

1 ORDINANCE NO. 927.2

2
3 AN ORDINANCE OF THE COUNTY OF RIVERSIDE
4 REGULATING SHORT TERM RENTALS AND
5 INCORPORATING BY REFERENCE THE ABATEMENT AND COST
6 RECOVERY PROCEDURES OF ORDINANCE NO. 725
7

8 The Board of Supervisors of the County of Riverside ordains as follows:

9 Section 1. Ordinance No. 927 is amended in its entirety to read as follows:

10
11 “ORDINANCE NO. 927

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13 AN ORDINANCE OF THE COUNTY OF RIVERSIDE
14 REGULATING SHORT TERM RENTALS AND
15 INCORPORATING BY REFERENCE THE ABATEMENT AND COST
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18 Section 1. FINDINGS.

- 19 a. The Board of Supervisors finds that there continues to be an increase in privately
20 owned residential dwellings being used as Short Term Rentals in the unincorporated
21 areas of the County of Riverside, especially within Wine Country and Idyllwild.
- 22 b. While Short Term Rentals have been a staple in the County and they provide a benefit
23 to the County by expanding the number and type of lodging facilities, the exponential
24 increase continues to cause adverse impacts that have the potential to endanger the
25 health and safety of residents and guests and the very environment and resources that
26 attract visitors to the County.
- 27 c. Adverse impacts of Short Term Rentals to surrounding neighbors and properties
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1 include unpermitted large-scale events, excessive noise, disorderly conduct, traffic
2 congestion, illegal vehicle parking, and accumulation of refuse.

3 d. This ordinance is necessary to ensure neighborhood compatibility and reduce
4 conflicts within the surrounding residential neighborhood, to facilitate economic
5 growth within the County, and to protect the health, safety, and general welfare of
6 the County's residents.

7 e. Based on the Court's holding in *Protect Our Neighborhoods v. City of Palm Springs*
8 (2022) 73 Cal.App.5th 667, the Board of Supervisor's legislatively finds that Short
9 Term Rentals are ancillary or secondary uses to a residential dwelling when they are
10 operated in compliance with this ordinance. This ordinance is necessary to ensure
11 that the incidental short term rental use of residential property remains an ancillary
12 and secondary use of residential property in the County, is consistent with the
13 provisions of the County's Land Use Ordinance (Riverside County Ordinance No.
14 348), protects the long-term residential housing stock, and thereby preserves the
15 residential character of the neighborhoods, as identified in the County's zoning
16 ordinance and Comprehensive General Plan.

17 f. The concentration and density of Short Term Rentals in Idyllwild and Wine Country
18 far surpasses that of any other area in the unincorporated area of the County.

19 g. The over-concentration and density of Short Term Rentals in Idyllwild and Wine
20 Country reduces the long-term or permanent housing stock and contributes to
21 increased housing costs for both renters and buyers and has additional adverse
22 impacts on residential character, neighborhood stability, public safety, and quality of
23 life.

24 h. Idyllwild neighbors national forest and wilderness areas. This remote, rural retreat
25 has developed as a mountain resort with single family homes, a variety of lodging,
26 camping, and recreational opportunities. However, the infrastructure in this area
27 remains rural in nature, exhibiting narrow, steep roads and a lack of shoulder parking.

1 Also, the area is prone to devastating fires and much of this area is designated as a
2 very high fire severity zone. Additionally, mudslides from rainstorms have
3 significant impact on burn areas, which impacts access to the community. Short
4 Term Rentals in these locations without proper regulation to address evacuations and
5 fire safety may jeopardize the safety of guests and the community.

- 6 i. Wine Country encompasses very important agricultural lands in the County. It is
7 subject to the policies, as adopted by the Board of Supervisors, within the Temecula
8 Valley Wine Country Community Plan and the zone classifications and regulations
9 that are unique only to that area. Three districts have been established for this policy
10 area – Winery, Equestrian and Residential – to ensure long-term viability of the wine
11 industry while protecting the community’s equestrian rural lifestyle. The overarching
12 policies for this region promote a strong identity for the Temecula Valley Wine
13 Country. Additional policies within each district provide for complimentary uses
14 distinct to the delineated areas. These policies protect against the location of activities
15 that are incompatible with existing residential and equestrian uses, which could lead
16 to land use conflicts in the future. One of the policies of the Temecula Valley Wine
17 Country Policy Area is Southwest Area Plan Policy (SWAP) 1.2, which states
18 “Maintain distinct characters of the Winery, Equestrian, and Residential Districts
19 through implementing zones to promote harmonious coexistence of these uses.” This
20 policy area also identifies “The purpose of the Residential District is to encourage
21 permanent estate lot residential stock in this region to balance the tourism related
22 activities.” The Temecula Valley Wine Country Policy Area is distinct in that it is
23 the only area of the County that, with approval of a discretionary land use permit,
24 allows small-scale Cottage Inns, which are defined as a dwelling unit with five (5)
25 or fewer guest rooms providing lodging and breakfast for temporary overnight
26 occupants in return for compensation and is solely owned and operated by the
27 property owner, while encouraging agricultural operations, equestrian activities, and
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1 vineyard planting. Such uses reflect the unique character of this policy area. Short
2 Term Rentals, as currently defined, are not required to follow these polices, thereby,
3 creating activities that are incompatible within the framework established by the
4 Temecula Valley Wine Country Community Plan.

- 5 j. This ordinance is intended to minimize the negative impacts of Short Term Rentals
6 on residential neighborhoods in the unincorporated area of Riverside County,
7 particularly, in Wine Country and Idyllwild, by imposing further regulations on Short
8 Term Rentals in those areas, including, but not limited to, classification limits, caps,
9 and densities.

10 Section 2. PURPOSE. To ensure protection of the public health and safety of residents and
11 guests and to protect the environment, it is the purpose of this ordinance to provide regulations and establish
12 standards for short term rentals in the unincorporated area of the County of Riverside and to ensure the
13 collection and payment of transient occupancy taxes and assessments, including Tourism Business
14 Improvement Districts (TBIDs) and Tourism Marketing Districts (TMDs) within the unincorporated area
15 of the County of Riverside.

16 Section 3. AUTHORITY. In accordance with the California Constitution, Article XI, Section
17 7, a county may make and enforce within its limits all local, police, sanitary, and other ordinances and
18 regulations not in conflict with general laws.

19 Section 4. DEFINITIONS. Except as otherwise specified herein, all terms shall have the same
20 definition as in Riverside County Ordinance No. 348. Otherwise, as used in this ordinance, the following
21 terms shall have the following meanings:

- 22 a. Applicant. Owner or Owner's Authorized Representative.
23 b. Bedroom. Any area of the Short Term Rental normally occupied for sleeping
24 purposes and is legally permitted as a bedroom or loft.
25 c. Booking Transaction. Any reservation or payment service provided by a person or
26 entity who facilitates a Short Term Rental transaction between a prospective Guest
27 and a Short Term Rental Owner, Owner's Authorized Representative, Operator, or
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1 Local Contact Person.

2 d. County. The County of Riverside.

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4 e. Eligible Properties. Property that is located within an area of the County that is
5 subject to Short Term Rental Caps and eligible to apply for a Short Term Rental
6 Certificate.

7 f. Family Member. A spouse, domestic partner, child, stepchild, grandchild, parent,
8 stepparent, mother-in-law, father-in-law, son-in-law, daughter-in-law, grandparent,
9 great-grandparent, brother, sister, half-brother, half-sister, stepsibling, brother-in-
10 law, sister-in-law, aunt, uncle, niece, nephew, or first cousin (child of an aunt or
11 uncle).

12 g. Good Neighbor Brochure. A brochure and related materials, available from the
13 County, to be given to Guests, which includes a summary of the County's regulations
14 relating to Short Term Rentals.

15 h. Guest. The overnight occupants renting the Short Term Rental for a specified period
16 and the visitors of those overnight occupants.

17 i. Hosted Stay. A Short Term Rental which is occupied by the Owner for the duration
18 of the rental to a Responsible Guest(s).

19 j. Hosting Platform. A person or entity that participates in the Short Term Rental
20 business by collecting or receiving a fee or other compensation, directly or indirectly
21 through an agent or intermediary, when conducting a Booking Transaction for a
22 Short Term Rental using any medium of facilitation, including, but not limited to,
23 the Internet.

24 k. Idyllwild. The unincorporated County of Riverside communities of Idyllwild and
25 Pine Cove, as designated in the Riverside County Comprehensive General Plan, as
26 may be amended.

27 l. Local Contact Person. The person designated by the Owner, Owner's Authorized
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1 Representative, or Operator who shall be available twenty-four hours per day, seven
2 days per week for the purpose of responding within sixty minutes to complaints
3 related to the Short Term Rental, who has access and authority to assume
4 management of the unit and is responsible for taking remedial action to resolve such
5 complaints.

6 m. Noise Monitor. A sound level meter meeting the standards of the American National
7 Standards Specifications for Sound Level Meters or another acoustical or decibel
8 measurement device with similar capabilities and features that does not have a
9 camera, record conversations, nor store any personal data.

10 n. Notice of Violation. A notice issued for violation of this ordinance in accordance
11 with the provisions of this ordinance and procedures in Riverside County Ordinance
12 No. 725.

13 o. North Wine Country. For the purposes of this ordinance, only, the properties
14 identified, as of the effective date of this ordinance, by the following Assessor's
15 Parcel Numbers: 943-150-020, 943-150-021, 943-150-022, 943-150-028, 943-150-
16 029, 943-160-005, 943-160-006, 943-160-007, 943-160-017, 943-160-023, 943-
17 160-033, 943-160-034, 943-170-018, 943-170-021, 943-170-023, 943-170-026,
18 943-180-005, 943-180-007, 943-180-021, 943-180-022, 943-190-002, 943-190-020,
19 943-190-021, 943-190-030, 943-190-031, 943-190-037, 943-200-015, 943-200-026,
20 943-270-002, 943-270-004, 943-270-005, 943-270-010, 943-270-011, 943-050-007,
21 943-150-018, 943-150-019, 943-150-023, 943-150-024, 943-050-008, 943-050-006,
22 943-150-025, 943-150-026, 943-160-024, 943-160-031, 943-160-032, 943-170-016,
23 943-170-020, 943-050-009, 943-050-018, 943-140-009, 943-170-022, 943-180-015,
24 943-180-017, 943-180-020, 943-180-023, 943-180-024, 943-190-024, 943-190-028,
25 943-140-010, 943-140-011, 943-190-034, 943-200-014, 943-200-017, 943-200-029,
26 943-150-013, 943-150-017, 943-150-030, 943-160-008, 943-160-018, 943-160-019,
27 943-170-013, 943-150-027, 943-150-031, 943-160-020, 943-160-029, 943-160-030,

1 943-160-035, 943-160-037, 943-160-038, 943-170-010, 943-170-011, 943-170-012,
2 943-170-014, 943-170-015, 943-170-017, 943-180-008, 943-180-009, 943-170-019,
3 943-170-024, 943-170-025, 943-180-006, 943-180-010, 943-180-013, 943-180-014,
4 943-180-018, 943-180-019, 943-180-025, 943-190-007, 943-190-022, 943-190-026,
5 943-190-032, 943-190-036, 943-200-027, 943-270-003, 943-270-007, 943-270-009,
6 943-180-011, 943-180-012, 943-180-016, 943-190-019, 943-190-025, 943-190-029,
7 943-190-033, 943-190-035, 943-200-016, 943-200-020, 943-200-030, 943-270-001,
8 943-270-006, 943-270-008.

9 p. Operator. The Owner or the Owner’s Authorized Representative who offers or
10 provides the Short Term Rental.

11 q. Owner. The person or Owner Entity that holds legal or equitable title to the Short
12 Term Rental property.

13 r. Owner’s Authorized Representative. The individual(s) identified in writing by the
14 Owner to act on behalf of the Owner with respect to the Short Term Rental. Owner
15 may delegate certain duties of the Owner’s Authorized Representative to more than
16 one party.

17 s. Owner Entity. An Owner that is a corporation, limited liability company, trust, or
18 entity other than a natural person.

19 t. Responsible Guest. A Guest of the Short Term Rental who entered into a Booking
20 Transaction to rent the Short Term Rental and is legally responsible for ensuring that
21 all Guests of the Short Term Rental comply with all applicable laws, rules, and
22 regulations pertaining to the use and occupancy of the Short Term Rental.

23 u. Responsible Operator. Any Operator who is responsible for the Short Term Rental,
24 which includes the Owner(s), Owner’s Authorized Representative(s), Operator(s),
25 and Local Contact Person(s).

26 v. Responsible Persons. The persons responsible for compliance with the provisions of
27 this ordinance, include the following:

1. Guest(s) of the Short Term Rental, who is at least twenty-one (21) years of age;
2. Local Contact Person(s) of the Short Term Rental;
3. Owner(s) of the Short Term Rental;
4. Owner’s Authorized Representative(s) of the Short Term Rental; or,
5. Operator(s) of the Short Term Rental.

w. Short Term Rental. A legal privately owned residential dwelling, including, but not limited to, a one family detached dwelling or multiple family attached dwelling, apartment house, condominium, cooperative apartment, duplex, mobile home on permanent foundations, manufactured home on permanent foundations, or any portion of such dwellings, including the property or yard appurtenant thereto, which is rented for occupancy for dwelling, lodging, or sleeping purposes for any period less than thirty (30) consecutive calendar days total but not less than two (2) consecutive days and one (1) night. Portions of calendar days are counted as full days. A Short Term Rental may include any accessory dwelling unit (ADU), junior ADU, second unit, guest quarter, or ranchet unit not otherwise prohibited by state law. A Short Term Rental shall exclude all properties which have been subdivided pursuant to California Government Code sections 65852.21 or 66411.7 (also known as “Senate Bill 9” or “SB 9”) or units or dwellings subject to conditions of approval, legal deed restrictions, or other legal requirements prohibiting this type of rental or occupancy.

x. Short Term Rental Cap. The maximum number of Short Term Rentals allowed by the County in a defined area.

y. Short Term Rental Certificate. A certificate that allows the use of a privately owned residential dwelling as a Short Term Rental pursuant to this ordinance.

Short Term Rental Class I. A Short Term Rental located in Wine Country that allows a maximum number of ten (10) occupants at any one time.

- 1 z. Short Term Rental Class II. A Short Term Rental located in Wine Country that allows
2 more than 10 occupants and up to a maximum of 20 occupants at any one time.
- 3 aa. Short Term Rental Program Manager. The certified manager who is retained by the
4 County and is responsible for assisting with administering the County’s Short Term
5 Rental program.
- 6 bb. Tier 1 Cap. For Tier 1 only, the Short Term Rental Cap plus an additional ten (10)
7 Short Term Rentals.
- 8 cc. Verified Notice of Violation. A Notice of Violation issued for violation of any
9 provision of this ordinance and is either not timely appealed by the recipient or is
10 appealed and upheld in favor of the County.
- 11 dd. Wine Country. The Wine Country – Winery District, Wine Country – Equestrian
12 District, Wine Country – Residential District, and North Wine Country, as defined
13 in this ordinance.
- 14 ee. Wine Country – Winery District. The Wine Country – Winery District, as designated
15 in the Temecula Valley Wine Country Policy Area of the Riverside County
16 Comprehensive General Plan, as may be amended.
- 17 ff. Wine Country – Equestrian District. The Wine Country – Equestrian District, as
18 designated in the Temecula Valley Wine Country Policy Area of the Riverside
19 County Comprehensive General Plan, as may be amended.
- 20 gg. Wine Country – Residential District. The Wine Country – Residential District, as
21 designated in the Temecula Valley Wine Country Policy Area of the Riverside
22 County Comprehensive General Plan, as may be amended.

23 Section 5. **APPLICABILITY.** This ordinance applies to Short Term Rentals as defined in
24 Section 4. The following uses do not qualify as a legal privately owned residential dwelling for purposes
25 of this ordinance, and therefore cannot obtain a Short Term Rental Certificate: any hotel, motel, studio
26 hotel, rooming house, dormitory, public or private club, bed and breakfast inn, cottage inn, or country inn;
27 a camping site, recreational vehicle, or park model; a hospital, sanitarium, medical clinic, convalescent
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1 home, rest home, home for aged people, foster home, halfway house, transitional housing facility,
2 supportive housing, parolee-probationer home, community care facility, or other similar facility operated
3 for the care, treatment, or reintegration into society of human beings; any asylum, jail, prison, orphanage,
4 or other facility in which human beings are detained and housed under legal restraint; any housing owned
5 or controlled by an educational institution and used exclusively to house students, faculty, or other
6 employees with or without their families, any fraternity or sorority house or similar facility occupied
7 exclusively by students and employees of such educational institutions and officially recognized and
8 approved by it; any housing operated or used exclusively for religious, charitable, or educational purposes;
9 any housing owned by a governmental agency and used to house its employees or for governmental
10 purposes; any camp as defined in the Labor Code; and any employee housing or other housing furnished
11 by an employer exclusively for employees or employees and their families; single room occupancy units,
12 as defined by Riverside County Ordinance No. 348; and any multiple owner group (MOG) unit.

13 Section 6. SHORT TERM RENTAL CERTIFICATE.

- 14 a. A Responsible Operator shall obtain a Short Term Rental Certificate pursuant to this
15 ordinance from the Planning Department before renting or advertising for rent any
16 Short Term Rental.
- 17 b. It is unlawful for any person to advertise, maintain, operate, or use a Short Term
18 Rental in the unincorporated area of Riverside County without a Short Term Rental
19 Certificate, or in violation of the terms and conditions of the Certificate. Short Term
20 Rental Certificates shall be renewed annually, and separate Short Term Rental
21 Certificates are required for each Short Term Rental.
- 22 c. The County will use reasonable efforts to coordinate with Hosting Platforms to
23 ensure that a dwelling has been issued a Short Term Rental Certificate by the County
24 before it can be listed for rent on the Hosting Platform.

25 Section 7. SHORT TERM RENTAL CERTIFICATE REGISTRATION FEE AND
26 APPLICATION.

- 27 a. Initial Application. A Responsible Operator shall submit to the Planning Department
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1 or its designee a Short Term Rental Certificate initial application provided by the
2 County and initial registration fee, in accordance with Riverside County Ordinance
3 No. 671. The Planning Department or its designee may approve an initial application
4 for a Short Term Rental Certificate only if all of the following requirements are met:

- 5 1. The Applicant submits a completed application with all required information
6 pursuant to this Section;
- 7 2. For Short Term Rental properties in Wine Country, the additional
8 requirements for initial applications, as described in Section 9 and Section
9 11, are met;
- 10 3. For Short Term Rental properties in Idyllwild, the additional requirements
11 for initial applications, as described in Section 10 and Section 11, are met;
- 12 4. The name, address, and telephone number of all Owner(s) and Responsible
13 Operator(s) of the Short Term Rental property;
- 14 5. Executed indemnification and hold harmless agreement by all Owner(s) and
15 Responsible Operator(s) on a form approved by the Office of County
16 Counsel;
- 17 6. The application submitted is complete and includes written authorization
18 from Owner or Owner's Authorized Representative granting permission to
19 obtain a Short Term Rental Certificate for the property;
- 20 7. The initial registration fee is paid, in full in accordance with Riverside County
21 Ordinance No. 671;
- 22 8. The Short Term Rental property has no active or pending Code Enforcement
23 actions;
- 24 9. The Applicant declares the Short Term Rental is legally permitted and any
25 other buildings, structures, grading, or other improvements to the property
26 are legally permitted;
- 27 10. The Applicant declares Short Term Rental meets the requirements of a Short
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1 Term Rental, pursuant to Section 4 of this ordinance;

2 11. The Applicant declares Short Term Rental meets the applicability
3 requirements, pursuant to Section 5 of this ordinance;

4 12. The Applicant declares the Short Term Rental property is in compliance with
5 all applicable health and safety laws, codes, or regulations, including, but not
6 limited to, building, safety, fire, and health;

7 13. The County determines the maximum number of occupants for the Short
8 Term Rental;

9 14. The Applicant identifies all Responsible Operators for the Short Term Rental;

10 15. The Applicant agrees to comply with all requirements of this ordinance;

11 16. The Applicant and all Responsible Operator(s) complete a self-certification
12 test provided by the County related to understanding and agreeing to
13 compliance with the provisions of this ordinance;

14 17. Within 30 days of the County's receipt of an initial application, the County
15 is authorized to verify the Short Term Rental has the required sign, adequate
16 on-site parking, and working Noise Monitor system, pursuant to Sections 8
17 and 11 of this ordinance. A Responsible Operator shall be available at the
18 intended Short Term Rental property within sixty (60) minutes of the
19 County's request for an exterior inspection to verify the requirements have
20 been met;

21 18. Any Responsible Operator(s) has not received three (3) Verified Notices of
22 Violation within a twelve (12) month period;

23 19. Any Responsible Operator(s) has not received seven (7) Verified Notices of
24 Violation total for the Short Term Rental; and,

25 20. The Short Term Rental Certificate has not been permanently revoked as to
26 the current Owner(s), pursuant to Section 11 of this ordinance.

27 b. A Short Term Rental Certificate shall be valid for one year from the date of issuance.
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1 c. Annual Renewal. A Short Term Rental Certificate is subject to renewal on an annual
2 basis based on the anniversary of the original Short Term Rental Certificate issuance
3 by submitting to the Planning Department or its designee a request for renewal and
4 a renewal fee, in accordance with Riverside County Ordinance No. 671. The
5 Planning Department or its designee may approve a renewal of a Short Term Rental
6 Certificate only if all of the following requirements are met:

- 7 1. The Applicant submits a completed application with all required information
8 pursuant to this Section;
- 9 2. The Applicant meets all requirements for the initial application, as described
10 in Subsection a of this Section;
- 11 3. For Short Term Rental properties in Wine Country, the additional
12 requirements for renewals, as described in Section 9 and Section 11, are met;
- 13 4. For Short Term Rental properties in Idyllwild, the additional requirements
14 for renewals, as described in Section 10 and Section 11, are met;
- 15 5. The renewal fee is paid in full, in accordance with Riverside County
16 Ordinance No. 671;
- 17 6. The Applicant provides information concerning any changes to the initial
18 application or prior renewal for the Short Term Rental Certificate;
- 19 7. The Applicant declares the Short Term Rental property is in compliance with
20 all provisions of this ordinance and all other applicable laws;
- 21 8. The Applicant and all Responsible Operator(s) complete a self-certification
22 test provided by the County on the requirements and compliance with the
23 provisions of this ordinance. Completion of the self-certification test is
24 required with each renewal of the Short Term Rental Certificate;
- 25 9. For Short Term Rental properties that have been the subject of a Notice of
26 Violation within the past twelve (12) months, within 30 days of the County's
27 receipt of the renewal fee, the County is authorized to verify the Short Term
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1 Rental has the required sign, adequate on-site parking, and working Noise
2 Monitor system, pursuant to Sections 8 and 11 of this ordinance. A
3 Responsible Operator shall be available at the intended Short Term Rental
4 property within sixty (60) minutes of the County's request for an exterior
5 inspection to verify the requirements have been met;

6 10. Any Responsible Operator(s) has not received three (3) Verified Notices of
7 Violation within a twelve (12) month period for the Short Term Rental;

8 11. Any Responsible Operator(s) has not received seven (7) Verified Notices of
9 Violation total for the Short Term Rental; and,

10 12. The Short Term Rental Certificate has not been permanently revoked as to
11 the current Owner(s), pursuant to Section 11 of this ordinance.

12 d. For Short Term Rental properties located within Wine Country or Idyllwild, renewals
13 are not subject to lottery selection, as described in Section 11 of this ordinance.

14 e. Denial of a Short Term Rental Certificate is appealable to an administrative hearing
15 officer in accordance with the administrative hearing procedures in Section 10 of
16 Riverside County Ordinance No. 725.

17 f. In the event that a Short Term Rental Certificate has been expired for 90 days or
18 more, a new initial application and initial registration fee, in accordance with
19 Riverside County Ordinance No. 671 is required.

20 g. No Transfer of a Short Term Rental Certificate.

21 1. Short Term Rental Certificates do not run with the land. A Short Term Rental
22 Certificate shall expire automatically when the Owner or responsible party
23 for the Short Term Rental or Short Term Rental property changes, and a new
24 initial application and initial registration fee, in accordance with Riverside
25 County Ordinance No. 671, will be required to obtain a new Short Term
26 Rental Certificate for the property.

27 2. Exception for Family Transfer in Wine Country and Idyllwild: Short Term
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1 Rental Certificates in Wine Country and Idyllwild, only, may be transferred
2 when the Owner(s) of the Short Term Rental property transfers title of the
3 property to a Family Member, heir, inter vivos trust, family trust, or other
4 similar type of trust estate and only when the property meets the Short Term
5 Rental requirements, as described in Section 9 or Section 10, as applicable.
6 Within 180 days from the date of recordation of the property transfer, the new
7 Owner(s) is required file a complete transfer application with the Planning
8 Department to legally transfer the name of the Short Term Rental Certificate
9 to the new Owner. If the deadline is not met, the Short Term Rental
10 Certificate shall expire automatically and a new initial application and initial
11 registration fee, in accordance with Riverside County Ordinance No. 671,
12 will be required to obtain a new Short Term Rental Certificate for the
13 property.

14 h. The County may use the registration fees to cover any County costs for administering
15 or enforcing this ordinance, including the County's Short Term Rental Program
16 Manager.

17 i. Any declaration made by the Applicant as part of the Short Term Rental Certificate
18 initial application or renewal process is subject to further review and/or investigation
19 for confirmation by the Planning Department or its designee. The Applicant may also
20 be required to submit records demonstrating compliance with this Section, upon
21 request by the Planning Department or its designee. Any material misstatement or
22 omission in a Short Term Rental Certificate initial application or renewal is grounds
23 for denial or revocation of a Short Term Rental Certificate.

24 Section 8. SHORT TERM RENTAL OPERATIONAL REQUIREMENTS.

25 a. No person shall conduct, cause, allow, authorize, permit, facilitate, aid, abet, suffer,
26 conceal, maintain, or advertise any Short Term Rental activity that does not comply
27 with the provisions of this ordinance.

- 1 b. The Responsible Operator(s) shall ensure that the Short Term Rental is used in a
2 manner that complies with this ordinance and all applicable laws, rules, and
3 regulations pertaining to the use and occupancy of a Short Term Rental.
- 4 c. The Short Term Rental shall not be used for a temporary event, as defined in
5 Riverside County Ordinance No. 348, unless a temporary event permit has been
6 obtained by the Responsible Operator.
- 7 d. The Short Term Rental shall be rented for occupancy for less than thirty (30)
8 consecutive calendar days total but not less than two (2) consecutive days and one
9 (1) night, which includes counting portions of calendar days as full days.
- 10 e. Responsible Guests of a Short Term Rental in all areas of the County, except Wine
11 Country, must be at least twenty-one (21) years of age.
- 12 f. A Responsible Operator shall only enter into or ensure the Hosting Platform only
13 enters into one Booking Transaction to rent the Short Term Rental to one Responsible
14 Guest for a specified period of time, unless the Responsible Operator is operating a
15 Hosted Stay. A Responsible Operator may enter into or allow a Hosting Platform to
16 enter into multiple Booking Transactions to rent the Short Term Rental for a Hosted
17 Stay, provided that the number of rooms rented does not exceed five (5) and the
18 occupancy of the Short Term Rental does not exceed the limits described by the Short
19 Term Rental Certificate and this ordinance.
- 20 g. If a lot contains multiple one family dwellings, only one Short Term Rental
21 Certificate may be issued for that lot. In this event, the multiple one family dwellings
22 shall be rented together to a Responsible Guest as one Short Term Rental. Multiple
23 one family dwellings on a lot does not increase the maximum occupancy of the Short
24 Term Rental as defined in this ordinance.
- 25 h. Occupancy.
- 26 1. The occupancy of a Short Term Rental is limited to 200 square feet per
27 person, up to a maximum number of occupants that is determined by the size
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1 of the property, as follows:

2 i. For properties of one half (½) acre or less in size, the maximum
3 number of occupants shall not exceed ten (10) persons;

4 ii. For properties of more than one half (½) acre and up to two (2) gross
5 acres in size, the maximum number of occupants shall not exceed
6 sixteen (16) persons;

7 iii. For properties of over two (2) gross acres in size, the maximum
8 number of occupants shall not exceed twenty (20) persons.

9 2. Responsible Operators of Short Term Rentals exceeding an occupancy of ten
10 (10) persons shall comply with the pre-approved list of upgrades to the Short
11 Term Rental from the County Building Official, as approved by the County
12 Executive Office.

13 3. For Short Term Rental properties located in Wine Country, the occupancy
14 limits described in this Subsection are further limited by the Short Term
15 Rental Classification requirements, as described in Section 9 of this
16 ordinance.

17 i. A Responsible Operator shall provide adequate on-site parking spaces to
18 accommodate the maximum number of occupants approved with the Short Term
19 Rental Certificate. Off-site parking is not permitted for Short Term Rentals.

20 j. Responsible Operators, Responsible Guests, and other occupants of the Short Term
21 Rental shall each comply with the noise requirements of Riverside County Ordinance
22 No. 847, including quiet hours between the hours of 10 PM and 7 AM, and Riverside
23 County Ordinance No. 924, related to loud or unruly parties, gatherings, or other
24 similar events. Outdoor amplified sound, generally defined as any sound that is
25 increased by any amplified equipment or sound that is electronically enhanced, must
26 comply with the provisions of Riverside County Ordinance No. 847. The
27 Responsible Operator shall use reasonably prudent business practices to ensure that
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1 the Guests or other occupants of the Short Term Rental comply with Riverside
2 County Ordinance Nos. 847 and 924.

3 k. A Responsible Operator shall install and maintain in continuous operation a Noise
4 Monitor on the exterior of the Short Term Rental to ensure compliance with
5 Riverside County Ordinance No. 847.

6 l. Responsible Operators, Responsible Guests, and other occupants of the Short Term
7 Rental shall each comply with Riverside County Ordinance No. 915 Regulating
8 Outdoor Lighting, including light trespass.

9 m. Outdoor fire areas shall be permissible only when not otherwise prohibited by state
10 or local fire bans, regulations, rules, or guidelines. When legally permissible, outdoor
11 fire areas shall be located on a non-combustible surface and extinguished as soon as
12 it is no longer in use or by 10:00 p.m., whichever is earlier.

13 n. Pets, if allowed by a Responsible Operator, shall be secured at all times on the
14 property of the Short Term Rental. Continual barking or other nuisances created by
15 pets are prohibited under all applicable laws, including Riverside County Ordinance
16 No. 878.

17 o. Trash and refuse shall not be left stored within public view, except in proper
18 containers for purposes of collection by the County's authorized waste hauler.

19 p. Snow Removal.

20 1. Snow removed from private driveways and parking lots of a Short Term
21 Rental may not be dumped, deposited, or placed or pushed into a street or
22 other public right-of-way, except to the extent that such activity shall not
23 increase the depth of snow on the street or right-of-way by over three inches
24 at any point within the right-of-way.

25 2. Snow removed from the Short Term Rental may not be piled to block or cover
26 a fire hydrant, standpipe, or other water delivery service for fire protection.

27 q. Each Short Term Rental shall have a Responsible Operator readily available to
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1 handle any questions or complaints during all Short Term Rental activities. Any
2 change to the contact information for a Responsible Operator of a Short Term Rental
3 shall immediately be provided in writing to the Planning Department, to neighboring
4 properties within three hundred feet of the Short Term Rental, and on any postings
5 required by this ordinance.

6 r. Short Term Rentals shall not be allowed in private residential dwelling units that
7 violate any applicable health or safety laws, rules or regulations, including, but not
8 limited to, building, safety, fire, or health, or in tents, recreational vehicles,
9 treehouses, yurts, non-habitable structures, or other structures not intended for
10 permanent residential occupancy.

11 s. The Responsible Operator shall identify or cause to be identified in any rental
12 agreements for the Short Term Rental and in any Short Term Rental advertisements
13 (including in any newspaper, magazine, brochure, hosting platform, or internet
14 website) the following general information and requirements of the Responsible
15 Guests and all occupants:

- 16 1. Current and valid Short Term Rental Certificate number;
- 17 2. Transient occupancy tax registration certificate number;
- 18 3. Number of onsite parking spaces provided and that no offsite parking is
19 permissible;
- 20 4. Maximum occupancy of the Short Term Rental; and,
- 21 5. Age requirement of Responsible Guests, in compliance with this ordinance.

22 t. Short Term Rental activity is subject to, and the Responsible Operator(s) shall
23 comply with, or ensure the Hosting Platform(s) complies with, Riverside County
24 Ordinance No. 495, the Uniform Transient Occupancy Tax Ordinance and any
25 applicable assessments, including TBIDs and TMDs.

26 u. The Responsible Operator shall post or cause to be posted in a prominent location on
27 the interior of the Short Term Rental the following information, in accordance with
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1 all applicable laws and the provisions of this ordinance:

- 2 1. Responsible Operator name and number;
- 3 2. Local Contact Person name and number;
- 4 3. The telephone number for the Sheriff's Department, Short Term Rental
5 Manager, and the Code Enforcement Department, including the 24-hour
6 Code Enforcement Department telephone number;
- 7 4. The website information for Rivco Ready, in the event of an emergency;
- 8 5. Evacuation plan for the Short Term Rental showing emergency fire
9 extinguisher locations, interior pedestrian exit routes, and exterior vehicular
10 exit routes;
- 11 6. The maximum number and precise location of onsite parking spaces;
- 12 7. A copy of the Short Term Rental Operational Requirements described in
13 Section 8 of this ordinance;
- 14 8. Trash pick-up day and applicable rules and regulations;
- 15 9. A copy of Riverside County Ordinances No. 847 and 927;
- 16 10. A copy of the Good Neighbor Brochure; and
- 17 11. Notification that a Responsible Operator or Guest may be cited or fined by
18 the County in accordance with this ordinance and Riverside County
19 Ordinance No. 725.

- 20 v. A Short Term Rental shall not change the residential character of the property, except
21 for the required exterior onsite Short Term Rental sign. The Responsible Operator
22 shall post one (1) identification sign, measuring two square feet in area or one foot
23 by two foot in size, in the exterior of the Short Term Rental in a place that is readily
24 visible from the public view. Any other advertising signs promoting or identifying
25 the Short Term Rental or otherwise shall only be permitted as otherwise authorized
26 under Riverside County Ordinance No. 348. The required identification sign shall
27 be posted onsite at the Short Term Rental in a location that is clearly visible, and
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1 shall clearly state the following information in lettering of sufficient size to be easily
2 read:

- 3 1. Current Short Term Rental Certificate number for the property;
- 4 2. Name of the Responsible Operator and a telephone number at which the
5 Responsible Operator may be reached on a 24-hour basis;
- 6 3. Maximum number of occupants permitted to stay in the rental unit; and
- 7 4. Telephone number of the County's 24-hour Code Enforcement Department
8 telephone number.

9 w. While a Short Term Rental is rented, the Responsible Operator shall be available
10 twenty-four hours per day, seven days a week, for the purpose of responding to
11 complaints regarding the condition or operation of the Short Term Rental or Guests'
12 conduct at the Short Term Rental in accordance with Section 10 of this ordinance.

13 x. Prior to a Responsible Guest occupying a Short Term Rental, the Responsible
14 Operator shall do all of the following:

- 15 1. Obtain the name, address, and copy of a valid government identification of
16 the Responsible Guest;
- 17 2. Provide a copy of the Good Neighbor Brochure to the Responsible Guest;
- 18 3. Require each Responsible Guest to review and sign a copy of the Good
19 Neighbor Brochure and an acknowledgment of having viewed the Good
20 Neighbor video prior to occupancy of the Short Term Rental; and,
- 21 4. Require the Responsible Guest to execute a formal acknowledgement that he
22 or she is legally responsible for compliance by all Guests or occupant(s) of
23 the Short Term Rental with all applicable laws, rules, and regulations
24 pertaining to the use and occupancy of the Short Term Rental.

25 y. A Responsible Operator shall respond within sixty (60) minutes of being notified that
26 the Responsible Guest or a Guest of the Short Term Rental created unreasonable
27 noise, engaged in disorderly conduct, or committed violations of any applicable law,
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1 rule, or regulation, including this ordinance, and halt or prevent the recurrence of
2 such conduct. The Responsible Operator shall be subject to all administrative, legal,
3 and equitable remedies available to the County for failing to respond to the County
4 within sixty (60) minutes.

5 Section 9. OWNERSHIP AND OPERATIONAL REQUIREMENTS FOR WINE COUNTRY.

6 a. Applicability. Property within Wine Country shall comply with the ownership and
7 operational requirements for Short Term Rentals outlined in this section.

8 b. Conflicting regulations. If any section of this ordinance is in conflict with any other
9 section of this ordinance, then the more stringent requirements shall control.

10 c. Responsible Guests. Responsible Guests of a Short Term Rental in Wine Country
11 must be at least twenty-five (25) years of age.

12 d. Limitation on Ownership of Short Term Rentals in Wine Country. No Owner or
13 Owner Entity shall hold more than two (2) Short Term Rental Certificates
14 simultaneously in Wine Country. "Holding" a Short Term Rental Certificate shall
15 be defined to include the Owner, Owner Entity, and any ownership interest, or
16 responsible person for the ownership interest of the Owner or Owner Entity.

17 1. Exception. The limitations of this Subsection shall not apply or be enforced
18 against any Owner or Owner Entity that holds more than two (2) Short Term
19 Rental Certificates simultaneously in Wine Country as of the effective date
20 of this ordinance. These Owners and Owner Entities may continue to renew
21 their existing valid Short Term Rental Certificates so long as the Responsible
22 Operator(s) complies with the provisions of this ordinance. However, these
23 Owners and Owner Entities shall not be approved for any additional Short
24 Term Rental Certificates in Wine Country until they are in compliance with
25 the limitations of this Subsection. These Owners and Owner Entities may
26 seek additional Short Term Rental Certificates for properties which are not
27 located in Wine Country.

1 e. Short Term Rental Classifications for Wine Country. The following Short Term
2 Rental classifications are allowed in the Wine Country districts, as specified below,
3 subject to all approval requirements for a Short Term Rental Certificate.

4 1. Wine Country – Winery District.

5 i. Short Term Rental Class I is allowed.

6 ii. Short Term Rental Class II is allowed with the following additional
7 requirements:

8 (1) At least fifty percent (50%) of the Short Term Rental property
9 net acreage shall be planted with vineyards or other
10 agricultural crop(s);

11 (2) Adherence to the County’s pre-approved list of upgrades to
12 the Short Term Rental from the County Building Official, as
13 approved by the County Executive Office, as described in
14 Section 8; and,

15 (3) Submittal of a site plan, subject to ministerial review by the
16 County.

17 2. Wine Country – Equestrian District.

18 i. Short Term Rental Class I is allowed.

19 ii. Short Term Rental Class II is not allowed.

20 iii. Limited Stay on Enforcement for the Wine Country – Equestrian
21 District. The County shall not enforce the provisions of this
22 Subsection against Short Term Rental properties which have existing
23 Booking Transactions, as of the effective date of this ordinance, for
24 an occupancy that exceeds the limits of Short Term Rental Class I.
25 This provision shall terminate automatically at 11:59 p.m. on the 180th
26 day after the effective date of this ordinance.

27 3. Wine Country – Residential District and North Wine Country.

- i. Short Term Rental Class I is allowed.
- ii. Short Term Rental Class II is not allowed.
- iii. Limited Stay on Enforcement for the Wine Country – Residential District and North Wine Country. The County shall not enforce the provisions of this Subsection against Short Term Rental properties which have existing Booking Transactions, as of the effective date of this ordinance, for an occupancy that exceeds the limits of Short Term Rental Class I. This provision shall terminate automatically at 11:59 p.m. on the 180th day after the effective date of this ordinance.

f. Short Term Rental Caps for Wine Country. The Short Term Rental Cap for Wine Country shall be determined by a percentage of parcels with existing single family residential units within the Wine Country districts as specified below, as of the effective date of this ordinance.

1. Wine Country – Winery District. The maximum combined number of Short Term Rentals in this district shall be no more than 129, which equates to approximately 17 percent of the existing number of single family residential units in the Wine Country – Winery District.

2. Wine Country – Equestrian District. The maximum number of Short Term Rentals in this district shall be no more than 8, which equates to approximately 8 percent of the existing number of single family residential units in the Wine Country – Equestrian District.

3. Wine Country – Residential District. The maximum number of Short Term Rentals in this district shall be no more than 105, which equates to approximately 10.5 percent of the existing number of single family residential units in the Wine Country – Residential District.

4. North Wine Country. The maximum number of Short Term Rentals in this area shall be no more than 16, which equates to approximately 19% of the

1 existing number of single family residential units in North Wine Country.

2 5. Exception. The Short Term Rental Caps described in this Subsection shall
3 not apply or be enforced against any Owner who has an approved Short Term
4 Rental Certificate as of the effective date of this ordinance.

5 g. Short Term Rental Density Requirements for Wine Country. Short Term Rental
6 properties shall not be located within a 500-foot radius of any other Short Term
7 Rental property. The 500-foot radius shall be measured from the property line of the
8 desired Short Term Rental. The County shall deny the Short Term Rental Certificate,
9 if the 500-foot radius from the desired Short Term Rental property includes any
10 portion of a property with an approved Short Term Rental Certificate.

11 1. Exception. The limitations of this Subsection shall not apply or be enforced
12 against any Owner who has an approved Short Term Rental that does not
13 meet the requirements of this Subsection as of the effective date of this
14 ordinance or Eligible Properties selected in Tier 1. Current Short Term Rental
15 Certificate holders may continue to renew their valid Short Term Rental
16 Certificates so long as the Responsible Operator(s) complies with the
17 provisions of this ordinance. Eligible Properties selected in Tier 1 may obtain
18 a Short Term Rental Certificate so long as they comply with all other
19 application requirements of this ordinance. However, any new Short Term
20 Rental Certificates will not be granted for properties within 500 feet of any
21 property with a valid Short Term Rental Certificate in Wine Country.

22 Section 10. OWNERSHIP AND OPERATIONAL REQUIREMENTS FOR IDYLLWILD.

23 a. Applicability. Property within Idyllwild shall comply with the ownership and
24 operational requirements for Short Term Rentals outlined in this section.

25 b. Conflicting regulations. If any section of this ordinance is in conflict with any other
26 section of this ordinance, then the more stringent requirements shall control.

27 c. Limitation on Ownership of Short Term Rentals in Idyllwild. No Owner or Owner
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1 Entity shall hold more than two (2) Short Term Rental Certificates simultaneously in
2 Idyllwild. “Holding” a Short Term Rental Certificate shall be defined to include the
3 Owner, Owner Entity, and any ownership interest, or responsible person for the
4 ownership interest of the Owner or Owner Entity.

5 1. Exception. The limitations of this Subsection shall not apply or be enforced
6 against any Owner or Owner Entity that holds more than two (2) Short Term
7 Rental Certificates simultaneously in Idyllwild as of the effective date of this
8 ordinance. These Owners and Owner Entities may continue to renew their
9 existing valid Short Term Rental Certificates so long as the Responsible
10 Operator(s) complies with the provisions of this ordinance. However, these
11 Owners and Owner Entities shall not be approved for any additional Short
12 Term Rental Certificates in Idyllwild until they are in compliance with the
13 limitations of this Subsection. These Owners and Owner Entities may seek
14 additional Short Term Rental Certificates for properties which are not located
15 in Idyllwild.

16 d. Short Term Rental Caps for Idyllwild. The Short Term Rental Cap for Idyllwild shall
17 be determined by a percentage of parcels with existing single family residential units
18 in Idyllwild, as of the effective date of this ordinance. The maximum number of Short
19 Term Rentals in Idyllwild shall be no more than 500, which equates to approximately
20 14 percent of the existing number of single family residential units in Idyllwild, as
21 of the effective date of this ordinance.

22 1. Exception. The Short Term Rental Caps described in this Subsection shall
23 not apply or be enforced against any Owner who has an approved Short Term
24 Rental Certificate as of the effective date of this ordinance.

25 e. Short Term Rental Density Requirements for Idyllwild. Short Term Rental properties
26 shall not be located within a 150 foot radius of any other Short Term Rental property.
27 The 150 foot radius shall be measured from the property line of the desired Short
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1 Term Rental. The County shall deny the Short Term Rental Certificate, if the 150
2 foot radius from the desired Short Term Rental property includes any portion of a
3 property with an approved Short Term Rental Certificate.

4 1. Exception. The limitations of this Subsection shall not apply or be enforced
5 against any Owner who has an approved Short Term Rental that does not
6 meet the requirements of this Subsection as of the effective date of this
7 ordinance or Eligible Properties selected in Tier 1. Current Short Term Rental
8 Certificate holders may continue to renew their valid Short Term Rental
9 Certificates so long as the Responsible Operator(s) complies with the
10 provisions of this ordinance. Eligible Properties selected in Tier 1 may obtain
11 a Short Term Rental Certificate so long as they comply with all other
12 application requirements of this ordinance. However, any new Short Term
13 Rental Certificates will not be granted for properties within 150 feet of any
14 property with a valid Short Term Rental Certificate in Idyllwild.

15 Section 11. ADDITIONAL APPLICATION REQUIREMENTS FOR IDYLLWILD AND
16 WINE COUNTRY.

17 a. Additional Application Requirements for Initial Applications. Applicants seeking an
18 initial Short Term Rental Certificate for a property located in Wine Country or
19 Idyllwild, must meet the following additional requirements:

- 20 1. The Applicant provides the following information:
- 21 i. Names and addresses of all Short Term Rental Certificates held by all
22 Owner or Owner Entities, including all ownership interests and
23 responsible parties for all ownership interests, of the Short Term
24 Rental property in Wine Country or Idyllwild; and,
 - 25 ii. For all Owner Entities of the Short Term Rental property, disclosure
26 of the names of all ownership interests within each level of the Owner
27 Entity structure and responsible parties for all ownership interests.

- 1 2. The desired Short Term Rental meets all of the requirements for the
2 applicable location (for Wine County, Section 9 of this ordinance, and for
3 Idyllwild, Section 10 of this ordinance) including, but not limited to, the
4 following:
- 5 i. Is selected as an Eligible Property pursuant to this Section 11;
 - 6 ii. Meets the limitation on ownership of two (2) Short Term Rental
7 Certificates, as described in Section 9 or Section 10, as applicable;
 - 8 iii. For Wine Country only, meets the Short Term Rental classification
9 requirements for the district in which the property is located, as
10 described in Section 9; and,
 - 11 iv. Meets the Short Term Rental density requirements, as described in
12 Section 9 or Section 10, as applicable.
- 13 3. Eligible Properties. The County shall implement a two-tiered process to
14 select Eligible Properties for areas of Wine Country and Idyllwild.
- 15 i. Tier 1: A property that has not been issued a Short Term Rental
16 Certificate but the Owner(s) or Responsible Operator(s) paid
17 Transient Occupancy Taxes for the property by registering with the
18 County or Airbnb, only, for the entire period of operation from
19 September 13, 2021 to September 13, 2022.
20 (1) Exception: North Wine Country properties are not eligible for
21 Tier 1.
 - 22 ii. Tier 2: Any property that does not meet the qualifications for Tier 1,
23 as described above, or any Tier 1 property that does not obtain a Short
24 Term Rental Certificate in Tier 1.
 - 25 iii. The selection process for Tier 1 Eligible Properties shall occur before
26 the selection process for Tier 2 Eligible Properties.
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1 iv. Selection Process for Tier 1 Eligible Properties. After the effective
2 date of this ordinance, the County shall conduct a one-time selection
3 for Tier 1 properties.

4 (1) The County shall publish notice of the Tier 1 application
5 period on the Riverside County Planning Department website
6 for at least 15 days prior to opening the application period.
7 After the 15-day notice period, the County will open the
8 application period for 90 days and close it at 11:59 p.m. on the
9 90th day. Once the application period closes, the County shall
10 verify whether the applications meet the Tier 1 requirements,
11 in accordance with this Section. Only qualified Tier 1
12 applications shall have the opportunity to be selected as
13 Eligible Properties.

14 (2) If the number of qualified Tier 1 applications received does
15 not exceed the Tier 1 Cap, then all verified Tier 1 properties
16 shall become Eligible Properties. Once selected, Eligible
17 Properties in Tier 1 must meet all the Short Term Rental
18 application requirements of Section 7 and the additional
19 application requirements in this Section 11.

20 (3) However, if the number of qualified Tier 1 applications
21 received exceeds the Tier 1 Cap, the County shall implement
22 a lottery to select Eligible Properties up to the Tier 1 Cap.
23 Once selected, Eligible Properties must meet all the Short
24 Term Rental application requirements of Section 7 and the
25 additional application requirements in this Section 11. If any
26 Eligible Property does not meet all of the application
27 requirements, the County shall implement a lottery to select
28 Eligible Properties up to the Tier 1 Cap.

1 requirements in Section 7 and Section 11, then the County
2 shall not issue a Short Term Rental Certificate for that
3 property. In that case, the County shall utilize the same set of
4 qualified Tier 1 applications and use the lottery system to
5 select another Eligible Property and determine whether it
6 meets the application requirements of Section 7 and Section
7 11. This process shall continue until the number of Short Term
8 Rental Certificates issued reaches no more than 10 additional
9 properties beyond the Short Term Rental Cap.

10 (4) Any Tier 1 properties that do not receive a Short Term Rental
11 Certificate in Tier 1 shall become Tier 2 properties and may
12 choose to participate in the selection process for Tier 2
13 Eligible Properties.

14 v. Selection Process for Tier 2 Eligible Properties. After the one-time
15 Tier 1 selection is complete, in areas of the County in which the
16 number of valid Short Term Rental Certificates is less than the Short
17 Term Rental Cap, the County shall implement a lottery to select
18 Eligible Properties from Tier 2.

19 (1) In January and July of each calendar year, the County shall
20 evaluate whether the number of Short Term Rental
21 Certificates falls below the Short Term Rental Cap in
22 Idyllwild, as described in Section 10, or Wine Country, as
23 described in Section 9. The County shall publish notice of the
24 lottery application period on the Riverside County Planning
25 Department website for at least 30 days prior to opening the
26 Short Term Rental application period. After the 30 day notice
27 period, the County will open the application period for 30 days
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1 and close it at 11:59 p.m. on the 30th day. Once the application
2 period closes, the County shall use a lottery system to select
3 Eligible Properties from the submitted applications.

4 (2) Once the Short Term Rental Cap is reached for a particular
5 area, the County shall not select any more Eligible Properties
6 for that area until the number of Short Term Rental
7 Certificates falls below the Short Term Rental Cap.

8 (3) Once selected, Eligible Properties must meet all the Short
9 Term Rental application requirements of Section 7 and the
10 additional application requirements in this Section 11. If any
11 Eligible Property does not meet all of the application
12 requirements in Section 7 and Section 11, then the County
13 shall not issue a Short Term Rental Certificate for that
14 property. In that case, the County shall utilize the same set of
15 submitted applications and use the lottery system to select
16 another Eligible Property and determine whether it meets the
17 application requirements of Section 7 and Section 11. This
18 process shall continue until the number of Short Term Rental
19 Certificates issued reaches the Short Term Rental Cap.

20 b. Additional Requirements for Renewal Applications. Applicants seeking a renewal of
21 a Short Term Rental Certificate for a property located in Idyllwild or Wine Country,
22 must meet the additional requirements for initial applications, as described in this
23 Section 11.

24 Section 12. TRANSIENT OCCUPANCY TAX AND ASSESSMENTS.

25 The Responsible Operator(s) shall comply with or ensure the Hosting Platform(s) complies with all
26 the requirements of Riverside County Ordinance No. 495, the Uniform Transient Occupancy Tax
27 Ordinance. For the purposes of Riverside County Ordinance No. 495 only, a Short Term Rental shall
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1 qualify as a “hotel.” The Responsible Operator(s) shall be legally responsible for the collection of all
2 applicable Transient Occupancy taxes and assessments, including TBIDs and TMDs, from the Responsible
3 Guest(s) and remittance of such collected taxes and assessments to the Treasurer Tax-Collector, in
4 accordance with Riverside County Ordinance No. 495 and any other applicable law. The Treasurer Tax-
5 Collector shall be responsible for the enforcement of the provisions of this section and Riverside County
6 Ordinance No. 495 and shall have no other enforcement duties related to this ordinance beyond these
7 responsibilities.

8 Section 13. NOTIFICATION AND COMPLAINTS.

9 a. Notification.

10 1. Within ten (10) days of approval of a Short Term Rental Certificate, a
11 Responsible Operator shall provide written notice that a Short Term Rental
12 Certificate was obtained for the property, as follows:

13 i. For Short Term Rental properties of less than five (5) gross acres in
14 size, Responsible Operators shall provide notice to owners of all
15 properties located within a 300 foot radius of the Short Term Rental
16 property;

17 ii. For Short Term Rental properties of five (5) gross acres or more in
18 size, Responsible Operators shall provide notice to owners of all
19 properties located within a 600 foot radius of the Short Term Rental
20 property.

21 2. Such notification shall also include the Responsible Operator’s contact
22 information. In the event of a change in the provided contact information,
23 new notification with the updated information shall be provided in the same
24 manner.

25 3. All notification costs shall be borne by the Responsible Operator.

26 b. Initial complaints regarding Short Term Rental violations on a property pursuant to
27 this ordinance will generally be directed to the Responsible Operator. The
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1 Responsible Operator for the Short Term Rental shall be responsible for correcting
2 the violation promptly, which includes, within sixty (60) minutes, contacting the
3 Responsible Guest to correct the violation and visiting the site, if necessary, to ensure
4 that the violation has been corrected. Failure to respond to complaints or meet a
5 Code Enforcement Officer within sixty (60) minutes shall be considered a violation
6 of this ordinance, and may constitute cause for revocation of the Short Term Rental
7 Certificate.

8 c. If the Responsible Operator fails to respond to the Short Term Rental violation within
9 the designated time in Subsection b of this Section or the subject of the complaint
10 needs to be corrected immediately due to health and safety concerns, such as blocked
11 driveways, blocked streets, or excessive noise during quiet hours, the complainant
12 may make a complaint to the 24-hour Code Enforcement Department telephone
13 number. Occupants of surrounding properties shall be apprised of this complaint
14 procedure as part of the notification requirements of this section.

15 d. For complaints related to the issuance of a Short Term Rental Certificate and
16 compliance with this ordinance should be directed to the Planning Department.

17 e. The Responsible Operator shall be subject to all administrative, legal, and equitable
18 remedies available to the County for failure to comply with the provisions of this
19 section.

20 Section 14. INSPECTIONS, ADDITIONAL FEES, VIOLATIONS, ENFORCEMENT, FINES,
21 AND PENALTIES.

22 a. Initial Inspections.

23 1. Initial Application. Prior to the County issuing a Short Term Rental
24 Certificate, the County is authorized to conduct an initial inspection of the
25 exterior of the intended Short Term Rental property within 30 days of the
26 County's receipt of a Short Term Rental initial application and the
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1 accompanying initial registration fee. A Responsible Operator shall be
2 available at the intended Short Term Rental property within sixty (60)
3 minutes of the County's request for this inspection.

4 2. Renewal. For Short Term Rental properties that have been the subject of a
5 Notice of Violation within the past twelve (12) months, prior to the County
6 renewing the related Short Term Rental Certificate, the County is authorized
7 to conduct an inspection of the exterior of the Short Term Rental property
8 within 30 days of the County's receipt of the accompanying renewal fee. A
9 Responsible Operator shall be available at the intended Short Term Rental
10 property within sixty (60) minutes of the County's request for this inspection.

11 3. Inspection. For inspections pursuant to this section, the County is authorized
12 to verify by an exterior inspection of the Short Term Rental property that the
13 Short Term Rental contains all of the following required by this ordinance:
14 the exterior sign, adequate on-site parking for the maximum number of
15 occupants allowed in the Short Term Rental, and a working Noise Monitor
16 system.

17 b. Subsequent Inspections. The Code Enforcement Department may request subsequent
18 exterior inspections of the Short Term Rental property at any time. Responsible
19 Operator shall make all reasonable attempts to comply with the Code Enforcement
20 Department's requests or the Short Term Rental may be deemed in violation of this
21 ordinance.

22 c. Violations. Violations of this ordinance include, but are not limited to,

23 1. A Responsible Guest conducting, causing, allowing, authorizing, permitting,
24 facilitating, aiding, abetting, suffering, concealing, or maintaining, any of the
25 following:

26 i. Violation of the requirements for maximum occupancy, noise,
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1 parking, lighting, outdoor fire area, pets, trash, or any other provision
2 as set forth in this ordinance;

3 ii. Violation of any applicable laws, codes, or regulations related to
4 health and safety, which includes, but is not limited to, building,
5 safety, fire, or health; or,

6 iii. Any activity at any Short Term Rental that constitutes a public
7 nuisance under applicable state or local law, or which otherwise
8 constitute a hazard to the public health, safety, or general welfare.

9 2. A Responsible Operator conducting, causing, allowing, authorizing,
10 permitting, facilitating, aiding, abetting, suffering, concealing or maintaining,
11 any of the following:

12 i. Failure to take action to respond to a complaint pursuant to Section
13 10 of this ordinance;

14 ii. Failure to notify Planning Department when the Responsible
15 Operator or Local Contact Person's contact information changes;

16 iii. Violation of the maximum occupancy, noise, or any other
17 requirements as set forth in this ordinance;

18 iv. Providing of false or misleading information on any Short Term
19 Rental application, or other documentation required by this
20 ordinance;

21 v. Advertisement of any property for Short Term Rental purposes
22 without a valid County-issued Short Term Rental Certificate for the
23 Short Term Rental;

24 vi. Completion of a Booking Transaction for a Short Term Rental
25 without a valid County-issued Short Term Rental Certificate for the
26 Short Term Rental;

27 vii. Completion of a Booking Transaction for a Short Term Rental when
28

1 the related Short Term Rental Certificate has been expired, denied,
2 revoked, or suspended by the County;

3 viii. Violation of any applicable laws, codes or regulations related to
4 health and safety, which includes, but is not limited to, building,
5 safety, fire, or health; or,

6 ix. Any activity at any Short Term Rental that constitutes a public
7 nuisance under applicable state or local law, or which otherwise
8 constitute a hazard to the public health, safety, or general welfare.

9 d. Enforcement. In addition to any other remedies provided by law and unless otherwise
10 specified by this ordinance, violations of this ordinance shall be enforced as
11 authorized in Riverside County Ordinance No. 725. Violations of this ordinance shall
12 be treated as a public nuisance and strict liability offense regardless of intent. Each
13 day a violation is committed or permitted to continue shall constitute a separate
14 offense for which the County may issue a separate Notice of Violation. The Code
15 Enforcement Director, or designee, shall have the authority to establish
16 administrative procedures consistent with the provisions of this ordinance for
17 carrying out and enforcing the requirements and the provisions of this ordinance. If
18 any provision of this ordinance conflicts with any provision of any other Riverside
19 County Ordinance, the more restrictive provision shall control.

20 e. Administrative Citations. Violations of this ordinance shall be deemed a threat to the
21 public health and safety and an infraction. Unless otherwise stated in this section, the
22 administrative citation penalty procedures governing the imposition, enforcement,
23 collection, and administrative review of an administrative citation shall be enforced
24 as authorized in Riverside County Ordinance No. 725 and in accordance with
25 California Government Code Section 53069.4. However, administrative citations
26 may be issued to a Responsible Guest without first issuing a Notice of Violation.
27 Each day a violation is committed or permitted to continue shall constitute a separate
28

1 offense for which the County may issue a separate administrative citation. The
2 County may issue an administrative citation against the Responsible Operator or
3 Responsible Guest for any violation of this ordinance, as follows:

- 4 1. \$1,500.00 for a first violation of this ordinance;
- 5 2. \$3,000.00 for a second violation of this ordinance related to the same Short
6 Term Rental within one year of the first violation; and
- 7 3. \$5,000.00 for each additional violation of this ordinance related to the same
8 Short Term Rental within one year of the first violation.

9 f. Revocation. A Short Term Rental Certificate shall be permanently revoked as to the
10 current Owner(s) and a new Short Term Rental Certificate shall not be issued until
11 all the Owner(s) of the property changes, subject to an administrative hearing officer
12 in accordance with the administrative hearing procedures in Section 10 of Riverside
13 County Ordinance No. 725, if any of the following findings are made:

- 14 1. Any Responsible Operator(s) fails to comply with an order of any law
15 enforcement officer;
- 16 2. Any Responsible Operator(s) receives three (3) Verified Notices of Violation
17 within a twelve (12) month period for the same Short Term Rental. If multiple
18 Notices of Violation are issued in a 24-hour period, only one Notice of
19 Violation per 24-hour period may count towards the number of Verified
20 Notices of Violation described in this subsection;
- 21 3. Any Responsible Operator(s) receives seven (7) Verified Notices of
22 Violation total for the same Short Term Rental. If multiple Notices of
23 Violation are issued in a 24-hour period, only one Notice of Violation per 24-
24 hour period may count towards the number of Verified Notices of Violation
25 described in this subsection; or,
- 26 4. The Short Term Rental Certificate was obtained by fraud or perjured
27 testimony.

1 Section 15. REFERENCES TO ORDINANCES. Any references herein to other Riverside
2 County Ordinances shall include subsequent amendments made to that ordinance.

3 Section 16. SEVERABILITY. If any provision, clause, sentence, or paragraph of this ordinance
4 of the application thereof to any person or circumstances shall be held invalid, such invalidity shall not
5 affect the other provisions of this ordinance which can be given effect without the invalid provision or
6 application, and to this end, the provisions of this ordinance are hereby declared to be severable.”

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10 Section 2. EFFECTIVE DATE. This ordinance shall take effect thirty (30) days after its
11 adoption.

12 **Adopted:** 927 3-5 of 01/26/2016 (Eff: 02/25/2016)
13 **Amended:** 927.1 3.52 of 10/18/2022 (Eff: 11/16/2022)
14 **Amended:** 927.2 3.69 of 12/12/2023 (Eff: 01/11/2024)