

Short Term Rental (STR) Enforcement Update

City Council Meeting
October 22, 2019



The GG Municipal Code...

- Short-Term vacation rentals are **prohibited in residential zones** of the City of Garden Grove.
 - ❖ **Hotels/motels are only allowed in commercial zones** with a CUP.
 - ❖ Renting out a residence in the City's residential zones for 30 days or less is punishable as a misdemeanor and fines can be imposed up to **\$1,000 per day per violation**, six months in jail, or both.
 - ❖ Each day that a violation exists constitutes a separate offense and can result in these penalties for each violation upon verification.
- The **advertisement of residential property for a commercial purpose violates GGMC Section §8.02.010**.
 - ❖ A **\$1,000 fine is assessed for each violation** of this code.



The affects of STRs...



Potential impacts to housing inventory



Changing the neighborhood character



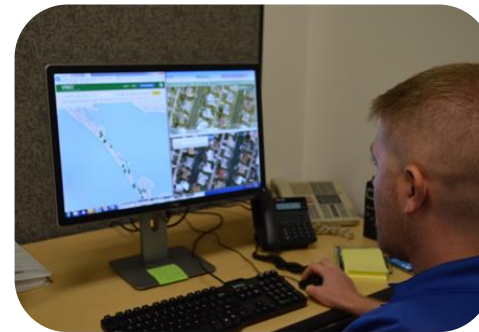
Visitors are unaware local municipal codes



Transform quality of life in the area and disturbance to neighbors



Complaints of trash, parking and property maintenance issues



Impact to local economy and resort district area

STR Enforcement History

Letters issued to
business rental
licenses
October 2017




CE transitioned
to Building & Safety
January 2018



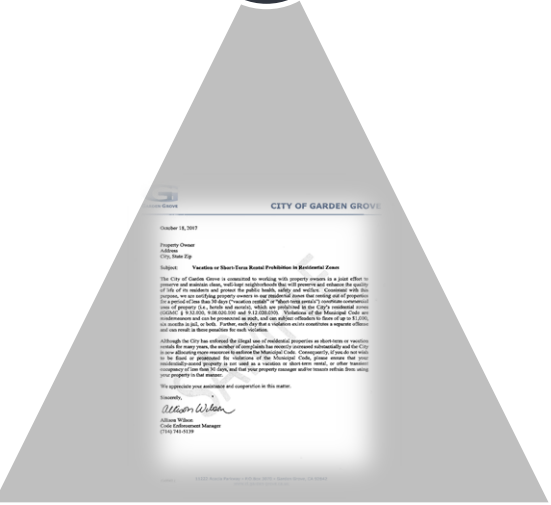
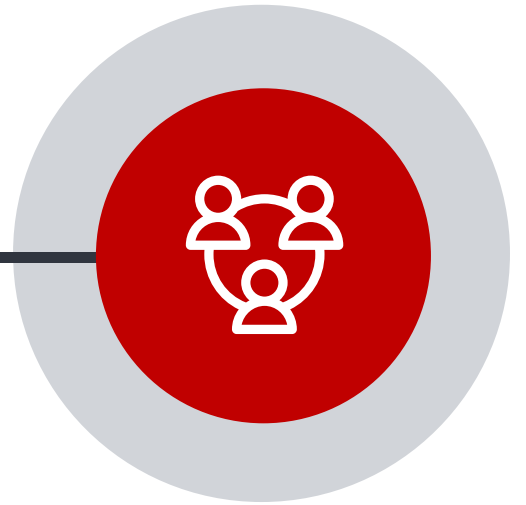
STR Citation
Enforcement
February 2018




HOST COMPLIANCE
Pilot Program
January 2019




HOST COMPLIANCE
City-wide Program
July 2019 to Present



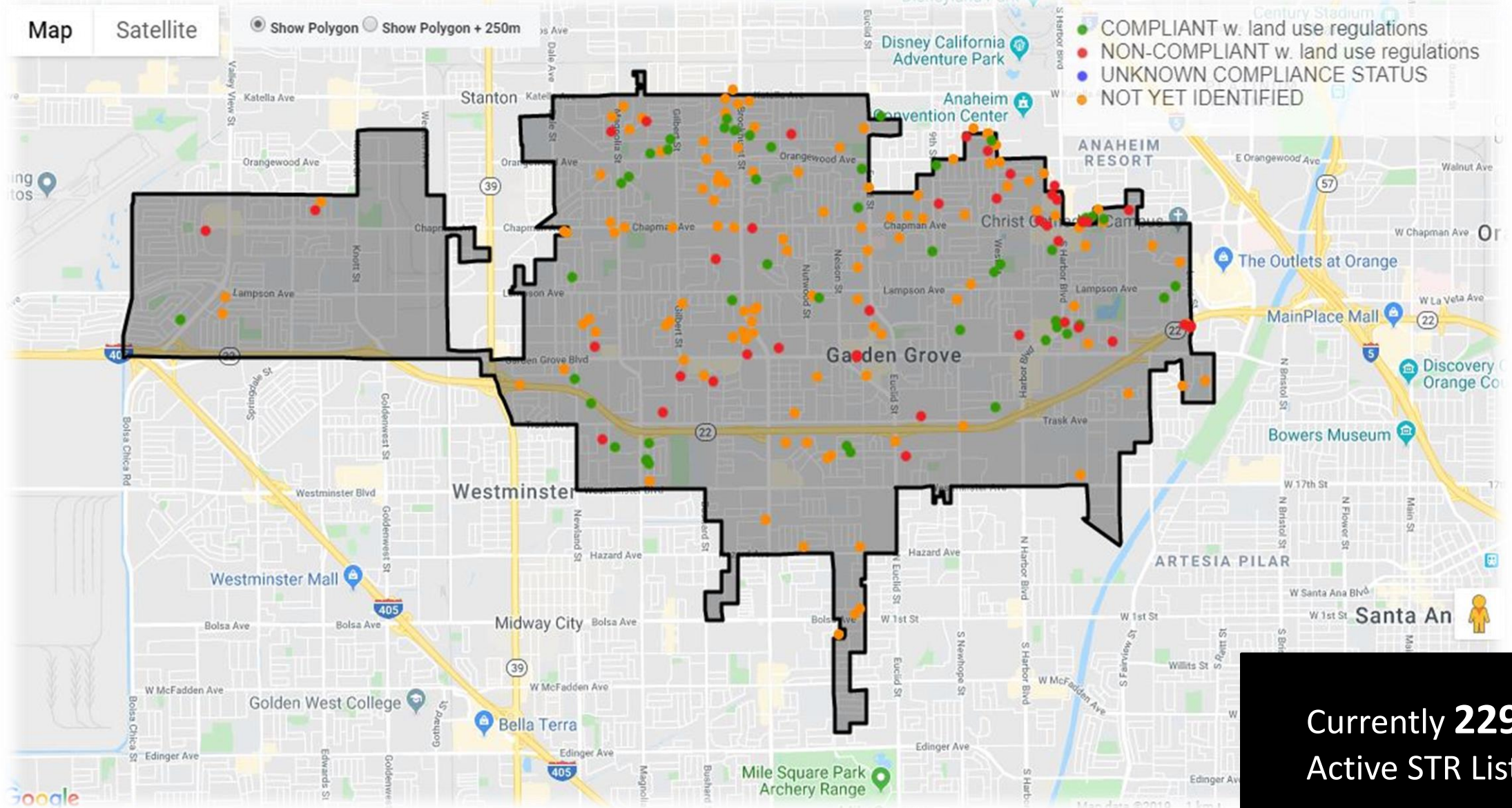
WEBSITE

**AFFIDAVIT
PROCESS**

**28
CITATIONS**

**\$28K
FINES**

STR listings identified by Host Compliance...



Currently **229**
Active STR Listings

STR Investigation Process

Complaint
received or
found through
third-party

Property owner is
identified

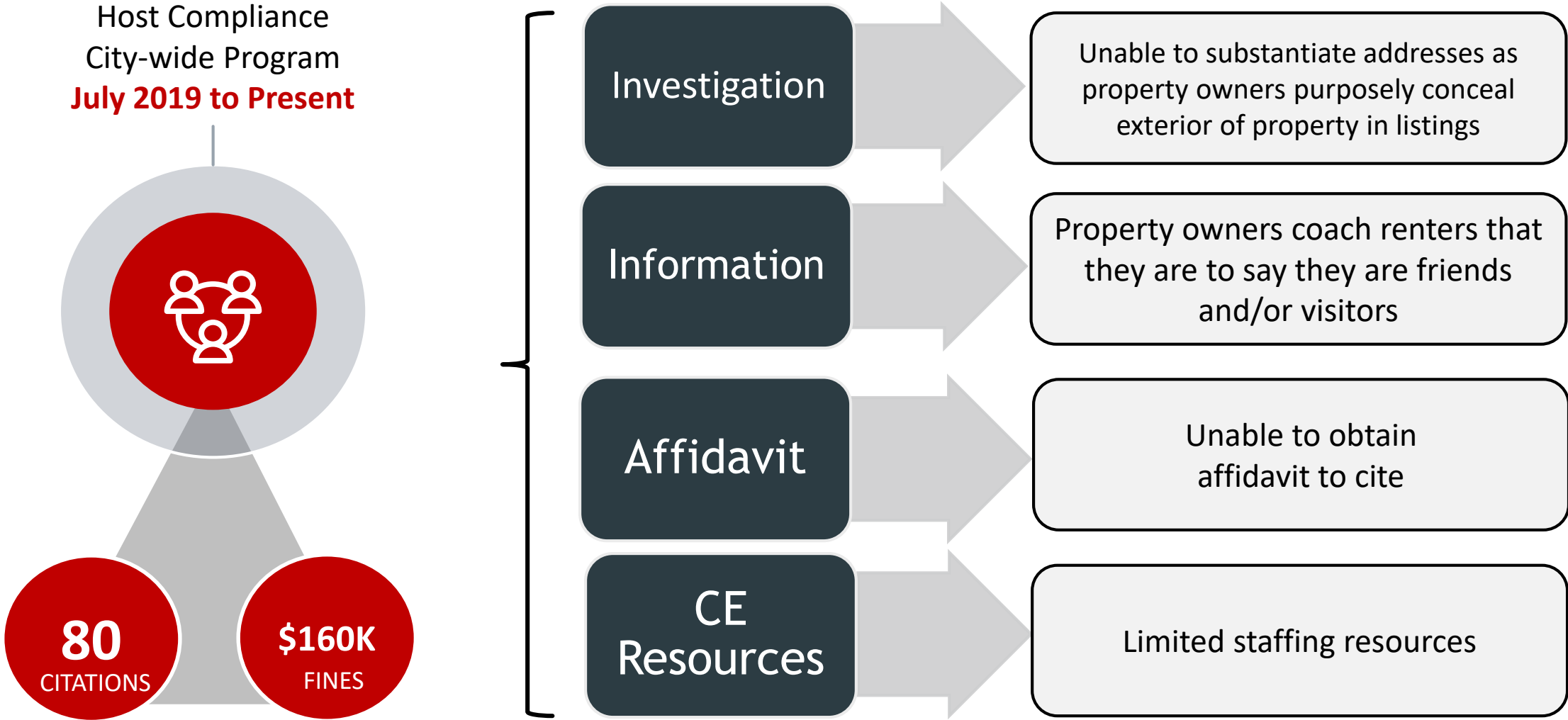
Conduct field
inspection and
notify property
owner

Door hanger is
placed on
property

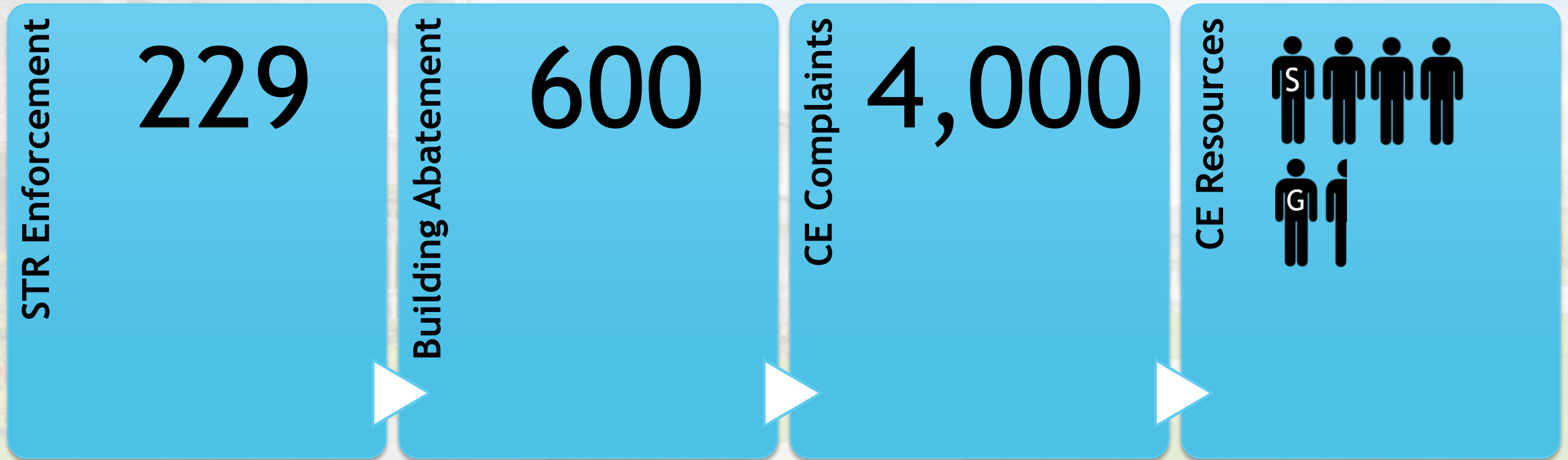
Notice of
Violation is sent
out via mail

Citation
issued \$1000 for
land-use and a
\$1000 for
advertising

STR Enforcement Challenges



Code Enforcement Activity



What's next...