Short Term Rentals

City of Sausalito

Short Term Rental (STR) Working Group

Community Forums– June 18 and 29, 2016

Purpose of Community Forums

- Start a dialogue on Short Term Rentals
- Receive feedback from the Sausalito community
- To be allowed or not to be allowed?
- If short term rentals are to be allowed, what restrictions and policies should be in place to regulate them?
- STR Working Group to be a sounding board for the Sausalito community.

Overview

- Introduction: Issues and Challenges in Sausalito
- Panelists Share Experiences
- Public Comments/Questions

- Survey Sheet

What is a Short Term Rental?

Rental of a home, apartment, or room for less than 30 days occupancy.

Sharing Economy Businesses

Shared creation, production, distribution, trade and consumption of goods and services by different people and organizations.

Airbnb VRBO HomeAway

Lyft Uber

Sausalito does not allow Short Term Rentals

Sausalito Municipal Code lists the permitted uses in all residential zoning districts. Short term rentals are not listed as a permitted use.

An accessory use that is allowed – long term rentals (more than 30 days).

Issues

- Change in neighborhood character
- Increased noise
- Parking difficulties
- Transiency of people coming and going
- Tying up the rental market; driving rents up
- No collection of Transient Occupancy Tax (TOT)

Code Enforcement

- Part-time Code Enforcement Officer to actively regulate current zoning regulations
- Complaints from neighbors
- Research verifying rental advertised on websites.
- Limited budget to fund Code Enforcement

City Council direction

- STR Working Group to conduct community forums
- Ask the question of whether or not the ordinance should be changed to allow short term rentals, and if so, what restrictions and policies should be in place.
- Report to the City Council on recommendations.

Short Term Rental Working Group

- Daniel Chador
- Sheila Hunter
- Dan Lack
- Alicia Leach
- Yasmine McGrane
- Melanie Meharchand
- Kate Stohr
- Alley Ramon
- Ann Leslie Uzdavinis

Other Cities

Allow	Prohibit
San Francisco	Tiburon
Sacramento	Danville
San Jose	Buellton
Healdsburg	Torrance
Napa	Diamond Bar
Pacific Grove	West Hollywood
Oceanside	Santa Monica
Dana Point	Manhattan Beach

Sample Listing of Short Term Regulations

- Registration with the City; business license; annual permit fee
- Dedicated off-street parking space
- Short Term Rental is the primary residence of the owner
- Quiet Hours
- Limit # of short term rental permits per year or set a cap to the maximum
- Limit # of occupants/guests
- Limit # of days rented in one year
- Limit to certain locations or neighborhoods
- Notification to neighbors
- Collection of TOT (transient occupancy tax)

Fiscal Impact

BAN:

- Continue Code Enforcement – penalty fees collected.

ALLOW:

- Collection of TOT revenue

  Example:

  100 listings, 2 nights/week, average $150/night =

  - 1.5 million gross receipts (12% TOT) in one year
  - $180,000 TOT revenue to City in one year

- Revenue offsets cost of Code Enforcement to regulate

Panelists

- Scott Anderson, Community Development Director, Town of Tiburon
- Kevin Colin, Deputy Planning Manager, City of Petaluma
- Laurie Fried, Sausalito Resident
- Melanie Meharchand, Sausalito Resident

Comments/Questions