CITY OF DALY CITY

SPECIAL MEETING – STUDY SESSION
CITY COUNCIL

Monday, March 11, 2019 - 5:30 PM

Daly City, CA

Live Telecast: Comcast Channel 27, Astound 26, AT&T U-Verse 99

Webcast: www.dalycity.org/meetings

AGENDA

STUDY SESSION:

Short-Term Rentals

Staff:
Van Lonkhuysen/Mothershead

ADJOURNMENT:

A Study Session is a public meeting at which the City Council receives information and presentation. No decisions can be made at this meeting other than to request additional information or to move a matter to a Regular City Council Meeting. The public is encouraged to attend these meetings and receive the presentations as well.

City Council Study Session Report

Item # _____

Meeting Date: March 11, 2019

Subject: **Short-Term Room Rentals –**
Report of Task Force Findings and Direction for Ordinance

Background

In April 2018, the City Council convened a Task Force to discuss the potential for City regulations related to homeowners renting their entire home or individual rooms within it to unrelated individuals on a short-term basis (e.g., 30 days or less). Often the reservation of and payment for such room rentals occurs via online rental services like Airbnb, HomeAway, and VRBO. These transactions presently occur in Daly City without oversight or taxation by the City of Daly City.

The Task Force was composed of 11 members, nine of whom were Daly City residents. One member represented the San Mateo County Association of Realtors and one member represented the Legal Aid Society of San Mateo. The latter two members were asked to join the Task Force in effort to gain the insight and the perspective their respective organizations might have on the short-term room rental topic. One of the Daly City residents on the Task Force operates a short-term rental in her home.

In the Task Force meeting, staff provided an overview of existing short-term room rentals available on the market in Daly City, the potential revenue loss stemming from these rentals, and what steps other cities have taken to address the impacts of short-term room rentals. Ulrik Benzer, the CEO of Host Compliance, a firm contracted by the Planning Division to help present the short-term rental topic to the Task Force and City Council, provided data on the scale and scope of the short-term rental market in Daly City (see Attachment A – City of Daly City: Short-Term Rental Market Overview). Task Force members received a presentation from staff and Mr. Benzer, and discussed the perceived benefits and detriments of the City formally allowing such rentals to occur. They also discussed what regulations could be effective in curbing some of their perceived detriments.

Discussion

At the end of the Task Force discussion, participants provided written answers to a questionnaire concerning how short-term room rentals might be regulated, assuming the City Council formally recognized and issued permits allowing such rentals. The questionnaire distributed to Task Force members asked:

- Should there be a limit on how many consecutive days each rental could occur and if so how many days should be allowed?

- Should there be a limit on how many calendar days each year all rentals on any given property could occur and if so how many should be allowed?

- Also, should the City of Daly City … limit how many short-term rentals are occurring at any given time in a home and if so how many? Limit permit property owners who do not reside at their property to conduct short-term rentals? Allow an entire home to be used for a short-term rental? Allow apartments to be used for a short-term rental? Permit second units to be used for short-term rentals?

Although all the questionnaires provided by Task Force members are attached (see Attachment B – Short-Term Room Rental Task Force Completed Questionnaires), staff has attempted to synthesize the responses as follows:

- Most Task Force members concurred that limiting the number of consecutive days that any given property could be used for a short-term room rental is appropriate. There was some consensus that the number of consecutive days should be limited to 30 days or less, although answers varied from three days to 90 days, especially if the owner was not present during the rental period. One member thought it was infeasible to impose any such restrictions from an enforcement perspective. One Task Force member thought that no restrictions should be imposed if the host was present during the rental and another expressed concern that allowing more days would essentially displace rental housing.

- There was consensus that the total number of calendar days in a year that a short-term rental should be limited and that this limit should be between 60 and 120 days. Most Task Force members thought this number of days could be expanded or eliminated altogether if the owner was present.

- There was not consensus about whether the City should limit the number short-term rentals that are occurring in a home at any given time. Two Task Force members expressed opinions that regulating short-term rental in this way would be difficult to enforce.

- There was some consensus that the City should not permit property owners who do not reside at their property to conduct short-term rentals. Only three Task Force members thought absentee ownership at a short-term rental was potentially acceptable. In expressing their concern about absentee owned short-term rentals, two Task Force members cited the need to have on-site accountability and maintenance, and that the rationale for requiring owner presence made enforcement easier and reduced the scale of activities associated with the short-term rental. One Task Force member thought allowing absentee property owners to rent was appropriate subject to a 90-day limit.

- There were mixed opinions about whether an entire home should be allowed to be used for a short-term rental. Those Task Force members who thought it was accepted expressed the desire that the home be the primary residence of the owner, such as in a situation where the home was a short-term rental while the owner was on vacation or home-swapping with an owner elsewhere.

- There was consensus that apartments should not be allowed to be used for short-term rentals. One Task Force member indicated allowing a single room in an apartment may be acceptable, so long as it was only a room in an owner-occupied apartment. None of the other Task Force members thought this was acceptable.

- There were mixed opinions about whether short-term rentals should be allowed in accessory dwelling units. While several Task Force members thought allowing this was acceptable so long as the owner occupied the primary unit, one member expressed concerns about the impact of doing so could have to the rental housing supply. Other members simply expressed the opinion that this should not be allowed.

In addition to answering specific questions, Task Force members were asked to provide the top three concerns they might have with short-term rentals. Many of the concerns can be summarized as those involving impacts to parking, neighborhood character/sense of community, and the potential for maintenance/noise issues in non-owner-occupied short-term rentals. The following are excerpts from comments provided in response to the inquiry about Task Force members' top three concerns:

"*We lose track of who belongs in the neighborhood (can't spot thieves) …"*

"[short-term rentals] allow absentee landlords to drive up home prices."

"[short-term rentals] reduce availability of long-term rental units because income is more lucrative as short-term rental."

"Unable to create and have a neighborhood community because short-term rentals come and go. We have numerous strangers walking up and down the block …"

"Would recommend that there be a limit on density of short-term rentals are permitted within any given defined neighborhood. Possibly a limit or no more than 10% of the residences within a 3 square block area could be listed at the same time as short term rentals. I.e. – if there were 100 homes than no more than 10 would be permitted."

"… as part of the process and review of short-term rentals, areas that have a history (past year on record) of being at a certain density of short-term rentals (i.e. – at least 8% in a 10% maximum density area) would be converted to a permitted parking zone with property owners being issued TWO street parking permits based on the inspection of the ACTUAL USE of available parking that their property legally permits (i.e. garage spaces, driveway spaces)."

"I think it would be fair to the hotel/motel businesses to have Airbnb collect hotel tax (TOT) from short-term visitors. It would also be a fairer situation if all short-term visitors paid local taxes equally."

"Diminish stock of rental housing in Daly City – short-term rental use become more lucrative than providing long-term housing, shrinking available options for Daly city residents who want to live here."

"Displacement of residents in favor of tourists."

"Drawing real estate investors into the Daly City housing market who aim to extract value from short-term rental market without an re-investment in local community, no civic responsibility."

"It's a business that should generate income for the City by permits and hotel tax."

"Because out-of-towners can make much more using Airbnb than renting via a lease as an income source (like a private business) it is currently eroding the number of available living spaces."

"Airbnb has the potential to re-structure our neighborhoods."

Staff Recommendation

At the Study Session, the City Council should receive the staff presentation, including a presentation from Ulrik Binzer representing Host Compliance, and the direct staff to proceed with developing a Short-Term Rental Ordinance. The Council should provide guidance as to what regulations would be acceptable given input by the public, staff, and Task Force members. To assist with this effort, the Council may desire to review the attached summary matrix outlining how other California communities regulate short-term room rentals, including San Francisco, Berkeley, and Redwood City (see Attachment C – Short-Term Room Rental Ordinance Matrix).

Respectfully submitted,

Michael VanLonkhuysen
Planning Manager

Tatum Mothershead
Director of Economic and Community Development

Attachments

Attachment A – City of Daly City: Short-Term Rental Market Overview
Attachment B – Short-Term Room Rental Task Force Completed Questionnaires
Attachment C – Short-Term Room Rental Ordinance Matrix

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City of Daly City:

Short-Term Rental Market Overview

By Host Compliance, LLC

April, 2018

Contents

Background

Sharing our homes has been commonplace for as long as there have been spare rooms and comfortable couches. Whether through word of mouth, ads in newspapers or flyers on community bulletin boards, renters and homeowners alike have always managed to rent out or share rooms in their living spaces. Traditionally these transactions were decidedly analog, local and limited in nature, but with advance of the internet and hundreds of websites like as Airbnb.com and HomeAway.com it has suddenly become possible for people to advertise and rent out their homes and spare bedrooms to complete strangers with a few mouse-clicks or taps on a smartphone screen. With this new technology has come rapid growth, and with this rapid growth, many communities including the City of Daly City are experiencing an increased volume of “strangers” in residential communities. While some of these consequences are positive (increased business for local merchants catering to the tourists etc.), there are also many potential issues and negative side effects that local governments can mitigate by adopting sensible and enforceable regulations. The first step to making good rules is knowing the facts. By publishing this report, we add a new dimension to the debate about how to best balance the competing issues in the short-term rental industry. Specifically, we hope that the publication of this data will bring independent and objective facts to the discussion and facilitate a larger debate on community goals and enforcement which will allow the city to reach a workable regulatory compromise.

Methodology

As a software, data and consulting services provider exclusively focused on helping more than 116 local governments overcome enforcement challenges associated with short-term rentals, Host Compliance has developed a set of proprietary data and analytics tools that can provide deep insights into the scale and scope of the short-term rental activity in any community and make the enforcement of short-term rental regulations effective and economical. In this report, we will provide our findings for the City of Daly City.

Host Compliance’s data is collected weekly and for purposes of this report Host Compliance collected, aggregated and deduplicated all listing data, reviews, calendar info and photos across the world’s 50 top short-term rental listing sites. We estimate this represents 99% of the total short-term rental universe in the City of Daly City’s jurisdiction.

The data used for the report was collect during the last week of April, 2018 and the data contained in this report is believed to be highly accurate and representative of the scale and scope of the short-term rental market in the City of Daly City as of the date of this report. That said, it is important to acknowledge that the numbers presented, represent a moment in time, a snapshot of the marketplace as it looked like on the day of collection. Short-term renting is a dynamic, rapidly evolving industry, with individual hosts and entire listing platforms changing on a moment's notice. Absolute numbers change daily and can never truly be captured in a report. Instead, consider the themes, ratios, and trends as indicative of the scale, scope and direction of the market-place.

Gathering data across so many rental platforms presents unique presentation problems. As an example, one physical rental unit may be advertised on multiple sites or might be listed in multiple forms on the same site. Host Compliance therefore de-duplicate all listing data to give a more accurate picture of the true number of unique rental units operating in each area of the City. To give a complete picture of the activity we however also provide a breakdown of Active Listings, listings that qualify as short-term rentals, and unique Rental Units. For the purposes of this report:

- "Listings" are defined as online advertisements for short-term rental units. Examples of listings are found on websites such as airbnb.com, vrbo.com and flipkey.com.
- "Active Listings" are defined as any listing that has either had its booking calendar changed or received a review in the last year. These are strong indicators that a host is still actively managing the listing.
- "Rental Units" are defined as a plot of land, structure or part of a structure offered for use, in return for payment, as sleeping quarters for a single person or group of people, or any grounds, or other facilities or area promised for the use for overnight accommodation and includes, but without limitation, apartment units, boarding houses, rooming houses, mobile home spaces, RVs, boats, tents, treehouses and single and multi-family dwellings.
- "Rental Units" are defined as Rental Units for which there is at least 1 Active Listing
- "Entire Home Rental Units" are defined as Rental Units that are rented out in their entirety i.e. the host is not physically present in the unit during the stay.

Unless noted otherwise, the analysis in this report is based on Active Rental Units i.e. Active Listings de-duplicated within and across platforms. Due to rounding, some data tables may not add up to 100%.

About Host Compliance

Host Compliance LLC (https://hostcompliance.com) is a privately held company located in San Francisco. Serving more than 116 local governments (including 47 California communities), the company is the world's leading provider of short-term rental compliance monitoring and enforcement solutions to local governments.

Partnering with city regulators and staff in these communities, Host Compliance has developed a unique understanding of what works and what doesn't when it comes to analyzing local short-term rental markets and implementing and enforcing short-term rental regulations in communities like Daly City.

Host Compliance's services include:

- Providing accurate and independent data on the scale and scope of the short-term rental market in any community
- Helping cities and other local government entities implement fair and effective short-term rental ordinances
- Managing and processing short-term rental registrations and/or permit applications (online and offline)
- Identifying short-term rentals operating in non-compliance with local registration, licensing and/or permitting requirements
- Providing automated outreach services to bring non-compliant short-term rentals into compliance
- Providing 24/7 hotline services that makes it easy for neighbors and other stakeholders to report, document and resolve short-term rental related issues in real-time
- Collecting short-term rental related taxes and identifying tax under-reporting across all short-term rental platforms

In case you have any questions about the data or how Host Compliance could potentially be of help in implementing or enforcing fair and effective short-term regulations in Daly City, please visit our website (https://hostcompliance.com) or contact us on info@hostcompliance.com or (415) 715-9280.

Daly City Short-Term Rental Market Overview

Overall Market Observations

While there are currently 445 Listings online for short-term rental properties in the City of Daly City, the current number of Active Listings – those that have been updated, edited, or reviewed in the last year is slightly less: 405. After de-duplication i.e. removing duplicate Listings to account for the fact that some Rental Units are being advertised simultaneously on multiple online platforms - there are currently 368 unique Active Rental Units operating in the city. Of the 50 websites included in this study, 95.80% of Daly City's short-term rental Listings were posted on Airbnb.

Listing Site	# of Active Listings	% of Total Active Listings
Airbnb	388	95.80%
Flipkey	8	2.00%
VRBO	6	1.50%
HomeAway	3	0.70%
Daly City Total	**405**	**100.0%**

78% of Daly City's short-term rentals are operated out of single-family homes and 22% are rentals located in multi-family dwellings. In term of the types of rentals, 40% are for Entire Home Rental Units, whole units occupied solely by the guest during his/her stay. The remaining 60% are Partial Home Rental Units i.e. private or shared room rentals where the host is physically present onsite during the stay.

The sizes of the city's Entire Home Rental Units vary: 7% are listed as studios, 29% as 1BR, 25% as 2BR, 20% as 3BR and 7% as 4BR rentals. Only 9% of the city's Entire Home Rental Units are listed as having 5+ bedrooms.

It is important to note that while large ‘party houses’ may get more attention, the use of smaller units as short-term rentals and ‘entire home’ rentals have been found to most directly impact the availability of long-term affordable housing units[1] and the quality of life of nearby residents.

While 405 Active Listings and 368 unique Active Rental Units may seem like very large numbers, the intensity of use varies dramatically from one short-term rental to another and many of Daly City's short-term rentals are never or seldom rented, whereas other operate at occupancy rates similar to traditional lodging providers. Specifically, the market in Daly City is

[1] https://papers.ssrn.com/sol3/papers.cfm?abstract_id=3006832

distinctly dumbbell-shaped, with 37% of the city's short-term rental units showing annualized rental activity for 30 or fewer nights per year while 44% of units show annualized rental activity for more than 90 nights per year[2].

Estimated Annual Rental Frequency for All Rental Units

	0-30 nights	31-60 nights	61-90 nights	91-120 nights	121-150 nights	151-180 nights	181 plus nights
# of Active Rental Units	137	46	22	34	36	42	51
% of Total Active Rental Units	37%	7%	6%	9%	10%	11%	14%
				163 Units / 44% of Total Active Rental Units			

Focusing exclusively on Entire Home Rentals: 50% of Entire Home Rental Units are rented for 30 or less nights per year, whereas 50% show more than 90 nights of annualized rental activity.

Estimated Annual Rental Frequency for Entire Home Rental Units

	0-30 nights	31-60 nights	61-90 nights	91-120 nights	121-150 nights	151-180 nights	181 plus nights
# of Active Entire Home Rental Units	55	14	6	14	14	22	24
% of Total Active Entire Home Rental Units	37%	9%	4%	9%	9%	15%	16%
				74 Units / 50% of Total Active Entire Home Rental Units			

In terms of the number of Rental Units per host, the majority (69.40%) have only 1 Active Rental Unit under management. That said, these numbers may understate the true number of multi-unit hosts as many professional operators have begun listing their units under different host IDs to avoid scrutiny.

	# of Active Hosts	% of Active Hosts	Cumulative % of Active Hosts
Hosts with 1 active rental unit	150	69.40%	69.40%
Hosts with 2 Active Rental Units	29	13.40%	82.90%
Hosts with 3 Active Rental Units	15	6.90%	89.80%
Hosts with 4 Active Rental Units	10	4.60%	94.40%
Hosts with 5 Active Rental Units	5	2.30%	96.80%
Hosts with 6 Active Rental Units	1	0.50%	97.20%

[2] Ninety days is a common rule-of-thumb for when short-term renting becomes more profitable than long-term renting and is therefore often used as the threshold for differentiating between 'casual' and 'commercial' short-term rental operators.

Hosts with 7 Active Rental Units	2	0.90%	98.10%
Hosts with 8 Active Rental Units	1	0.50%	98.60%
Hosts with 9 Active Rental Units	1	0.50%	99.10%
Hosts with 10 Active Rental Units	1	0.50%	99.50%
Hosts with 11 plus Active Rental Units	1	0.50%	100.00%
Daly City Total	**216**	**100.00%**	**100.00%**

Active Listings/Rental Units by Neighborhood

The four largest neighborhoods in terms of Active Rental Units are Original Daly City, Westlake, Hillside and Crocker and in combination 57.30% of all of Daly City's Active Rental Units are located in these four areas:

Daly City's Short-Term Rental Market by Neighborhood

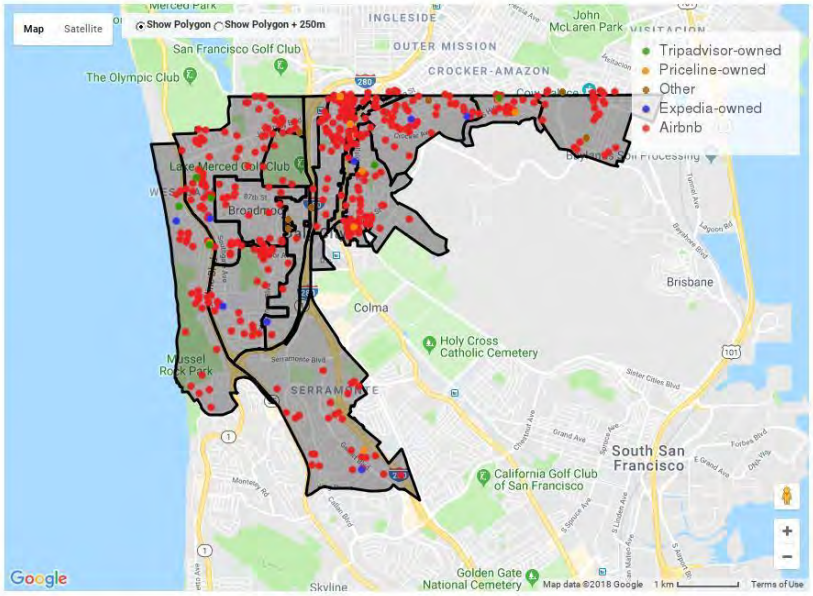
Neighborhood	Active Listings	% of Total	Active Rental Units	% of Total
Original Daly City	76	*18.80%*	66	*19.70%*
Westlake	64	*15.80%*	61	*18.20%*
Hillside	52	*12.80%*	42	*12.50%*
Crocker	40	*9.90%*	38	*11.30%*
St. Francis	36	*8.90%*	31	*9.30%*
Skyline	30	*7.40%*	27	*8.10%*
Serramonte	26	*6.40%*	26	*7.80%*
Bayshore	24	*5.90%*	24	*7.20%*
Broadmoor	15	*3.70%*	15	*4.50%*
Southern Hills	19	*4.70%*	15	*4.50%*
Mission Street Corridor	14	*3.50%*	14	*4.20%*
Lake Merced C.C.	6	*1.50%*	6	*1.80%*
Sullivan Corridor	2	*0.50%*	2	*0.60%*
I-280	1	*0.20%*	1	*0.30%*
Total City of Daly City	**405**	**100.00%**	**368**	***100.00%***

The infographics on the following pages provide more details on the scale and scope of the short-term rental market in the overall city and its various neighborhoods (excluding neighborhoods with less than 10 Active Rental Units).

City of Daly City

405
Active Listings

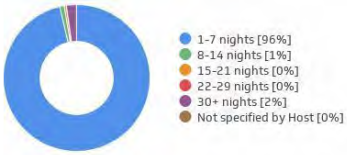
368
Active Rental Units



Listing Types

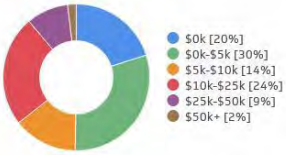
Bedrooms / Bathrooms

Minimum Nights

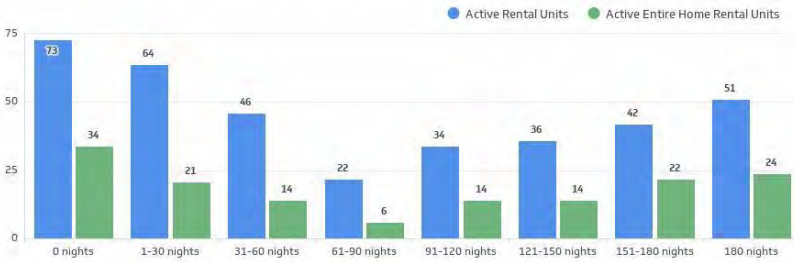


Nightly Rate

Estimated Annual Rental Revenue



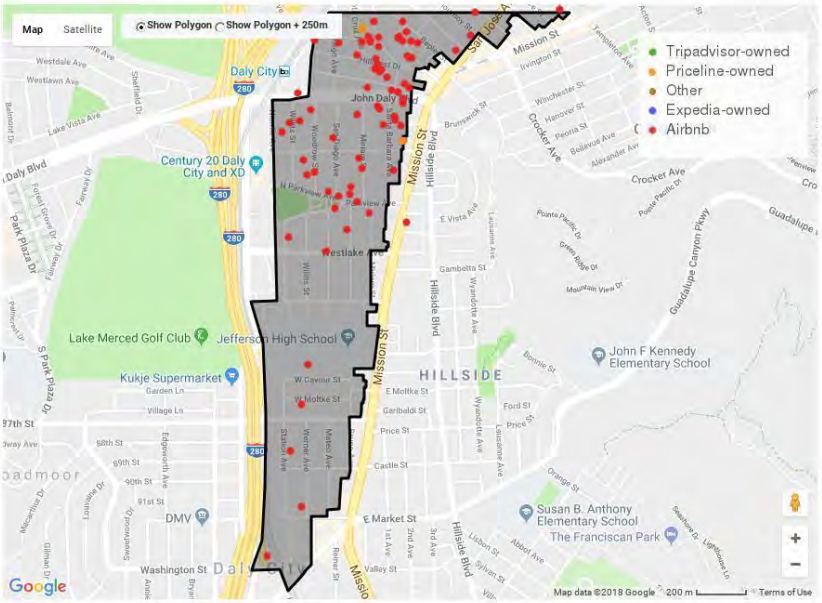
Estimated Annual Nights Rented



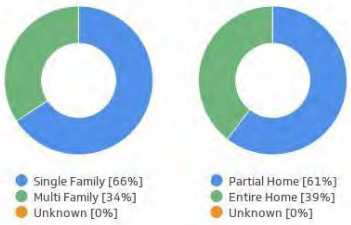
Original Daly City

76
Active Listings

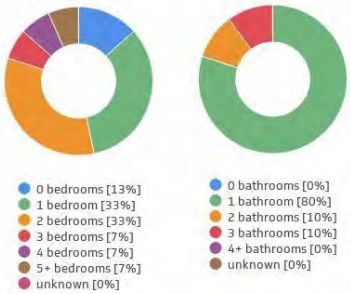
66
Active Rental Units



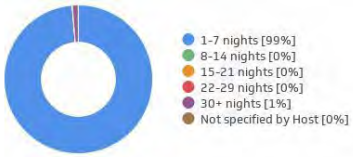
Listing Types



Bedrooms / Bathrooms



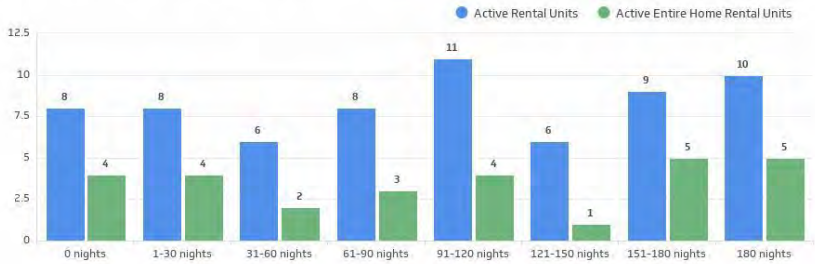
Minimum Nights



Nightly Rate

Estimated Annual Rental Revenue

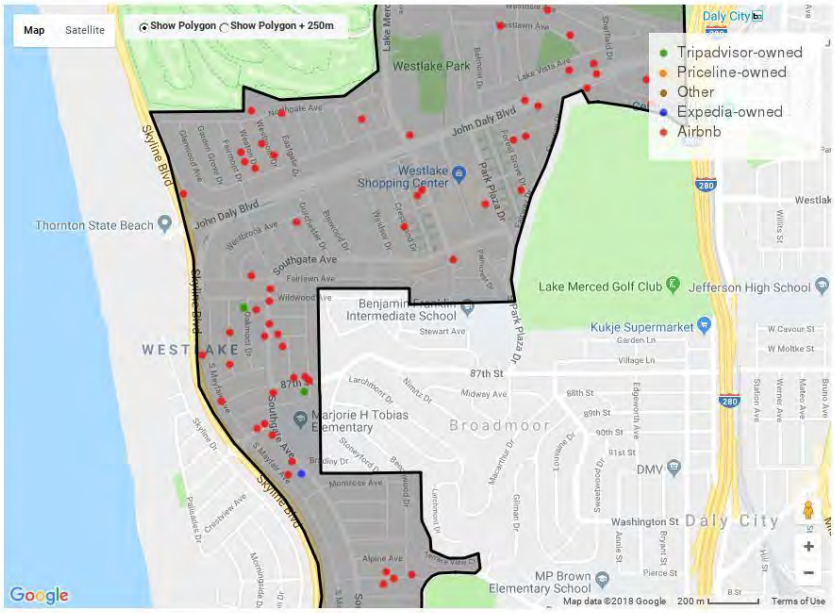
Estimated Annual Nights Rented



Westlake

64
Active Listings

61
Active Rental Units



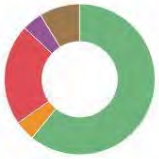
Listing Types

- Single Family [86%]
- Multi Family [14%]
- Unknown [0%]

- Partial Home [64%]
- Entire Home [36%]
- Unknown [0%]

Bedrooms / Bathrooms

- 0 bedrooms [9%]
- 1 bedroom [35%]
- 2 bedrooms [30%]
- 3 bedrooms [0%]
- 4 bedrooms [0%]
- 5+ bedrooms [22%]
- unknown [4%]

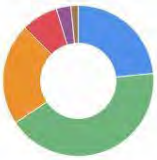


- 0 bathrooms [0%]
- 1 bathroom [61%]
- 2 bathrooms [4%]
- 3 bathrooms [22%]
- 4+ bathrooms [4%]
- unknown [9%]

Minimum Nights

- 1-7 nights [100%]
- 8-14 nights [0%]
- 15-21 nights [0%]
- 22-29 nights [0%]
- 30+ nights [0%]
- Not specified by Host [0%]

Nightly Rate

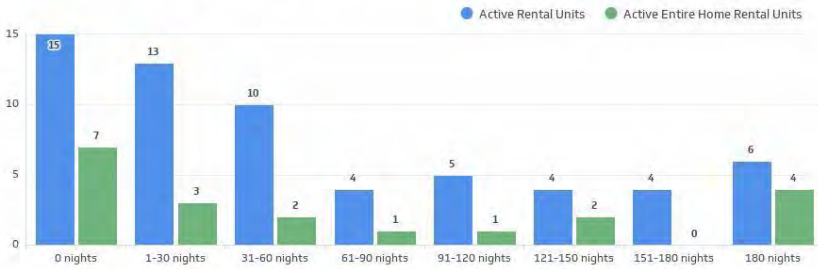


- $0-$50 [23%]
- $50-$100 [42%]
- $100-$200 [22%]
- $200-$400 [8%]
- $400+ [3%]
- not provided [2%]

Estimated Annual Rental Revenue

- $0k [25%]
- $0k-$5k [39%]
- $5k-$10k [15%]
- $10k-$25k [16%]
- $25k-$50k [5%]
- $50k+ [0%]

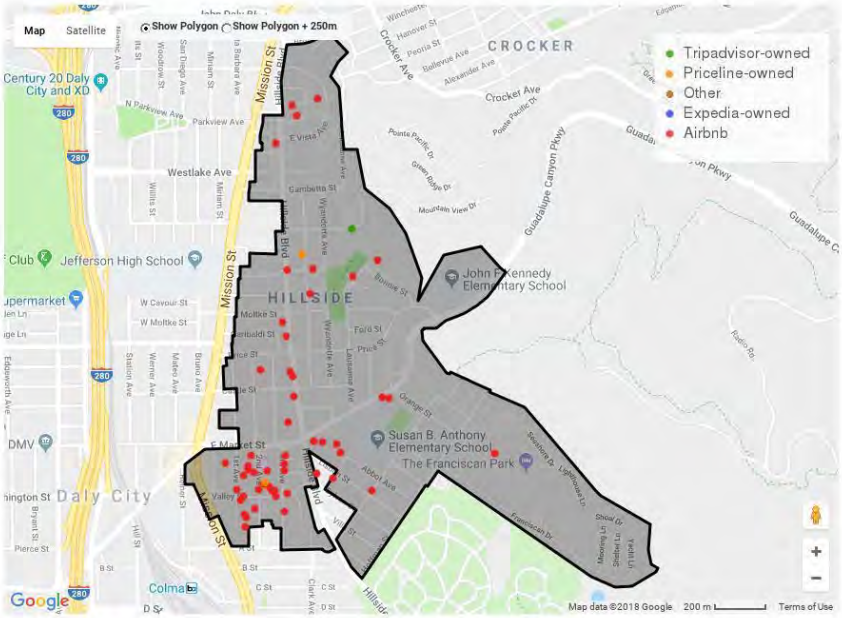
Estimated Annual Nights Rented



Hillside

52
Active Listings

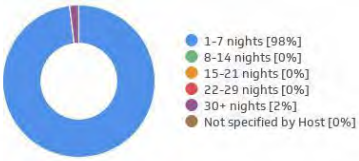
42
Active Rental Units



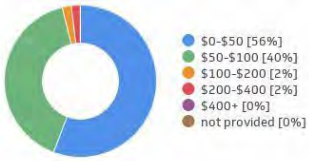
Listing Types

Bedrooms / Bathrooms

Minimum Nights



Nightly Rate



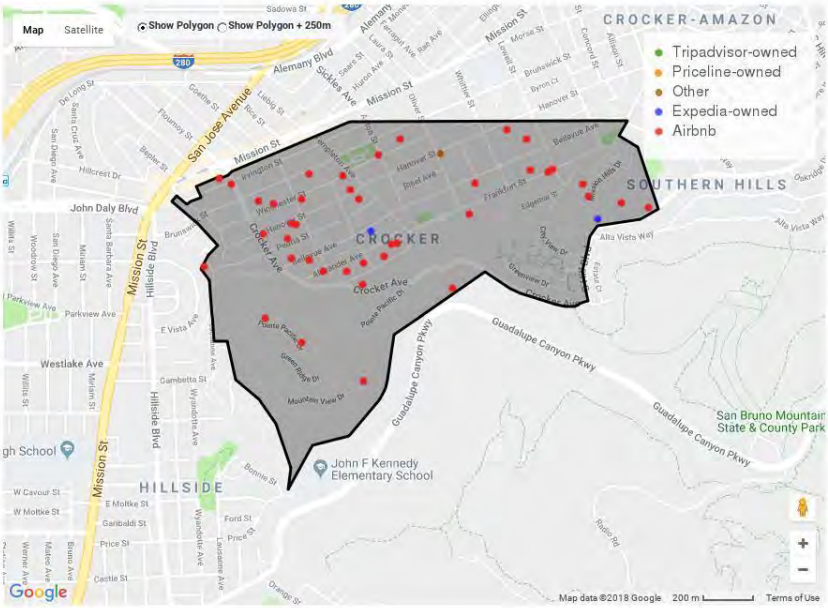
Estimated Annual Rental Revenue

Estimated Annual Nights Rented

Crocker

40
Active Listings

38
Active Rental Units



Listing Types

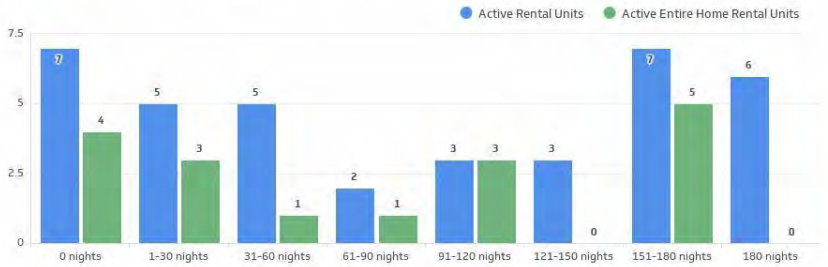
Bedrooms / Bathrooms

Minimum Nights

Nightly Rate

Estimated Annual Rental Revenue

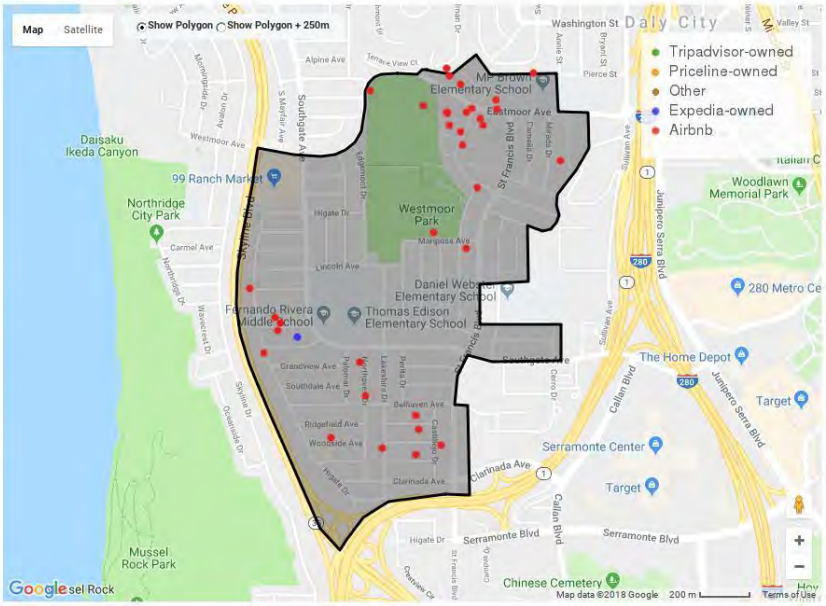
Estimated Annual Nights Rented



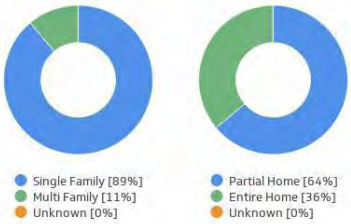
St. Francis

36
Active Listings

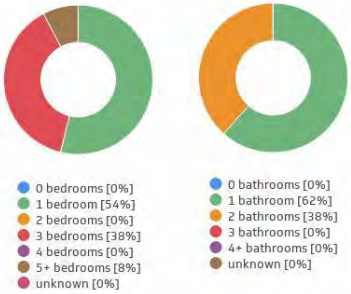
31
Active Rental Units



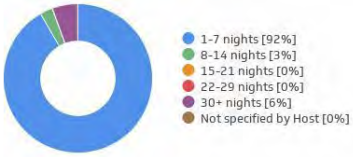
Listing Types



Bedrooms / Bathrooms



Minimum Nights



Nightly Rate

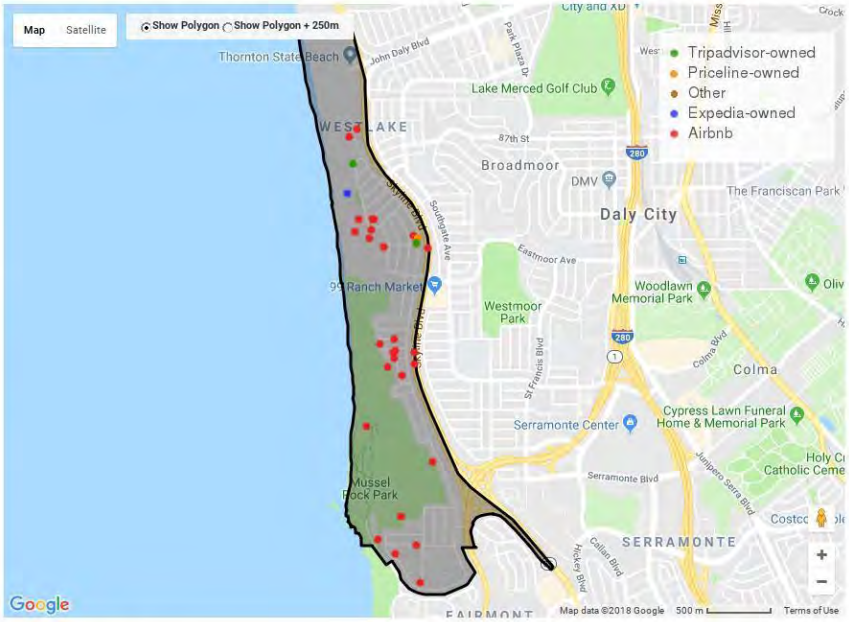
Estimated Annual Rental Revenue

Estimated Annual Nights Rented

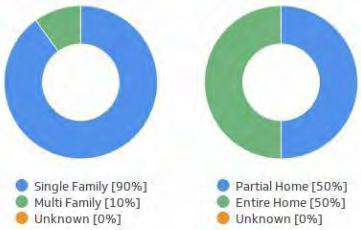
Skyline

30
Active Listings

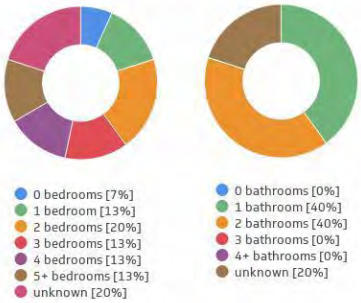
27
Active Rental Units



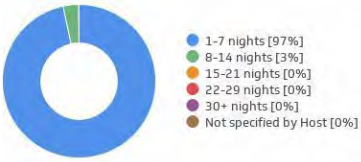
Listing Types



Bedrooms / Bathrooms



Minimum Nights



Nightly Rate

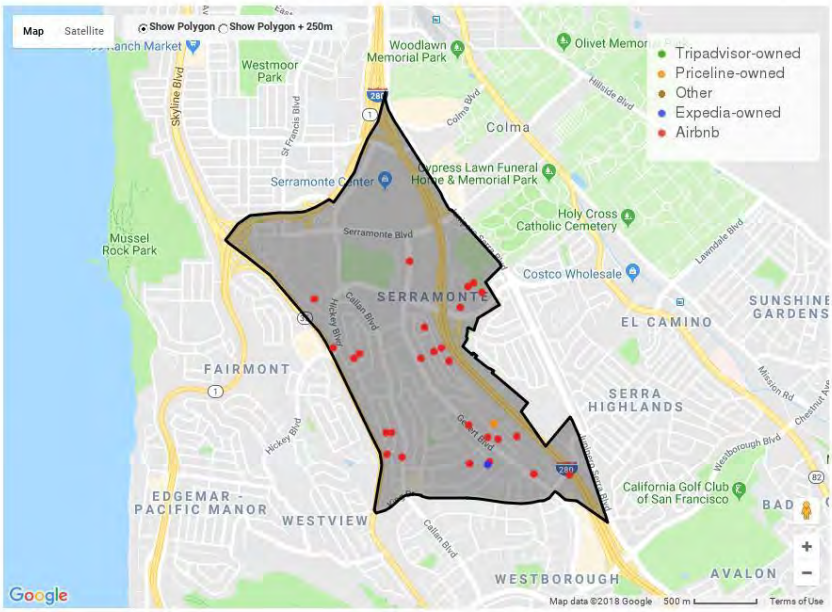
Estimated Annual Rental Revenue

Estimated Annual Nights Rented

Serramonte

26
Active Listings

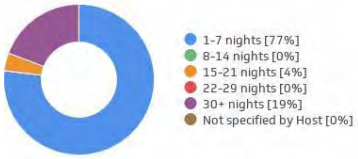
26
Active Rental Units



Listing Types

Bedrooms / Bathrooms

Minimum Nights



Nightly Rate

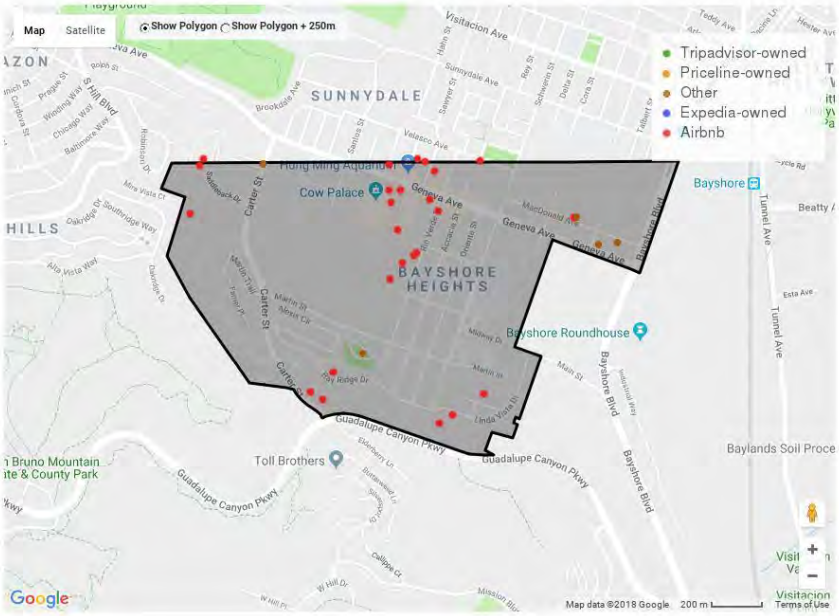
Estimated Annual Rental Revenue

Estimated Annual Nights Rented

Bayshore

24
Active Listings

24
Active Rental Units

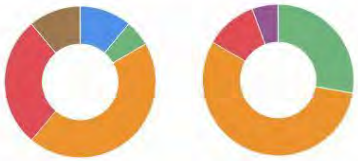


Listing Types

- Single Family [38%]
- Multi Family [63%]
- Unknown [0%]

- Partial Home [25%]
- Entire Home [75%]
- Unknown [0%]

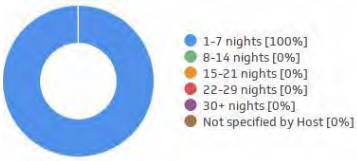
Bedrooms / Bathrooms



- 0 bedrooms [11%]
- 1 bedroom [6%]
- 2 bedrooms [44%]
- 3 bedrooms [28%]
- 4 bedrooms [0%]
- 5+ bedrooms [11%]
- unknown [0%]

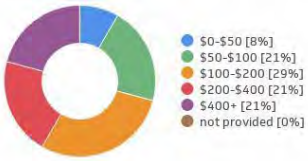
- 0 bathrooms [0%]
- 1 bathroom [28%]
- 2 bathrooms [56%]
- 3 bathrooms [11%]
- 4+ bathrooms [6%]
- unknown [0%]

Minimum Nights



- 1-7 nights [100%]
- 8-14 nights [0%]
- 15-21 nights [0%]
- 22-29 nights [0%]
- 30+ nights [0%]
- Not specified by Host [0%]

Nightly Rate



- $0-$50 [8%]
- $50-$100 [21%]
- $100-$200 [29%]
- $200-$400 [21%]
- $400+ [21%]
- not provided [0%]

Estimated Annual Rental Revenue

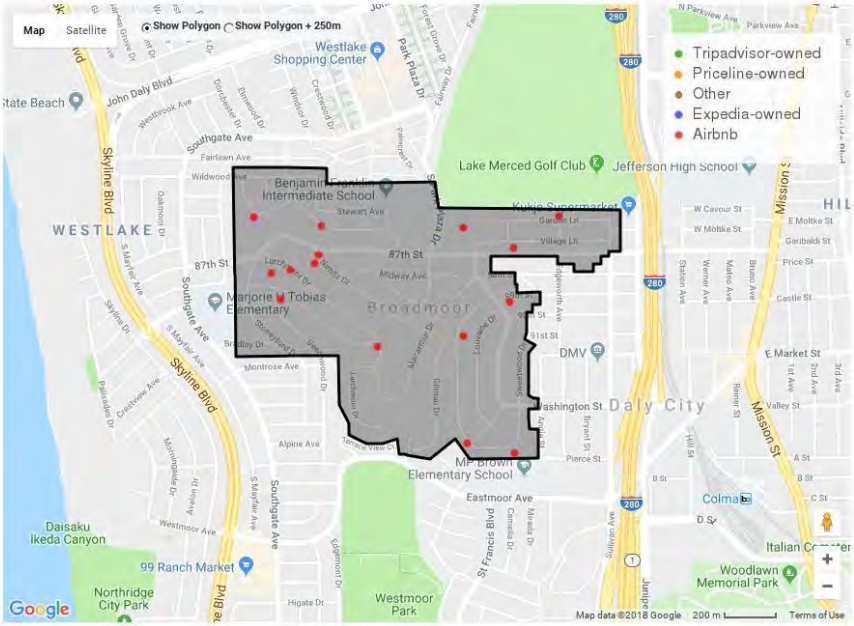
- $0k [21%]
- $0k-$5k [29%]
- $5k-$10k [4%]
- $10k-$25k [8%]
- $25k-$50k [29%]
- $50k+ [8%]

Estimated Annual Nights Rented

Broadmoor

15
Active Listings

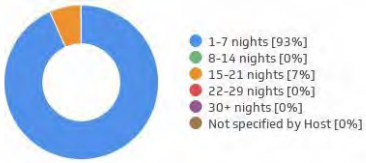
15
Active Rental Units



Listing Types

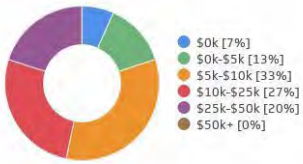
Bedrooms / Bathrooms

Minimum Nights



Nightly Rate

Estimated Annual Rental Revenue

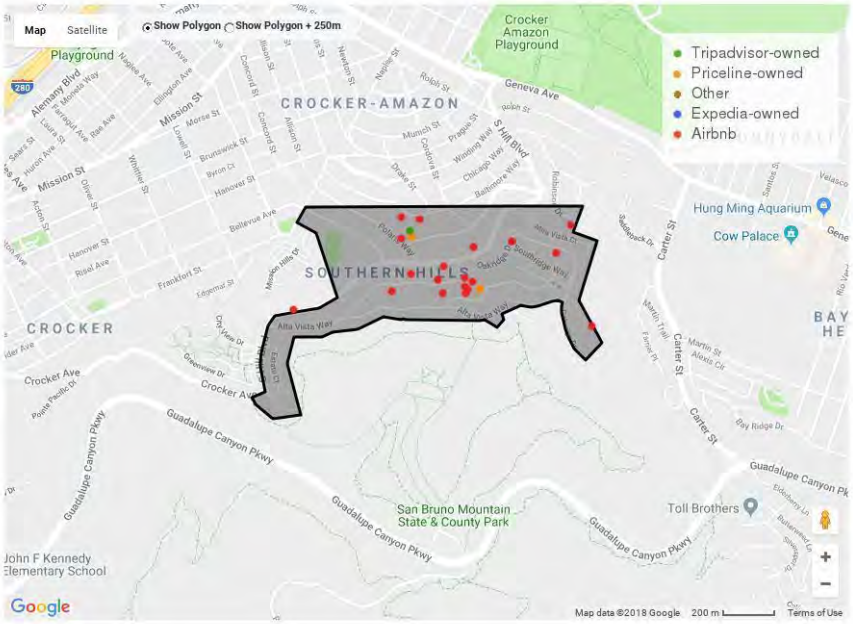


Estimated Annual Nights Rented

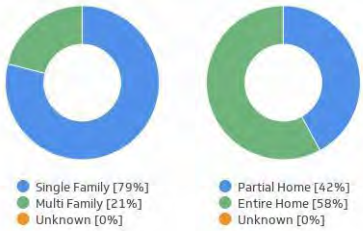
Southern Hills

19
Active Listings

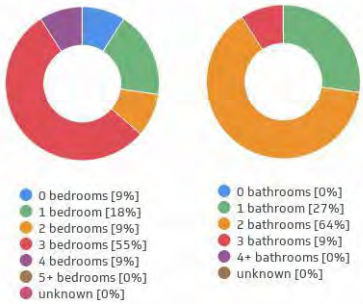
15
Active Rental Units



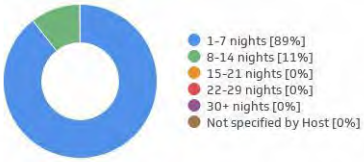
Listing Types



Bedrooms / Bathrooms



Minimum Nights



Nightly Rate

Estimated Annual Rental Revenue

Estimated Annual Nights Rented

Mission Street Corridor

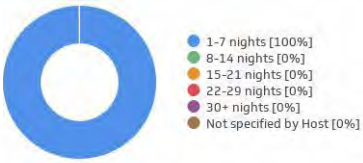
14
Active Listings

14
Active Rental Units

Listing Types

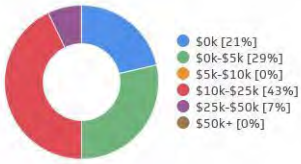
Bedrooms / Bathrooms

Minimum Nights



Nightly Rate

Estimated Annual Rental Revenue



Estimated Annual Nights Rented

City of Daly City
Short-Term Rental (STR) Task Force

Assuming the City of Daly City formally recognizes and issues permits for short-term rentals ....

Should there be a limit on how many consecutive days each rental could occur and if so how many days should be allowed? 30 DAYS CONSECUTIVE And Not more then 90 DAYS Total for NON OWNER occupied Properties.

Should there be a limit on how many calendar days each year all rentals on any given property could occur and if so how many should be allowed? 90 days for NON OWNER Occupied and NO limited for OWNER occupied properties

Should Daly City limit how many short-term rentals are occurring at any given time in a home and if so how many? NO

Should Daly City permit property owners who do not reside at their property to conduct short-term rentals?

Yes **No** **Maybe** if they Are licensed And if Building is 1 to 4 Residential Property

Should Daly City allow an entire home to be used for a short-term rental? NON OWNER (NO) PRIMARY (YES)

(Yes) No Maybe, if Quotas

Should Daly City allow apartments to be used for a short-term rental?

Yes (No) Maybe, if

Should Daly City permit second units to be used for short-term rentals?

(Yes) No Maybe, if Hosted ADU's

Please provide the top three concerns you may have with short-term rentals:

1. PARKING

2. Quality of the Neighborhood
   a) Noise
   b) Garbage
   c) Parking

3. Safety

Please provide additional comments below:

(1) DIFFERENTIATE RULES for hosted and NON-hosted STR'S

(2) REQUIRE A LOCAL CONTACT PERSON.

(3) SET ANNUAL RENTAL FREQUENCY LIMITS for NON-HOSTED STR'S

(4) STR'S should GET PERMITS and PAY FAIR SHARE TAXES.

(5) REQUIRE ALL STR operators to REGISTER.

City of Daly City
Short-Term Rental (STR) Task Force

Assuming the City of Daly City formally recognizes and issues permits for short-term rentals ....

Should there be a limit on how many consecutive days each rental could occur and if so how many days should be allowed?

< 30 days

Should there be a limit on how many calendar days each year all rentals on any given property could occur and if so how many should be allowed? 90 days if not occupied each nite by the landlord

Should Daly City limit how many short-term rentals are occurring at any given time in a home and if so how many?

1

Should Daly City permit property owners who do not reside at their property to conduct short-term rentals?

Yes **No** **Maybe, if** they reside a min of 275 days/yr

_____

_____

_____

Single-family, detached,

Should Daly City allow an entire home to be used for a short-term rental?

Yes **No** **Maybe, if** _____

_____

_____

_____

Should Daly City allow apartments to be used for a short-term rental?

Yes **No** **Maybe, if** it is only a room in an owner-occupied apt

_____

_____

_____

Should Daly City permit second units to be used for short-term rentals?

Yes **No** **Maybe, if** _____

_____

_____

_____

Please provide the top three concerns you may have with short-term rentals:

1. They don't maintain their properties

2. (A) We lose track of who belongs in the neighborhood (can't spot thieves)
   (B) traffic + parking

3. Allow absentee landlords to drive up home prices

Please provide additional comments below:

L1C8L.

City of Daly City
Short-Term Rental (STR) Task Force

Assuming the City of Daly City formally recognizes and issues permits for short-term rentals ....

Should there be a limit on how many consecutive days each rental could occur and if so how many days should be allowed?

3 Days Maximum → seen short-term rentals on our block parking in our neighbors driveway; most of them are from out of state.

Should there be a limit on how many calendar days each year all rentals on any given property could occur and if so how many should be allowed?

60 Days Maximum → you should not be removing long-term rental with short-term rental (Air-B-N-B); Daly City would be losing rental units

Should Daly City limit how many short-term rentals are occurring at any given time in a home and if so how many?

Reality is there is no way for Daly City to truly monitor & control all the short-term rentals that are occurring. Neighbors always have the most accurate info on their next door neighbors who are operating a short term & we should assign a special hotline # to report.

Should Daly City permit property owners who do not reside at their property to conduct short-term rentals?

Yes **No** **Maybe, if** _____

They are not aware of who their tenants are & neighbors have no one to call if there is any trouble except the police.

OVER →

Should Daly City allow an entire home to be used for a short-term rental?

Yes **No** **Maybe, if** _____

_____

_____

_____

Should Daly City allow apartments to be used for a short-term rental?

Yes **No** **Maybe, if** _____

_____

_____

_____

Should Daly City permit second units to be used for short-term rentals?

Yes **No** **Maybe, if** _____

_____

_____

_____

Please provide the top three concerns you may have with short-term rentals:

1. May reduce availability of long-term rental units because income is more lucrative as short-term rental.

2. Unable to create & have a neighborhood community because short-term rentals come & go. We have numerous strangers walking up & down the block; given the attempted burglary & $500 robbery of elderly couple I have concerns about gardening in front of our house.

3. Even though 3 of my neighbors and I have a legal paver parking space → there is still a lack of parking spaces.

Please provide additional comments below:

Michael Van Lonkhuysen

From: Howard Edelman <hle@hlesf.com>
Sent: Thursday, May 03, 2018 3:00 PM
To: Michael Van Lonkhuysen
Cc: Tatum Mothershead; Patricia Martel
Subject: Short-Term Rental Survey Questions

Hi Michael,

Here are my responses to the questions from the Short-Term Rental Task Force Survey:

1) Should there be a limit on how many consecutive days each rental could occur and if so how many days should be allowed?
    a. Maximum consecutive rental 30 days with a system of extending that maximum stay by reporting any extension to the city. Extension limited to one additional 30 days maximum. Failure to report extension subject to penalty fine.
2) Should there be a limit on how many calendar days each year all rentals on a given property could occur and if so how many should be allowed?
    a. Maximum of 90 calendar days while the owner is not physically living in the same residence. No limit on the total calendar days of rental if the owner is also physically living in the same residence.
3) Should Daly City limit how many short-term rentals are occurring at any giving time in a home and if so how many?
    a. The same limits should apply that follow current Daly City ordinance – number of occupants per bedroom in home and short-term rentals that violate the same ordinance would be subject to penalty.
4) Should Daly City permit property owners who do not reside at their property to conduct short-term rentals?
    a. NO (exception - see #2 above)
5) Should Daly City allow an entire home to be used for a short-term rental?
    a. YES, but only under condition in #2 – limited time to maximum 90 calendar days per year without owner physically living in same residence. The other exception would be a home-swap where no money exchanges hands.
6) Should Daly City allow apartments to be used for short-term rentals?
    a. No
7) Should Daly City permit second units to be used for short-term rentals?
    a. Yes, only if the owner also occupies the same ADU and if the main home is rented IN TOTAL for a standard long-term (6 months or more) lease or rental.
8) Please provide the top three concerns you may have with short-term rentals.
    a. Neighborhood safety, security and quality or living – Would recommend that there be a limit on density of short-term rentals are permitted within any given defined neighborhood. Possibly a limit or no more than 10% of the residences within a 3 square block area could be listed at the same time as short term rentals. I.e. – if there were 100 homes than no more than 10 would be permitted.
    b. Owner compliance with city laws and ordinances – we discussed the need to have fire code and safety inspections on a regular basis for any home with a short-term rental permit. Concerns about illegal modifications to walls, electrical, plumbing, etc.
    c. Daly City's favorite problem – parking – suggestion, as part of the process and review of short-term rentals, areas that have a history (past year on record) of being at a certain density of short-term rentals (i.e. – at least 8% in a 10% maximum density area) would be converted to a permitted parking zone with property owners being issued TWO street parking permits based on the inspection of the ACTUAL USE of available parking that their property legally permits (i.e. garage spaces, driveway spaces). This would be verified, and permits issued upon the annual or biennial inspection of the property and verifying that the

owner is making available the spaces as mentioned above and has not converted them to a non-standard or non-permitted use. Therefore, if there are insufficient spaces for parking on the property, the owner will NOT be issued the additional street parking permits and the owner would not be permitted to rent for short-term rentals.

Please ask me if you need clarification of any of my answers.

Looking forward to seeing everyone on May 9th!

Howard Edelman

Shirley Gibson
Legal Aid

City of Daly City
Short-Term Rental (STR) Task Force

Assuming the City of Daly City formally recognizes and issues permits for short-term rentals ....

Should there be a limit on how many consecutive days each rental could occur and if so how many days should be allowed?

Yes, especially with no host present
Up to 28 days probably makes sense — more than 30 days consecutive would put stay beyond TOT and becomes a tenancy instead of short-term rental.

Should there be a limit on how many calendar days each year all rentals on any given property could occur and if so how many should be allowed?

Yes, especially with no host present
Between 90-120 days

Should Daly City limit how many short-term rentals are occurring at any given time in a home and if so how many?

I don't have a strong opinion on this. The neighborhood impact issues discussed (e.g. party houses) don't seem related to number of simultaneous rental arrangements.

Should Daly City permit property owners who do not reside at their property to conduct short-term rentals?

Yes **No** **Maybe, if** reporting and host responsibility requirements are set forth, and monitoring by City for compliance is not too expensive or onerous.

Should Daly City allow an entire home to be used for a short-term rental?

Yes **No** **Maybe, if** within limited periods and compliant with host responsibility guidance — e.g. home exchanges should be allowed. Would discourage multiple homes by one property owner

Should Daly City allow apartments to be used for a short-term rental?

Yes **No** **Maybe, if** ↳ only if rental is also host-occupied

Allowing entire apartments to be used as only short term rentals will diminish housing stock.

Should Daly City permit second units to be used for short-term rentals?

Yes **No** **Maybe, if** with strict limits; esp. enforce owner occupant requirement, registration, payment of TOT

Please provide the top three concerns you may have with short-term rentals:

1. Diminish stock of rental housing in Daly City – short-term rental use becomes more lucrative than providing long-term housing, shrinking available options for Daly City residents who want to live here.

2. Displacement of residents in favor of tourists

3. Drawing real estate investors into the Daly City housing market who aim to extract value from short-term rental market without any re-investment in local community, no civic responsibility

Dana Smith

City of Daly City
Short-Term Rental (STR) Task Force

Assuming the City of Daly City formally recognizes and issues permits for short-term rentals ....

Should there be a limit on how many consecutive days each rental could occur and if so how many days should be allowed?

no. Not reasonable to enforce.

Should there be a limit on how many calendar days each year all rentals on any given property could occur and if so how many should be allowed?

no, as long as rentals are limited to owner-occupied with host present.

Should Daly City limit how many short-term rentals are occurring at any given time in a home and if so how many?

no, too difficult to enforce.

Should Daly City permit property owners who do not reside at their property to conduct short-term rentals?

Yes **No** **Maybe, if** _____

_____

_____

_____

detached

Should Daly City allow an entire home to be used for a short-term rental? non owner occupied

Yes **No** **Maybe, if** the owner as primary residence is temporarily not in residence (say on vacation) or doing a house swap

Should Daly City allow apartments to be used for a short-term rental?

Yes **No** **Maybe, if**

Should Daly City permit second units to be used for short-term rentals?

Yes **No** **Maybe, if** as long as owner occupies first unit as primary residence.

Please provide the top three concerns you may have with short-term rentals:

1. it's a business that should generate income for the city by permits and hotel tax

2. should be limited to owner occupied business

3.

Please provide additional comments below:

I don't hear a discussion of property rights.

Dana Smith **Comments on Short-term Rental Task Force Meeting, April 25, 2018**

I found the questionnaire a bit confusing, so I would like to make some additional comments to make my thoughts clear:

- **Hosted Stay (Primary Residency Requirement)**
  The original idea of Airbnb was to provide an extra income for the host, offer a less expensive alternative for travelers and a different cultural experience than a hotel. The commercialization of the process has led to entire houses being rented, houses being built just for short-term rental, and professional property managers operating multiple sites.

  I believe, and it was stated by participants at the Task Force meeting, that there should be different rules for hosted and non-hosted sites. Concerns over available permanent housing may indicate the need to consider banning non-hosted sites and requiring that the parcel be the primary residence of the host. This alone would make a huge difference and bring Airbnb back to its original purpose, while limiting negative consequences that have developed. I think hosts should be allowed to use backyard cottages and similar spaces for short-term rental as long as they live at the property/parcel and supervise as host. You might want some additional language that would allow for short-term house exchanges.

- **Hotel Tax:**
  I think it would be fair to the hotel/motel businesses to have Airbnb collect hotel tax (TOT) from short-term visitors. It would also be a fairer situation if all short-term visitors paid local taxes equally.

- **Business Tax:**
  I am one of the 5 Airbnb hosts in Daly City who has a business license and has been voluntarily paying our local business tax. All rentals currently require a business license and to be equitable this should also be required for short-term rentals.

  Landlords and hosts should list emergency contact numbers and sign a statement that their rental space is legally habitable with proper fire and carbon monoxide alarms and fire extinguishers. Currently our Fire Department does not inspect the thousands of accessory dwelling units, in-law apartments and rooms for rents. It does inspect multiple-family rental properties with 3 or more units.

  My guests near the BART station contribute to our local economy at walkable businesses like Lucky's, Trader Joe's, Mission Street restaurants, Pacific Plaza, Boulevard Café, Joe's of Westlake and they frequently order neighborhood pizza.

- **Parking:**
  Most short-term rentals are close to BART. As a host, my experience has been that most guests take BART/Uber/Lyft from the airport and use BART/Bus/Uber/Lyft during their stay. I don't think short-term rentals contribute in any major way to parking problems. The permit-only-parking near both Bart stations makes it nearly impossible for rental cars to park on our streets.

- **Frequency Limits:**
  If you are limiting short-term rentals to hosted/primary resident occupied properties, I don't think Daly City should try and limit the income in an effort to force residents to become landlords for long-term rentals. First, I do not believe that it is the role of Daly City to try and limit the income of small, home-based businesses. Secondly, being a landlord is totally different from being a short-term rental host who can list or unlist their rental at will and not face the legal responsibilities of being a long-term landlord. One participant in the Task Force meeting related a friend's nightmare tenant story. Her friend, a senior, had to spend $50,000 in legal fees to evict a bad tenant. I could not face the possibility of that kind of experience or expense. Many homeowners in Daly City like myself, are "house rich" but "cash poor." Short-term rentals are allowing many Daly City low income residents to afford to keep their homes or to afford to rent here. Short-term rentals are providing affordable housing for many of our Daly City residents.

City of Daly City
Short-Term Rental (STR) Task Force
Cathy Pantazy

Assuming the City of Daly City formally recognizes and issues permits for short-term rental...

If the city allows STR's, I believe the city would be well-served by engaging Host Compliance to implement the city's 'yet-to-be determined' short-term rental ordinance.

Should there be a limit on how many consecutive days each rental could occur, and, if so, how many days should be allowed?

Yes, there should be a maximum of 30 days. This would be in keeping with the number of days set by other nearby cities, and would be within the norm set for these types of rentals within adjacent cities.

Thirty days is very generous because these sites are advertized as short-term vacation rentals. However, vacations, in my view, and apparently in the CBS survey cited below, are much shorter than 30 days and occur in the summer months.

According to their survey:

The average American worker is entitled to 16 days of paid leave. But the length of the average vacation lasts just over four days!

These are the months most vacations are taken:
June: 21%
July: 27%
August: 19%
September: 31% (view the source at the website below).
https://www.cbsnews.com/news/by-the-numbers-the-american-vacation/

Should there be a limit on how many calendar days each year all rentals on any given property could occur, and, if so, how many should be allowed.

Yes, there should be a yearly total of 90 days a year. Again, this would be in keeping with the days set by other nearby cities, and would be within the

norm set for these types of rentals within adjacent cities. In fact, in Host Compliance's "Short-Term Rental market Overview" it states on page 6, footnote 2, "Ninety days is a common rule-of-thumb for when short-term renting becomes more profitable than long-term renting and is therefore often used as the threshold for differentiating between "casual" and "commercial' short-term rental operators".

Should Daly City limit how many short-term rentals are occurring at any given time in a home, and, if so, how many?

Yes, one, but the owner(as in all Airbnb rentals) must be a permanent resident of Daly City, own or rent the property, live at least 275 days a year in the property, register with the city, obtain a permit (both for a fee), pay taxes on the rental, have insurance and have their home check for safety or building violations. Also, they can't be in subsidized housing , senior housing, tents, tree houses or outdoor living spaces; must have ample extra parking available (and that parking cannot be on the lawn) et al. Also, they must be aware that if they are themselves are long-term renters, they cannot charge more than they pay in rent. Also, if their lease agreement prohibits sub-leasing, they can be evicted by the building's owner within 30 day of the owner learning of the sub-lease.

Should Daly City Permit property owners who do not reside at their property to conduct short-term rentals?

Yes **No**
Definitely not, having an owner present helps to make sure there are no big-noisy parties, that their cars do not overwhelm neighborhood's capacity and force residents to look far and wide for parking. Their presence would also help maintain the property in good condition and allow authorities to easily contact the owner.

Should Daly City allow an entire home to be used for a short-term rental?

Yes **No**
This would take homes off of the market for families looking for a permanent home and would take business away from Daly City hotels because of rotating groups of Airbnbers.

Should Daly City allow apartments to be used for a short-term rental?

Yes **No**

Some cities allow this if the owner or tenant also lives in the apartment at the same time as the Airbnb and the unit cannot be rented for more than the tenant pays. Also, the landlord must be notified that their tenant is sub-leasing. However, the landlord may remove the tenant for in 30 days for breaking the lease if a 'no sub-leasing' clause is in the contract. This arrangement would double the number of people and cars in the neighborhood.

Should Daly City permit second units to be used for short-term rentals?

Yes **No**

Again, this would take lots of units off the market for long-term renters. And it would worsen the quality of life for the neighborhoods. In Daly City a large percentage of the homes have ADU's (our homes are almost custom built for them). Also, a tenant in the ADU renting to ABNB, and living themselves in the ADU, would cause much more crowded conditions, fewer parking spaces. The quality of life would decrease. It would disturb neighbors as each new group of ABNB renters comes and goes.

Please provide the top three concerns you may have with short-term rentals:

1) **Displacement of long-term renters and/or potential buyers who want to be permanent residence. Because out-of-town owners can make much more using Airbnb than renting via a lease as an income source (like a private business), it is currently eroding the number of available living spaces.**

2) **The STR's will grow in number as they become a 2nd or 3rd income stream. Making it more difficult to be able to rent via Airbnb in our city by placing several protective restrictions** on prospective hosts may decreased the number of ABNB rentals in our city as it did in San Francisco. The restrictions in SF nearly cut in half the number of Airbnb rentals. (according to a January 16, 2018 article "Airbnb listings in San Francisco plunge by half" by Carolyn Said).**
https://www.sfchronicle.com/business/article/Airbnb-listings-in-San-Francisco-plunge-by-half-12502075.php

** Examples of some restrictions used:
Be a permanent resident of the city, must live in the unit for at least 60 day before apply for a permit ($250 for two years), registration $90, pay taxes on income; may not rent BMR spaces, must be indoor dwelling.

3) <u>Airbnb has the potential to re-structure our neighborhoods</u>. I know this is happening all over our state, and each city is dealing with it in sometimes different ways. Pacific Grove has restricted the number of Airbnb in each neighborhood by issuing a certain number of permits via a lottery. Host Compliance lists 'neighborhood quotas' and 'ban signs' as ways to impose limits. They also suggest requiring ample parking and offering garbage disposal bins. They suggest a noise ordinance and local contact person as well as '...physical safety and habitability inspections.'

The thinking is that in all cases, the more restrictions imposed the fewer the number of people will use Airbnb in our city.

Tim Cannon

City of Daly City
Short-Term Rental (STR) Task Force

Assuming the City of Daly City formally recognizes and issues permits for short-term rentals ....

Should there be a limit on how many consecutive days each rental could occur and if so how many days should be allowed?

No limit on owner occupied SFR.

90 day limit on non owner occupied SFR.

Apartment & duplex building should not be allowed.

Should there be a limit on how many calendar days each year all rentals on any given property could occur and if so how many should be allowed?

See above.

Should Daly City limit how many short-term rentals are occurring at any given time in a home and if so how many?

If owner occupied - no limit

Should Daly City permit property owners who do not reside at their property to conduct short-term rentals?

Yes **No** **Maybe, if** 90 days

Tim Cannon

Should Daly City allow an entire home to be used for a short-term rental?

Yes **No** **Maybe, if** The owner has to live in the home.

Should Daly City allow apartments to be used for a short-term rental?

Yes **No** **Maybe, if** Not allowed - they would be a hotel

Should Daly City permit second units to be used for short-term rentals?

Yes **No** **Maybe, if** 90 days per year

Please provide the top three concerns you may have with short-term rentals:

1. Apartments will become hotels.

2. No limit on owner occupied SFR.

3. Second units 90 days per year in owner occupied SFR.

Please provide additional comments below:

Michael Van Lonkhuysen

From: Susan Roxas <croxhome@yahoo.com>
Sent: Wednesday, May 09, 2018 8:23 AM
To: Michael Van Lonkhuysen
Subject: Short-Term Rentals

Hello Michael,

Below is the answer/ comments to the Questionnaire:

Assuming the City of Daly City formally recognizes and issues permits for short-term rentals..

1. *Should there be a limit on how many consecutive days each rental could occur and if so, how many days should be allowed?*

   Our response: Yes and only for 30 days max.

2. *Should there be a limit on how many calendar days each year all rentals on any given property could occur and if so how many should be allowed?*

   Our response: Yes and I think, 3 contracts per occurrence (Not Sure)

3. *Should Daly City limit how many short term rentals are occurring at any given time in a home and if so how many?*

   Our response: Yes, there should be a limit. 3 contracts per occurrence.

4. *Should Daly City permit property owners who do not reside at their property to conduct short-term rentals?*

   Our response: No

5. *Should Daly City allow an entire home to be used for a short term rental on non-owner occupied house?*

   Our response: No

6. *Should Daly City allow rental apartments to be used for a short-term rental?*

   Our response: No. Lease contract usually prohibits this arrangement.

7. *Should Daly City permit second units (in law apts) to be used for short term rentals?*

   Our response: No

8. Please provide the top three concerns you may have with short-term rentals:

Parking
Wild and/or noisy parties
Use of drugs
Conducive to crimes

Please write down your concerns and any additional comments.

Some of these concerns were voiced out by residents of Serramonte.

The City has given permits to have in-law apartments and perhaps, many have not applied for permits (illegal units).
There are rental houses in the area who, for years, have not paid business tax.
And now, we have Airbnb.
All these contribute to the congestion in the area. More people in/out, parking and noise.
The City should take these into consideration to prevent more congestion in the area when permits are granted.

Houses for rent should be monitored and should have regulations as when residents applied for in-law apt permits. That is, one can rent his home if it is a certain distance from the last one. Parking available only on the driveway and not on street parking (to name a few).

Serramonte district is in R1 single family residential district. Homeowners feel that Airbnb may devalue the worth of their homes. Many of them have their homes as their only Nest Egg.

Thank you...

Susan Roxas
Serramonte Homeowners Association

Michael Van Lonkhuysen

From: Rich Rocchetta <rrocchetta@sbcglobal.net>
Sent: Monday, April 30, 2018 10:33 AM
To: Michael Van Lonkhuysen
Subject: Survey, Short Term Rental

Michael,
Here are my answers to the Short Term Rental Survey:

#1: Should there be a limit on how may consecutive days each rental could occur and if so how many days should be allowed?
Yes, a limit of 60 consecutive days

#2: Should there be a limit on how many calendar days each year all rentals on any given property could occur and if so how many should be allowed?
No limit (as long as the property is owner occupied)

#3: Should Daly City limit how many short-term rentals are occurring at any given time in a home and if so how many?
No

#4: Should Daly City permit property owners who do not reside at their property to conduct short-term rentals?
No

#5: Should Daly City allow an entire home too be used for a short-term rental?
Yes, but up to a 60 limit should apply. Owner must be present the "other" times and it must be the owner's primary resident.

#6: Should Daly City allow apartments to be used for a short-term rental?
No.

#7: Should Daly City permit second units to be used for short-term rentals?
Yes, as long as the primary resident is occupied full time by the owner of the property.

#8: Please provide the top three concerns you may have with short-term rentals:
1. Property owners not residing on-site
2. Renting the complete home for more than 60 days
3. Parking (if no space provided on-site.)

Thank you for the opportunity to participate. I'll see you on May 9th.

Richard Rocchetta

Sent from my iPad

Michael Van Lonkhuysen

From: Rich Rocchetta <rrocchetta@sbcglobal.net>
Sent: Saturday, June 09, 2018 10:29 AM
To: Michael Van Lonkhuysen
Subject: Re: STRR and LTRR questionnaires

Hi, Michael,
Just to clarify my comments on STRR: The 90 day limitation would be "consecutive" rental days. If people want to rent short term as long as they are present, that should be OK. Many people depend on these rentals to remain in their home and provide an income.

Thank you. Richard

Sent from my iPad

On Jun 8, 2018, at 10:38 AM, Michael Van Lonkhuysen <mvanlonkhuysen@dalycity.org> wrote:

> If you have not done so already, please take the time to complete the questionnaire for either the Short-Term Room Rental or Long-Term Room Rentals discussions, so that we can include your comments in our Task Force report. We would like to distribute a draft of the report to Task Force members for review next week. I've attached both the STRR and LTRR questionnaires for your use. Please disregard this message if you have already completed the questionnaires. Thank you.
>
> <image002.jpg>Michael VanLonkhuysen
> Daly City Planning Division
> (650) 991-8158 www.dalycity.org
>
> <long term rental choices - final.mtv.pdf>
>
> <short term rental choices - final.mtv.pdf>

Short-Term Rental Ordinance Matrix

Feature	SF	Berkeley	Santa Monica	LA Proposal Endorsed 5/2/18	RWC
Transient Occupancy Tax	14%	12%	14%	12%	12%
Registry	Required	Required	Required	Required	Required
Platform Responsibility	-Host must be in compliance in order for Platform to collect fee. - Platform collects 14% TOT. -Platform must submit a monthly affidavit.	-Airbnb only platform to have agreement with City to collect TOT on behalf of host.	-Both Host and Platform responsible for collecting /submitting tax. -Must maintain record of hosts, addresses, listings, nights rented, payment collected and provide upon request. - Platform must provide host required information informing host of STR Ordinance.	-Must maintain record of hosts and listings. Provide upon request. -Must remove listings in violation of STRO. - Designate an employee or representative to respond to enforcement issues and coordinate sharing of information. -Collect TOT (10% TOT to be dedicated to General Fund).	-If platform enters into voluntary agreement they are responsible to collect/submit tax.
Host Responsibility	-Must register with OSTR and obtain Business License. - Host must submit report of # of days rented annually.	-Host must collect TOT tax. Must obtain permit. Register. -Obtain Zoning certificate. -Pay 2% Enforcement fee. -Provide paper copy of Noise Ordinance and Smoke-Free Multi-Unit Ordinance.	-Both Host and Platform responsible for collecting /submitting tax. -Must maintain record of listings. -Provide upon request.	Must maintain record of listings. Provide upon request.	-If platform does not collect taxes, host responsible. -Host responsible for renewing application annually. -Must maintain record of listings. Provide upon request. Including record of payment of TOT.
Days Per Yr. Limit	No Max.	No Max.	No Max.	120 days annual (may create pathway to request more days if no record of violations)	No max.
Host Present Rule	Yes. 90-night max not present.	Yes. 90-night max not present.	Yes. Host must always be present.	-	Yes. 120-night max not present
Max. Continuous Days	30 days	14 days	30 days	30 days	30 days.
Business License	Required. Costs $91 (AirBNB offers pass-through registration)	Not Required	Required	-	No
Additional Licensing	"Host Certificate" Costs $250 Valid for 2 years. (AirBNB offers pass-through registration)	"Zoning Certificate" required	-	"Transient Occupancy Registration Certificate". To be renewed annually.	-

Other Reg. Fees/Taxes	-	2% Enforcement Fee (host pays)+ $220 application fee	Business License Tax	City considering surcharge to offset costs of enforcement.	App. fee TBD.
Public Registry	Yes. Can search by address. Map feature.	Yes.	Yes	Yes	Yes
Limit # Guests	Not directly but listings are limited.	2 per room.	-	-	-
Limit # Listings	Limit to 5 individual listings per dwelling unit.	-	-	-	-
Host Primary Res.	Yes	Yes	Yes	Yes	Yes
Primary Contact Requirement	-	-			Yes, must respond within 60 min and take action to remedy.
Office to Administer/Enforce	OSTR.	PD + dedicated hotline	PD/Code Enforcement + dedicated hotline	PD	"Zone Administer"
Fines/Penalties	$484 per day per dwelling.	Same as abatement nuisance violations in Muni Code. 3 violation notices and host is suspended for 1-year.	-	-	"Fines may be imposed". + If taxes are unpaid or other requirements not met host will not be able to renew following year.
Insurance Requirement	Yes. $500,000	Yes. 1,000,000	-	-	-
Neighbor Notification	For R1 only. Must notify all residential owners and tenants within 300 feet of unit.	All adjacent neighbors.	-	-	-
Max. Charge for Stay	If Rent Controlled cannot collect more than cost of monthly rent for same period of time.	-	-	-	-
Code Compliance	Must be to code. Multi-unit bldg. then entire bldg. must be to code.	-	-	Two-strike citation policy if host has only one citation, it must be cleared to participate in the administrative approval.	-
Parking Requirement	-	-	-	-	Yes
Anti-Displacement Protections	-Rent Controlled unit max. charge limitation -BMRs ineligible - Income restricted rentals ineligible -Student housing and SRO's ineligible - Buildings subject to Ellis Act Eviction after 11/1/2014 -ADU's ineligible	-Ineligible if unit has had a no-fault eviction in last 5-years -Certain ADU's ineligible. - BMRs ineligible	-Guest houses built after 3/31/17 ineligible - "Rent Control Bootleg Unit" ineligible	-Units covered by RSO ineligible. -BMRs ineligible	-