



**CITY OF HEMET
HEMET, CALIFORNIA
ORDINANCE NO. 2075**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HEMET, CALIFORNIA, REPEALING AND REPLACING ARTICLE XVIII (SHORT-TERM LODGING) OF CHAPTER 18 (BUSINESSES) OF THE HEMET MUNICIPAL CODE IN ITS ENTIRETY TO UPDATE SHORT-TERM RENTAL REGULATIONS, INCORPORATE THE SHORT-TERM RENTAL FACILITATOR ACT OF 2025 (SENATE BILL 346), AND ESTABLISH ENHANCED DATA REPORTING, AUDIT, AND ENFORCEMENT STANDARDS APPLICABLE TO SHORT-TERM RENTAL FACILITATORS OPERATING WITHIN THE CITY

WHEREAS, the City of Hemet ("City") has a compelling interest in protecting the public health, safety, and welfare of its residents and in preserving the character and quality of life in its residential neighborhoods, including through the regulation of short-term lodging activity within the City; and

WHEREAS, the City Council previously adopted Ordinance No. 2060 on June 24, 2025, establishing Article XVIII of Chapter 18 of the Hemet Municipal Code to create a registration system and minimum operating standards for short-term rentals, and the City Council now finds it necessary and appropriate to repeal and replace that article in its entirety to incorporate subsequent changes in state law and to strengthen the City's regulatory and enforcement framework; and

WHEREAS, the California Legislature enacted Senate Bill 346 (2025), codified as the Short-Term Rental Facilitator Act of 2025 at Chapter 4.6 of Part 1 of Division 1 of Title 5 of the California Government Code (§ 50990 et seq.), which became effective

1 January 1, 2026, and which authorizes local agencies to invoke, by ordinance, enhanced
2 powers to compel short-term rental facilitators to disclose listing data, submit to audits,
3 and comply with transient occupancy tax collection and remittance requirements; and
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5 **WHEREAS**, the Short-Term Rental Facilitator Act of 2025 is not self-executing
6 and requires local agencies to affirmatively adopt an ordinance invoking its provisions,
7 and the City Council hereby finds and determines that adopting the revised Article XVIII
8 set forth herein constitutes the City's exercise of that authority and its formal invocation
9 of Government Code § 50990 et seq.; and
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11 **WHEREAS**, the City Council finds that short-term rental facilitators, including
12 online platforms such as Airbnb and Vrbo, play a significant role in enabling short-term
13 rental activity within the City, and that requiring such facilitators to report standardized
14 listing data, include permit and transient occupancy tax certification numbers in listings,
15 and submit to audits is essential to ensuring compliance with local permitting
16 requirements and the proper collection and remittance of transient occupancy taxes; and
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18 **WHEREAS**, the City Council finds that the adoption of this Ordinance is in the
19 best interests of the City and its residents, is consistent with the City's General Plan, and
20 is exempt from the requirements of the California Environmental Quality Act (CEQA)
21 pursuant to CEQA Guidelines Section 15061(b)(3), as it can be seen with certainty that
22 there is no possibility that the adoption of this Ordinance will have a significant effect on
23 the environment.
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25 **NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF HEMET DOES**
26 **ORDAIN AS FOLLOWS:**
27

28 **SECTION 1. Recitals Incorporated.**

1 The recitals set forth above are true and correct and are hereby incorporated into
2 this Ordinance as though fully set forth herein.

3 **SECTION 2. Repeal and Replacement of Article XVIII of Chapter 18.**

4 Article XVIII (Short-Term Lodging) of Chapter 18 (Businesses) of the Hemet
5 Municipal Code, as previously adopted by Ordinance No. 2060 on June 24, 2025, is
6 hereby repealed in its entirety and replaced with the revised Article XVIII set forth in
7 Exhibit A, attached hereto and incorporated herein by this reference.
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9 **SECTION 3. Savings Clause.**

10 The repeal of the prior Article XVIII of Chapter 18 of the Hemet Municipal Code
11 by this Ordinance shall not affect any penalty, fine, forfeiture, or liability previously
12 incurred or imposed under the provisions of the repealed article, nor shall such repeal
13 affect any prosecution, administrative proceeding, or enforcement action pending or
14 commenced prior to the effective date of this Ordinance. All such penalties, actions, and
15 proceedings shall continue and be concluded under the provisions of the article as it
16 existed at the time the violation occurred or the action was commenced.
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19 **SECTION 4. Severability.**

20 If any section, subsection, subdivision, paragraph, sentence, clause, or phrase of
21 this Ordinance, or any part thereof, is for any reason held to be unconstitutional, invalid,
22 or unenforceable by a court of competent jurisdiction, such decision shall not affect the
23 validity of the remaining portions of this Ordinance. The City Council hereby declares
24 that it would have adopted each section, subsection, subdivision, paragraph, sentence,
25 clause, or phrase of this Ordinance irrespective of the fact that any one or more other
26 sections, subsections, subdivisions, paragraphs, sentences, clauses, or phrases be
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1 declared unconstitutional, invalid, or unenforceable. To this end, the provisions of this
2 Ordinance are declared to be severable.

3 **SECTION 5. California Environmental Quality Act.**

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5 The City Council finds and determines that this Ordinance is not subject to the
6 California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section
7 15061(b)(3) in that it can be seen with certainty that there is no possibility that the
8 adoption of this Ordinance will have a significant effect on the environment. This
9 Ordinance involves the regulation of short-term lodging activity and the administration of
10 business licensing and tax collection requirements, which do not result in any physical
11 change to the environment.
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13 **SECTION 6. Effective Date.**

14 This Ordinance shall take effect 30 days after its adoption.
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16 **SECTION 7. Certification and Publication.**

17 The City Clerk shall certify to the adoption of this Ordinance and cause it to be
18 published or posted in the manner required by law. The City Clerk shall also cause this
19 Ordinance to be codified in the Hemet Municipal Code in accordance with its terms.
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1 **INTRODUCED** at the regular meeting of the Hemet City Council on April 14th, 2026.

2 **APPROVED, AND ADOPTED** this 28th day of April, 2026.

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6 Linda Krupa, Mayor

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9 **ATTEST:**

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13 Elodie Klug, Deputy City Clerk

1 State of California)
2 County of Riverside)
3 City of Hemet)

4 I, Elodie Klug, Deputy City Clerk of the City of Hemet, do hereby certify that the
5 foregoing Ordinance is the actual Ordinance adopted by the City Council of the City of
6 Hemet and was passed at a regular meeting of the City Council on the 28th day of
7 April, 2026.
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10 AYES: Council Members: Clark, Peterson, Mayor Pro Tem Males, Mayor
11 Krupa.
12 NOES: Council Members: None.
13 ABSTAIN: Council Members: None.
14 ABSENT: Council Members: Lodge

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16 _____
Elodie Klug, Deputy City Clerk
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EXHIBIT A

ARTICLE XVIII. — SHORT-TERM LODGING

Sec. 18-700. Purpose.

The purpose of this article is to establish a registration system and minimum operating standards for short-term rentals in the city to protect public health, safety, and neighborhood character, while allowing for responsible short-term rental activity. This article also serves as the local ordinance required to invoke the provisions of the Short-Term Rental Facilitator Act of 2025 (Government Code §50990 et seq.) within the City of Hemet, thereby authorizing enhanced data reporting, audit, and enforcement mechanisms applicable to short-term rental facilitators operating within the city.

Sec. 18-701. Definitions.

For the purpose of this article, the following definitions shall apply:

“Accessory dwelling unit” shall have the same definition as set forth in section 90-4.

“Administrative services director” shall mean the administrative services director of the city or his or her designee.

“Agent” shall mean any person who is authorized in writing by the owner to represent and act for an owner.

“Assessor's parcel number” or “APN”) shall mean the unique number assigned by the Riverside County Assessor to identify a specific parcel of real property for tax and administrative purposes.

“Booking transaction” shall mean any reservation or payment service provided by a person who facilitates a short-term lodging rental transaction between a transient user and owner for the use of a unit for a period of less than 30 consecutive calendar days.

“City manager” shall mean the city manager of the city or his or her designee.

“Gross floor area” shall mean the area of the lodging unit that includes the surrounding exterior walls and any interior finished portion of a structure that is accessible and that measures more than six feet from finished floor to ceiling. Stairwells and elevator shafts above the first level shall be excluded from the calculation of gross floor area.

“Home-sharing” shall mean an activity whereby the owner hosts a transient user in the owner's lodging unit, for compensation, for periods of less than 30 consecutive calendar days, during which time the owner of the unit lives on site, in the unit, throughout the transient user's stay and the owner, the transient user and any other occupants live together in the same unit as a single housekeeping unit.

“Hosting platform” shall mean a person, other than an owner or agent, who participates in the short-term lodging business by facilitating a booking transaction using any medium of facilitation.

The term “hosting platform” is used interchangeably with “short-term rental facilitator” for purposes of this article.

“Lodging unit” or “unit” shall mean a “dwelling unit” as that term is defined in section 90-4. An accessory dwelling unit shall not be considered a lodging unit or unit for purposes of this chapter.

“Owner” shall mean the person(s) that hold(s) legal and/or equitable title to the lodging unit.

“Person” shall mean any individual and any form of business entity including, but not limited to, all domestic and foreign corporations, associations, syndicates, joint stock corporations, partnerships of every kind, clubs, business or common law trusts, societies, or limited liability companies.

“Residential district” shall mean those areas of the city so designated by chapter 90 as well as any other area in the city designated for a residential use as part of a planned community development plan, specific area plan or planned residential district.

“Short-term” shall mean a lodging unit that is rented or leased as a single housekeeping unit for a period of less than 30 consecutive calendar days. This also includes home-sharing.

“Short-term rental facilitator” shall mean any person, other than an owner or agent, who provides an online marketplace, platform, or other medium through which an owner may offer a short-term lodging unit for occupancy by a transient user, and who facilitates booking transactions between owners and transient users. This term includes, without limitation, companies such as Airbnb and Vrbo, and is consistent with the definition set forth in Government Code §50991. The term “short-term rental facilitator” is used interchangeably with “hosting platform” for purposes of this article.

“Transient” or “transient user” shall mean any person or persons who, for any period less than 30 consecutive calendar days either at his or her own expense, or at the expense of another, obtains lodging in a lodging unit or the use of any lodging space in any unit, for which lodging or use of lodging space a charge is made.

“Transient occupancy tax” or “TOT” certification number shall mean the number issued by the city to an owner or short-term rental facilitator confirming registration and authorization for the collection and remittance of transient occupancy taxes pursuant to the applicable provisions of this Code.

Sec. 18-702. Residential properties eligible for short-term lodging permits.

Only properties zoned residential under chapter 90 shall be eligible for a short-term lodging permit.

Sec. 18-703. Permit required.

No owner of a lodging unit shall advertise for rent or rent a lodging unit located within the city for a short term without a valid short-term lodging permit for that unit issued pursuant to this chapter.

Sec. 18-704. Agency.

An owner may retain an agent to comply with the requirements of this chapter, including, without limitation, the filing of an application for an annual permit, the renewal of a permit, the reinstatement of a permit or the transfer of a permit; the management of the short-term lodging unit or units; and the compliance with the short-term lodging permit conditions. The permit shall be issued only to the owner of the short-term lodging unit or units. The owner of the short-term lodging unit or units is responsible for compliance with the provisions of this chapter, and the failure of an agent to comply with this chapter shall be deemed noncompliance by the owner.

Sec. 18-705. Application for permit.

(a) An application for an annual short-term lodging permit, renewal of a short-term lodging permit, reinstatement of a short-term lodging permit, or transfer of a short-term lodging permit shall be filed with the administrative services director upon forms provided by the city.

(b) An application for the renewal of a short-term lodging permit shall be filed within 30 calendar days of the short-term lodging permit's expiration, or the short-term lodging permit shall be deemed abandoned.

(c) An application for the reinstatement of a short-term lodging permit closed by the administrative services director pursuant to section 18-716 shall be filed within 30 calendar days of the date the permit was closed by the administrative services director, or the short-term lodging permit shall be deemed abandoned.

(d) An application for the reinstatement of a previously suspended short-term lodging permit shall be filed within 30 calendar days of the end of the suspension period, or the short-term lodging permit shall be deemed abandoned.

(e) If any application is deemed incomplete, which shall be determined in the sole discretion of the administrative services director, the application shall be completed within 30 calendar days of the service of notice that the application is incomplete, which shall be served in accordance with section 1-30, or the application and any associated permit shall be deemed abandoned.

(f) If good cause exists, as determined in the sole discretion of the administrative services director, the administrative services director may extend the deadlines set forth in subsections (b) through (e) of this section.

Sec. 18-706. Denial of permit.

(a) The administrative services director shall deny an application for an annual short-term lodging permit, renewal of a short-term lodging permit, reinstatement of a short-term lodging permit, or transfer of a short-term lodging permit if the administrative services director determines that any of the following exists:

- (1) The subject property or lodging unit is not eligible for a short-term lodging permit under section 18-702 or any other applicable provision of this Code.
- (2) The application is incomplete and has not been timely corrected in accordance with section 18-705.

- (3) The application contains false, misleading, or materially inaccurate information, or omits material information required by the city.
 - (4) The owner does not hold a current and valid business license required by this Code.
 - (5) The owner has failed to obtain, maintain, or provide any transient occupancy tax registration, certification, account, or related documentation required by this Code or by the administrative services director for operation of the short-term lodging unit.
 - (6) The owner has failed to pay any transient occupancy tax, fee, penalty, administrative fine, inspection cost, hearing fee, or other amount due and owing to the city in connection with the subject property, lodging unit, or any short-term lodging activity by the owner within the city.
 - (7) The subject property or lodging unit is not in compliance with any applicable provision of this Code, including, without limitation, zoning, building, fire, health and safety, housing, property maintenance, or nuisance-abatement requirements, and the noncompliance is material to the safe or lawful operation of the short-term lodging unit.
 - (8) The owner has failed to designate a local contact, provide required contact information, or satisfy any other objective application requirement established by this chapter or by forms and regulations promulgated by the city consistent with this chapter.
 - (9) A short-term lodging permit for the same lodging unit issued to the same owner has been revoked and the period of ineligibility for reapplication, if any, has not expired.
 - (10) The owner has outstanding, uncured violations of this chapter, or of any permit condition applicable to the subject lodging unit, that render issuance, renewal, reinstatement, or transfer inconsistent with the purposes of this article.
- (b) In determining whether to deny an application under this section, the administrative services director may rely on city records, inspection results, code enforcement records, tax records, application materials, and any other competent evidence.
- (c) Denial of an application under this section shall be made in writing and shall state the grounds for denial. The notice of denial shall be served in accordance with section 1-30 and shall include a statement of any applicable appeal rights or hearing procedures provided elsewhere in this Code.

Sec. 18-707. Filing fee.

An application for a new annual permit, the renewal of an existing permit, the reinstatement of a permit, or the transfer of a permit shall be accompanied by a fee established by resolution of the city council; provided, however, the fee shall be no greater than necessary to defer the cost incurred by the city in administering the provisions of this chapter and for providing the answering service.

Sec. 18-708. Transfer of permit.

(a) A short-term lodging permit that is valid and has not been abandoned in accordance with subsections 18-705(b)—(f), may be transferred to any of the following:

(1) If the owner transfers the ownership of the lodging unit to an inter vivos trust, family trust, or other similar type of trust estate, a valid short-term lodging permit may be transferred to the inter vivos trust, family trust, or other similar type of trust estate, if an application to transfer a valid permit, in accordance with section 18-705, is filed within 365 days of the date title is transferred to the inter vivos trust, family trust, or other similar type of trust estate.

(2) If the owner transfers the ownership of the lodging unit to a corporation, limited liability company, partnership, limited partnership, or similar business entity, a valid short-term lodging permit may be transferred to the business entity, if an application to transfer a valid permit, in accordance with section 18-705, is filed within 365 days of the date title is transferred to the business entity.

(3) If the owner transfers the ownership of the lodging unit to an immediate family member, which shall include a spouse, domestic partner, child, stepchild, grandchild, parent, stepparent, mother-in-law, father-in-law, son-in-law, daughter-in-law, grandparent, great-grandparent, brother, sister, half-brother, half-sister, stepsibling, brother-in-law, sister-in-law, aunt, uncle, niece, nephew, or first cousin (that is, a child of an aunt or uncle), a valid short-term lodging permit may be transferred to the immediate family member, if an application to transfer a valid permit, in accordance with section 18-705, is filed within 365 days of the date title is transferred to the immediate family member.

(4) If the owner sells the lodging unit to a bona fide purchaser for value, a valid short-term lodging permit may be transferred to the purchaser, if an application to transfer a valid permit is filed in accordance with section 18-705, within 60 days of the date title is transferred to the purchaser.

(5) If the owner is deceased, the short-term lodging permit for the short-term lodging unit may be transferred to the heir(s) once the estate is closed and the assets distributed, if an application to transfer a valid permit is filed in accordance with section 18-705, within 90 days of the date the heir(s) becomes the owner of the short-term lodging unit.

(b) The deadlines set forth in subsection (a) of this section are established for purposes of setting deadlines for the transfer of a valid permit that has not been deemed abandoned in accordance with subsections 18-705(b)—(f). The deadlines set forth in subsection (a) of this section shall not extend the deadlines set forth in or in accordance with subsections 18-705(b)—(f). Authorization to transfer a valid short-term lodging permit shall be deemed waived and the permit abandoned if an application is not filed to transfer a permit in accordance with the deadlines set forth in subsection (a) of this section, unless the administrative services director determines that good cause has been shown for extending the deadline.

Sec. 18-709. Conditions.

All permits issued pursuant to this chapter are subject to the following standard conditions:

(1) The owner shall prohibit a lessee of a lodging unit from renting the lodging unit to a transient user for a short-term and from home-sharing.

(2) The owner shall not rent a lodging unit to a transient user that is under the age of 25.

(3) The owner shall enter into a written agreement with the transient user that limits the overnight occupancy of the short-term lodging unit to the maximum permitted by the building code and fire code.

(4) The owner shall ensure that the transient user complies with all terms of the written agreement set forth in subsection (3) above.

(5) The owner shall use best efforts to ensure that the transient user, occupants and/or guests of the short-term lodging unit do not create unreasonable noise or disturbances, engage in disorderly conduct, or violate provisions of this Code or any state or federal law pertaining to noise, disorderly conduct, the consumption of alcohol, or the use of illegal drugs.

(6) The owner shall, upon notification that any transient user, occupant and/or guest of his or her short-term lodging unit has created unreasonable noise or disturbances, engaged in disorderly conduct or committed violations of this Code or any state or federal law pertaining to noise, disorderly conduct, the consumption of alcohol or the use of illegal drugs, promptly use best efforts to prevent a recurrence of such conduct by any transient user, occupant or guest.

(7) The owner of the short-term lodging unit shall use best efforts to ensure compliance with all the provisions of this Code.

(8) The owner of the short-term lodging unit shall provide the transient user with a copy of this section.

(9) The owner of the short-term lodging unit shall provide the transient user with a copy of the good neighbor policy created by the city and available on the city website, post a copy of the short-term lodging permit and post a copy of the conditions set forth in this subsection in a conspicuous place within the unit. The notice shall be in substantial compliance with a template created by the city, which shall be available on the city website, and contain the following:

a. The name of the local contact person(s) and the phone number at which that person(s) may be reached on a 24-hour basis. The local person(s) must be located within 25 miles of the unit and shall respond to any call related to the unit within 30 minutes;

b. The number and location of on-site parking spaces;

c. The street sweeping schedules for all public rights-of-way within 300 feet of the unit;

d. The trash collection schedule for the unit, and the Code rules and regulations concerning the timing, storage and placement of trash containers and recycling requirements;

e. Notification that no amplified sound or reproduced sound is allowed outside or audible from the property line between the hours of 10:00 p.m. and 10:00 a.m.;

f. Notification that any transient user, occupant or guest is responsible for all activities occurring on the property and that any transient user, occupant or guest may be cited and fined for creating a disturbance or violating any provision of this Code.

(10) The owner shall:

a. Ensure that all transient occupancy taxes are collected and remitted to the city and otherwise comply with all transient occupancy tax requirements.

b. If the owner uses an agent to collect and remit the transient occupancy tax, either voluntarily or as directed by the city, the owner shall be responsible for ensuring that the agent collects and remits the transient occupancy tax to the city.

c. If the administrative services director directs, in writing, a hosting platform or short-term rental facilitator to collect and remit the transient occupancy tax, the owner shall:

Be responsible for ensuring that the hosting platform or short-term rental facilitator collects and remits the transient occupancy tax to the city in accordance with this chapter; and

When filing a return, the owner shall provide the city with a copy of all receipts showing the date the short-term lodging unit was rented, the name of the hosting platform or short-term rental facilitator, the amount of transient occupancy tax collected by the hosting platform or short-term rental facilitator, and proof that the transient occupancy tax was remitted to the city.

(11) The owner shall provide the city with the name and 24-hour phone number of a local contact person(s) (who resides within 25 miles of the property) who shall respond to contacts from the answering service, respond to any call related to the unit within 30 minutes, and ensure compliance with this chapter in a timely manner. The owner or agent must provide a new local contact person and his or her phone number within five business days, if there is a change in the local contact person(s).

(12) The owner shall ensure that all available parking spaces on site, which may include garage, carport, and driveway spaces as well as tandem parking, are available for the transient user, occupant, or guest of the short-term lodging unit. The owner shall disclose the number of parking spaces available on site and shall inform the transient user, occupant and/or guest that street parking may not be available.

(13) The owner shall maintain a valid business license and short-term lodging permit when engaging in short-term lodging.

(14) The owner shall include the city-issued short-term lodging permit number and the city-issued transient occupancy tax (TOT) certification number on all advertisements for the rental of the short-term lodging unit, including all listings posted through any hosting platform or short-term

rental facilitator, and shall ensure the transient user is informed of the amount of the transient occupancy tax prior to completion of the booking transaction.

(15) The owner shall ensure that a permitted short-term lodging unit is only used for residential purposes and not used for nonresidential uses, including, but not limited to, large commercial or noncommercial gatherings, commercial filming, and/or non-owner wedding receptions.

(16) The owner shall ensure that no amplified sound or reproduced sound is used outside or audible from the property line between the hours of 10:00 p.m. and 10:00 a.m. and that the transient user does not violate the requirements set forth in this Code.

(17) The owner shall allow the city to inspect the short-term lodging unit to confirm the number of bedrooms, gross floor area, and number/availability of parking spaces, seven calendar days after the city serves the owner with a request for inspection. If, based on the inspection, it is determined that the information submitted to the city in accordance with section 18-705 was false, in addition to any other remedy set forth in this chapter, the owner agrees that the owner shall be liable for the cost of conducting the inspection.

(18) The owner shall provide the city with a copy of any written rental agreement(s) and the good neighbor policy, within seven calendar days after the city serves the owner with a notice of request for written rental agreements and the good neighbor policy.

(19) The owner shall require every transient user and guest of the transient user to comply with all state and local laws that regulate parking while staying at or visiting the short-term lodging unit.

(20) The city manager shall have the authority to impose additional standard conditions, applicable to all short-term lodging units, as necessary to achieve the objectives of this chapter.

(21) The city manager shall have the authority to impose additional conditions on any permit in the event of any violation of the conditions of the permit or the provisions of this chapter subject to compliance with the procedures specified in section 18-714.

Sec. 18-710. Violations of permit conditions by transient user, occupant or guest.

(a) In addition to other provisions of this Code, it shall be unlawful for any transient user, occupant or guest of a short-term lodging unit to:

(1) Exceed the overnight occupancy limit designated for the short-term lodging unit.

(2) Use street parking prior to utilizing all available on-site parking space(s) for the lodging unit.

(3) Place trash for collection in violation of this Code's rules and regulations concerning:
a. The timing, storage or placement of trash containers; or b. Recycling requirements.

(4) Amplify or reproduce sound between the hours of 10:00 p.m. and 10:00 a.m.: a. Outside of the lodging unit; or b. That is audible from the property line for the lodging unit.

(5) Use the short-term lodging for any nonresidential purpose, including, but not limited to, large commercial or noncommercial gatherings, commercial filming and/or non-owner wedding receptions.

(6) Rent a lodging unit to any person for a short-term.

(b) In addition to other provisions of this Code, it shall be unlawful for any lessee to rent a lodging unit to any transient user for a short-term.

Sec. 18-711. Short-term rental facilitators, agents, and hosting platform responsibilities.

(a) If directed to do so by the administrative services director, in writing, agents, hosting platforms, or short-term rental facilitators shall:

(1) Collect all applicable transient occupancy taxes that are imposed on the transient, pursuant to this Code, from the transient, or from the person paying for such rental, at the time payment for such rental is made;

(2) Remit to the city any transient occupancy taxes collected by the hosting platform, short-term rental facilitator, or agent to the city before the last day of the month following the close of each calendar quarter or on the day specified by the administrative services director if a different reporting period has been established.

Hosting platforms and short-term rental facilitators shall not collect or remit such taxes unless expressly authorized to do so by the administrative services director, in writing.

(b) Mandatory Data Reporting. Subject to applicable laws, upon the city's adoption of this article as the local ordinance invoking Government Code §50990 *et seq.*, and pursuant to the City's police power, all agents, hosting platforms, and short-term rental facilitators shall disclose to the city, on at least a quarterly basis, the following information for each short-term lodging listing located within the city, covering activity during the applicable reporting period:

(1) The full physical address of each short-term lodging unit, including the nine-digit ZIP Code (ZIP+4);

(2) The assessor's parcel number (APN) for each short-term lodging unit;

(3) The URL of each short-term lodging listing on the facilitator's platform;

(4) Where a single physical address contains more than one short-term lodging unit, any unit-specific identifier sufficient to distinguish individual units;

(5) The name(s) of the person(s) responsible for each such listing;

(6) The length of stay for each booking during the reporting period; and

(7) The price paid for each stay during the reporting period.

If the administrative services director has established a reporting period for transient occupancy tax remittance that is more frequent than quarterly, the administrative services director may require facilitators to report the above information on the same schedule.

If the physical address alone is not sufficient to identify a specific short-term lodging unit, the administrative services director may request additional unique location identifiers from the short-term rental facilitator.

(c) Agents, hosting platforms, and short-term rental facilitators:

(1) Shall prompt any person utilizing their advertising services to include the city-issued short-term lodging permit number and the city-issued TOT certification number in their listing(s), in a format designated by the city, and shall not advertise any short-term lodging unit where both a permit number and TOT certification number are not provided. Upon notice from the city that a listing is noncompliant, agents, hosting platforms, and short-term rental facilitators shall cease any short-term rental booking transactions for said listing(s) within five business days. An agent, hosting platform, or short-term rental facilitator shall not complete any booking transaction for any short-term lodging unit subject to a city notice that a unit is noncompliant, until notified by the city that the short-term lodging unit follows the local registration requirement.

(2) Shall not collect or receive a fee, directly or indirectly, for facilitating or providing services ancillary to an unpermitted short-term lodging unit including, but not limited to, insurance, concierge services, catering, restaurant bookings, tours, guide services, entertainment, cleaning, property management, or maintenance of the short-term lodging unit.

(d) A hosting platform or short-term rental facilitator operating exclusively on the internet, which operates in compliance with subsections (a), (b), and (c) of this section, shall be presumed to be in compliance with this chapter, except that the hosting platform or short-term rental facilitator remains responsible for compliance with the administrative subpoena provisions of this chapter.

(e) The provisions of this section shall be interpreted in accordance with otherwise applicable state and federal law(s) and will not apply if determined by the city to be in violation of, or preempted by, such law(s).

(f) Audit Authority. Pursuant to Government Code §50990 et seq., the city may conduct an audit of any short-term rental facilitator or hosting platform to verify compliance with the data reporting requirements of subsection (b) and to document the receipt, collection, and remittance of transient occupancy taxes, where the facilitator is responsible for such collection and remittance pursuant to a local ordinance or collection agreement. The cost of any such audit shall be borne by the city. Audits shall be conducted with reasonable notice and in accordance with applicable law.

(g) Administrative Fines for Reporting Failures. Any short-term rental facilitator or hosting platform that fails to timely submit the reports required under subsection (b) of this section, or that submits materially false or incomplete reports, shall be subject to an administrative fine or penalty

imposed by the administrative services director, consistent with the provisions of Government Code §53069.4 and chapter 1, article II of this Code. Each reporting period for which a facilitator fails to comply shall constitute a separate violation.

Sec. 18-712. Issuance of administrative subpoenas.

The city manager shall have the authority to issue and serve administrative subpoenas to the owner, agent, hosting platform, or short-term rental facilitator, as necessary, to obtain specific information regarding short-term rental listings located in the city, including but not limited to the names of the persons responsible for each such listing, the physical address (including ZIP+4) of each such listing, the assessor's parcel number, the listing URL, the length of stay for each such listing and the price paid for each stay, to determine whether the short-term rental listing complies with this chapter. Any subpoena issued pursuant to this section shall not require the production of information sooner than 30 calendar days from the date of service. A person who has been served with an administrative subpoena may seek judicial review during that 30 calendar day period. Failure to respond to an administrative subpoena in accordance with the terms set forth therein shall be punishable in accordance with section 18-713, and the city may file a judicial action to compel compliance with the subpoena.

Sec. 18-713. Violations, penalties and enforcement.

(a) It shall be unlawful for any person to violate any provisions or to fail to comply with any of the requirements of this chapter.

(b) In addition to, or separate from, the foregoing criminal penalties, any person violating any of the provisions or failing to comply with any of the requirements of this chapter is subject to the issuance of an administrative citation pursuant to the provisions of chapter 1, article II.

(c) Any short-term rental facilitator or hosting platform that fails to comply with the data reporting requirements set forth in section 18-711(b), or that fails to include the city-issued permit number and TOT certification number in listings as required by section 18-711(c)(1), shall be subject to an administrative fine consistent with Government Code §53069.4. Each calendar quarter for which a facilitator fails to submit a required report shall constitute a separate and distinct violation. The administrative services director shall have authority to impose and collect such fines in accordance with the procedures set forth in chapter 1, article II of this Code.

Sec. 18-714. Suspensions and revocations.

In addition to any fine or penalty that may be imposed pursuant to any provision of this Code, including, but not limited to, section 18-713, a short-term lodging permit for a unit may be suspended or revoked as provided in this section.

(1) Suspensions/revocations.

a. Except as otherwise provided in this subsection, if any person violates any short-term lodging permit condition two or more times in any 12-month period or any other provision of this Code, state law or federal law, two or more times in any 12-month period, and the violation relates

in any way to the unit that has a short-term lodging permit, the short-term lodging permit for the unit may be suspended for a period of six months in accordance with subsection (2) of this section.

b. If a person violates section 18-703 regarding any unit that has had a short-term lodging permit suspended pursuant to subsection (2) of this section, the short-term lodging permit for the unit may be revoked in accordance with subsection (2) of this section.

c. If any person violates any short-term lodging permit condition or any other provision of this Code, state or federal law within six months of having a previously suspended short-term lodging permit reinstated for a unit, and the violation relates in any way to the unit that has the short-term lodging permit, the short-term lodging permit for the unit may be revoked in accordance with subsection (2) of this section.

d. If any person violates any short-term lodging permit condition three or more times in any 12-month period or provision of this Code, state or federal law three or more times in any 12-month period, and the violation relates in any way to the unit that has a short-term lodging permit, the short-term lodging permit for the unit may be revoked in accordance with subsection (2) of this section.

e. If any person fails to collect and remit transient occupancy tax in accordance with the requirements of this Code in regard to any unit that has a short-term lodging permit, the short-term lodging permit for the unit may be revoked in accordance with subsection (2) of this section.

f. If any person is determined to have provided false information on an application for an annual short-term lodging permit, or renewal thereof, the short-term lodging permit for the unit may be revoked in accordance with subsection (2) of this section.

(2) Permits shall be suspended or revoked only in the manner provided in this section.

a. The administrative services director shall investigate whenever he or she has reason to believe that an owner has submitted an application that contains false information or committed a violation of a permit condition, this Code, state or federal law related to a permitted unit. Such investigation may include, but is not limited to, on-site property inspections. Should the investigation reveal substantial evidence to support a finding that warrants a suspension or revocation of the short-term lodging permit, the administrative services director shall issue a written notice of intention to suspend or revoke the short-term lodging permit. The written notice shall be served on the owner in accordance with section 1-30, and shall specify the facts which, in the opinion of the administrative services director constitute substantial evidence to establish grounds for imposition of the suspension and/or revocation, and specify the proposed time the short-term lodging permit shall be suspended and/or that the short-term lodging permit shall be revoked within 30 calendar days from the date the notice is given, unless the owner files with the administrative services director, before the suspension or revocation becomes effective, a request for hearing before a hearing officer, who shall be retained by the city, and pays the fee for the hearing established by resolution of the city council. Subject to subsection (5) of this section, failure to file a timely request for a hearing and pay all applicable fees shall result in the suspension or revocation of the permit.

b. If the owner requests a hearing and pays the hearing fee, established by resolution of the city council, within the time specified in subsection (2)a. of this section, the administrative services director shall serve written notice on the owner, pursuant to section 1-30, setting forth the date, time and place for the hearing. The hearing shall be scheduled not less than 15 calendar days, nor more than 60 calendar days, from the date on which notice of the hearing is served by the administrative services director. The hearing shall be conducted according to the rules normally applicable to administrative hearings. At the hearing, the hearing officer will preside over the hearing, take evidence and then submit proposed findings and recommendations to the city manager. The city manager shall suspend or revoke the short-term lodging permit only upon a finding that a violation has been proven by a preponderance of the evidence, and that the suspension or revocation is consistent with the provisions of this section. The city manager shall render a decision within 30 calendar days of the hearing, and the decision shall be final.

(3) If a short-term lodging permit is suspended, it shall be the owner's responsibility to vacate any future bookings and remove all advertisements related to the short-term rental of the unit during the term of the suspension. If a short-term lodging permit is revoked, it shall be the owner's responsibility to vacate any future bookings and remove all advertisements related to the short-term rental of the unit.

(4) After any suspension, the owner may reapply for reinstatement of the short-term lodging permit which shall be processed in accordance with section 18-705, provided the owner has paid the city all amounts owed the city in accordance with this chapter.

(5) The administrative services director may extend the deadlines set forth in this section if the administrative services director determines that good cause has been shown to extend the deadline.

Sec. 18-715. Permits and fees not exclusive.

Permits and fees required by this chapter shall be in addition to any license, permit or fee required under any other chapter of this Code. The issuance of any permit pursuant to this chapter shall not relieve the owner of the obligation to comply with all other provisions of this Code including, but not limited to, those provisions pertaining to the use and occupancy of the lodging unit or the property on which it is located as well as the collection and remittance of transient occupancy taxes.

Sec. 18-716. License and permit closure.

(a) Any owner that has ceased operating a short-term lodging unit shall inform the administrative services director in writing of the date of the last rental, and having done such, the short-term lodging permit shall be closed.

(b) The administrative services director shall close any permit that has no short-term lodging activity for a period of one year as evidenced by remitting \$0.00 on the required transient occupancy tax forms or has failed to return the transient occupancy forms. After any permit closure pursuant to this subsection, the owner may reapply for reinstatement of the short-term lodging permit which shall be processed in accordance with section 18-705.

Sec. 18-717. Invocation of the Short-Term Rental Facilitator Act of 2025.

(a) By adoption of this article, the City of Hemet expressly invokes and makes applicable within its jurisdictional boundaries the provisions of the Short-Term Rental Facilitator Act of 2025, as codified in Chapter 4.6 of Part 1 of Division 1 of Title 5 of the California Government Code (§50990 et seq.), as may be amended from time to time.

(b) The obligations imposed upon short-term rental facilitators under Government Code §50990 et seq., including but not limited to reporting, data disclosure, and compliance with audit requirements, shall be enforceable within the City of Hemet to the full extent authorized by state law.

(c) Nothing in this article shall be construed to limit the city's authority to adopt, amend, or enforce ordinances that regulate short-term rentals, short-term rental facilitators, or the payment and collection of transient occupancy taxes in a manner that differs from or supplements the provisions of Government Code §50990 et seq. The city retains full authority over zoning, licensing, occupancy limits, health and safety requirements, and all other aspects of short-term rental regulation within its jurisdiction.

(d) In the event of any conflict between the provisions of this article and Government Code §50990 et seq., the provisions that afford the city the greatest enforcement authority shall control, to the extent permitted by law.