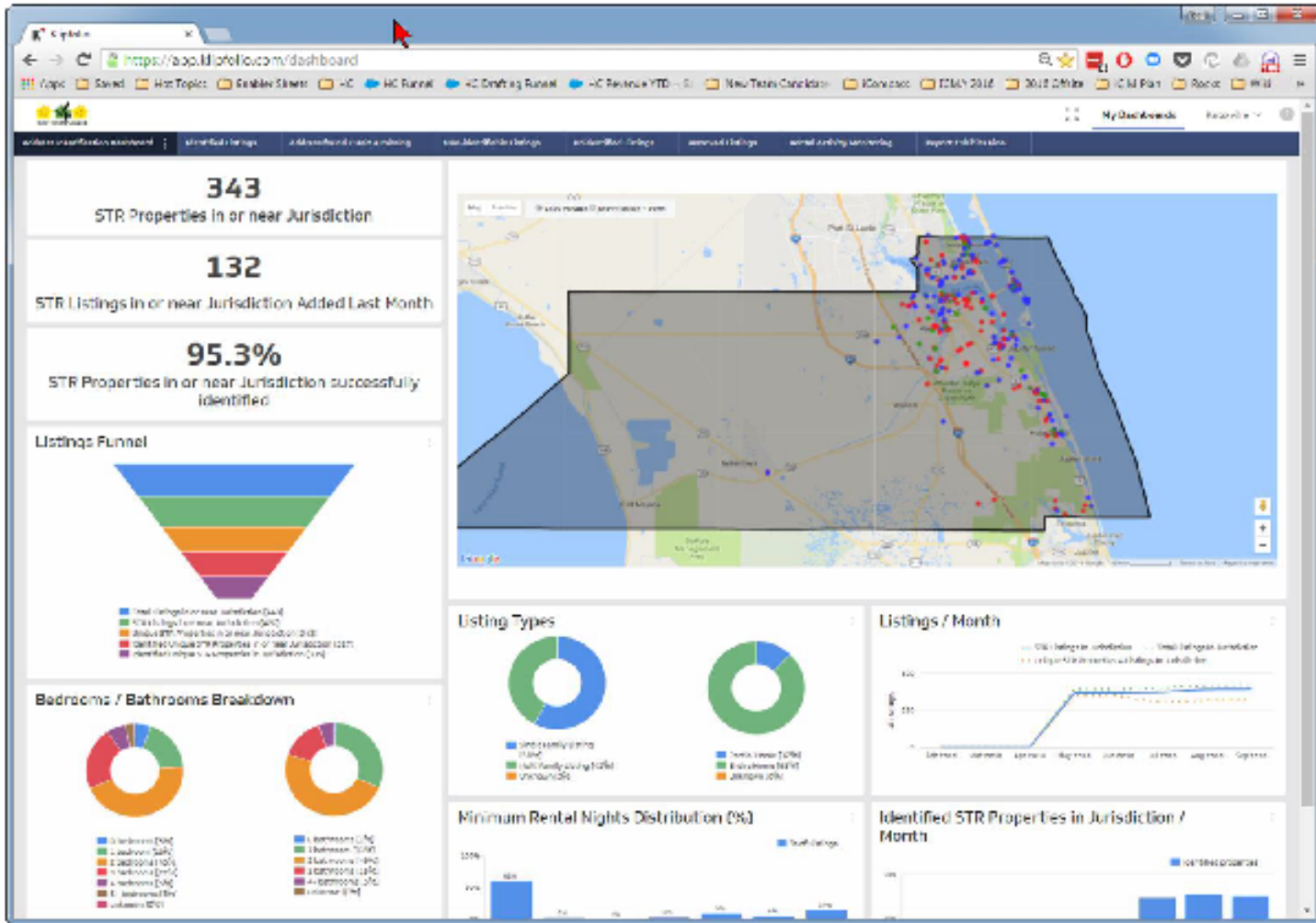
# Enforcement of Code Contract Services

Staff has spent approximately 100 hours on Code Compliance since July, 2018.

Staff Obtained Proposals from 3 Short Term Rental Compliance Companies:

- Harmari, by LTAS Technologies, Inc.
- LODGINGRevs
- Host Compliance (used by the Town of Mammoth Lakes)

# Address Identification: Get weekly reports on Inyo County's short-term rental activity incl. complete address information and screenshots of all identifiable STRs





# The Permitting Process

Processes for the Following are Included in the Report:

- Response to Public Inquiries about Short-Term Rentals
- Process for Hosted Short-Term Rental Permits
- Process for Non-Hosted Short-Term Rental Permits

# Refining of the Permitting Process

- Originally Staff was Not Notifying Neighbors in 300' about Approved Permits. Policy was Modified and Letters were sent with Host/Property Manager Information both for New and Already Issued Permits
- Staff Originally Processed Associated Hosted and Non-Hosted Permits Simultaneously, However, Because of Neighbor Confusion During Notification, the Hosted Permit Process Must now be Complete Before Any Notifications for the Non-Hosted Permit Process.

# Complaints Against Permitted Short-Term Rentals

- After Receiving a Complaint, the Operator Must Notify the County within 24 Hours
- Only Two Complaints have been Received, Both on the Same Rental
  - One Complaint was about a Car Alarm During Quiet Hours
  - One Complaint was about Trash Blowing onto the Street. Operator had a Dumpster Provided on their Property

# Survey of Permitted Operators of Short-Term Rentals

21 Operators, Operating 24 Rentals Responded to Our Survey

- 5 of 24 Rentals (21%) had been used as a Long-Term Rental Immediately Prior to being Operated as a Short-Term Rental
- 11 of 24 Rentals (46%) had been ever used as a Long-Term Rental

*Note that 4 Operators volunteered that their Residence had been used as a “Medium-Term” Rental in the past, that is month-to-month for a period of 1-3 months. All indicated that they might still operate for this market if the opportunity arose.*

# Survey of Permitted Operators of Short-Term Rentals

- 4 of 24 Rentals (17%) were Purchased or Constructed with the Intent of Utilizing them as Short-Term Rentals
- 8 of 24 Rentals did not have the Operator Living on the Property. All Hosted Rentals would Inherently have the Operator on Site, but a Significant Number of our Non-Hosted Rentals are for On-Site Accessory Dwelling Units.

# Planning Staff Recommendations for Code Updates

- The “Neighborhood Agreement Form” (if retained) Should be Changed to “Neighborhood Acknowledgement Form”
- The Requirement for a Hosted Permit to Obtain a Non-Hosted Permit should be Removed. It is one of our Most Consistent Complaints from the Public and Difficult for Staff to Justify. While it is Intended to Act as a Back Door Residency Clause, it Can be Worked Around.