## 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. Prim	nary 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).
	$\hfill\Box$ Short term rental allowed of a host's primary residence or a non-primary residence.
2. Host	ted 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. Max	imum 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. Acce	essory 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. Mult	tiple 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. Min	imum 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.
□ <b>١</b>	No limit on the number of short term rentals owned and/or operated in Culver City.
8. Special E	events
□ <b>F</b>	Prohibit short term rentals from being used for special events.
	Allow short term rentals to be used for events.
9. Renter H	losts
□ <b>F</b>	Renters shall be prohibited from engaging in short term renting.
□ <b>F</b>	Renters may engage in short term renting with written authorization of Landlord.
□ <b>F</b>	Renters may engage in short term renting without Landlord's authorization.
10. Multi-L	Init Dwellings (excluding condominiums or duplexes)
	Owners/Managers of multi-unit dwellings are not allowed to rent units for short term ntals.
	Owners/Managers of multi-unit dwellings are allowed to rent units for short term rentals.
11. Registra	ation Renewal
	Annual host registration renewal required.
□ <b>H</b>	Host registration renewal required every years.
12. Suspen	sions & Revocations
□ <b>F</b>	Host must wait three years before reapplying if permit is revoked.
□ <b>F</b>	Host must wait years before reapplying if permit revoked.
13. Amoun	t of Fines
ter	Maximum fine of \$2,000 or two times nightly rent charged, whichever is greater, for short m renting beyond maximum number of days allowed. All other violations are \$500 fine or o times the nightly rent, whichever is greater.
□ <b>N</b>	Maximum fine of \$500 per offense (similar to general municipal code administrative citations)
□ <b>N</b>	Maximum fine of \$ per offense.
14. Hosting	g 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,

0	compliance with surely standards would be sen vernica during permit applied
	and any inspections would be complaint-driven.
□ Addit	ional or other minimum life safety standards: