

1 ORDINANCE NO. 927.1

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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17
18 Section 1. FINDINGS. The Board of Supervisors finds that there continues to be an
19 increase in privately owned residential dwellings being used as Short Term Rentals in the unincorporated
20 areas of the County of Riverside. While short term rentals have been a staple in the County and they provide
21 a benefit to the County by expanding the number and type of lodging facilities, the exponential increase
22 continues to cause adverse impacts that have the potential to endanger the health and safety of residents and
23 guests and the very environment and resources that attract visitors to the County. Adverse impacts to
24 surrounding neighbors and properties include unpermitted large-scale events, excessive noise, disorderly
25 conduct, traffic congestion, illegal vehicle parking and accumulation of refuse. This ordinance is necessary
26 to ensure neighborhood compatibility and reduce conflicts within the surrounding residential neighborhood,
27 to facilitate economic growth within the County and to protect the health, safety and general welfare of the
28 County’s residents.

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

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

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

- 13 a. Applicant. Owner or Owner’s Authorized Representative.
- 14 b. Bedroom. Any area of the Short Term Rental normally occupied for sleeping
15 purposes and is legally permitted as a bedroom or loft.
- 16 c. Booking Transaction. Any reservation or payment service provided by a
17 person or entity who facilitates a Short Term Rental transaction between a
18 prospective Guest and a Short Term Rental Owner, Owner’s Authorized
19 Representative, Operator, or Local Contact Person.
- 20 d. County. The County of Riverside.
- 21 e. Good Neighbor Brochure. A brochure and related materials, available from
22 the County, to be given to Guests, which includes a summary of the County’s
23 regulations relating to Short Term Rentals.
- 24 f. Guest. The overnight occupants renting the Short Term Rental for a specified
25 period and the visitors of those overnight occupants.
- 26 g. Hosted Stay. A Short Term Rental which is occupied by the Owner for the
27 duration of the rental to a Responsible Guest(s).
- 28 h. Hosting Platform. A person or entity that participates in the Short Term

1 Rental business by collecting or receiving a fee or other compensation,
2 directly or indirectly through an agent or intermediary, when conducting a
3 Booking Transaction for a Short Term Rental using any medium of
4 facilitation, including, but not limited to, the Internet.

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

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

16 k. Operator. The Owner or the Owner's Authorized Representative who offers
17 or provides the Short Term Rental.

18 l. Owner. The person or entity that holds legal or equitable title to the Short
19 Term Rental.

20 m. Owner's Authorized Representative. The individual(s) identified in writing
21 by the Owner to act on behalf of the Owner with respect to the Short Term
22 Rental. Owner may delegate certain duties of the Owner's Authorized
23 Representative to more than one party.

24 n. Responsible Guest. A Guest of the Short Term Rental who is at least eighteen
25 (18) years of age, entered into a Booking Transaction to rent the Short Term
26 Rental, and is legally responsible for ensuring that all Guests of the Short
27 Term Rental comply with all applicable laws, rules and regulations pertaining
28 to the use and occupancy of the Short Term Rental.

- 1 o. Responsible Operator. Any Operator who is responsible for the Short Term
2 Rental, which includes the Owner(s), Owner’s Authorized Representative(s),
3 Operator(s), and Local Contact Person(s).
- 4 p. Responsible Persons. The persons responsible for compliance with the
5 provisions of this ordinance, include the following:
 - 6 1. Guest(s) of the Short Term Rental, who is at least eighteen (18) years
7 of age;
 - 8 2. Local Contact Person(s) of the Short Term Rental;
 - 9 3. Owner(s) of the Short Term Rental;
 - 10 4. Owner’s Authorized Representative(s) of the Short Term Rental; or
 - 11 5. Operator(s) of the Short Term Rental.
- 12 q. Short Term Rental. A legal privately owned residential dwelling, including,
13 but not limited to, a one family detached dwelling or multiple family attached
14 dwelling, apartment house, condominium, cooperative apartment, duplex,
15 mobile home on permanent foundations or a manufactured home on
16 permanent foundations, or any portion of such dwellings, including the
17 property or yard appurtenant thereto, which is rented for occupancy for
18 dwelling, lodging, or sleeping purposes for any period less than thirty (30)
19 consecutive calendar days total but not less than two (2) consecutive days
20 and one (1) night. Portions of calendar days are counted as full days. A Short
21 Term Rental may include any accessory dwelling unit (ADU), junior ADU,
22 second unit, guest quarter, or ranchet unit not otherwise prohibited by state
23 law. A Short Term Rental shall exclude all properties which have been
24 subdivided pursuant to California Government Code sections 65852.21 or
25 66411.7 (also known as “Senate Bill 9” or “SB 9”) or units or dwellings
26 subject to conditions of approval, legal deed restrictions or other legal
27 requirements prohibiting this type of rental or occupancy.
- 28 r. Short Term Rental Certificate. A certificate that allows the use of a privately

1 owned residential dwelling as a Short Term Rental pursuant to this ordinance.

- 2 s. Short Term Rental Program Manager. The certified manager who is retained
3 by the County and is responsible for assisting with administering the
4 County's Short Term Rental program.

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

22 Section 6. SHORT TERM RENTAL CERTIFICATE.

- 23 a. A Responsible Operator shall obtain a Short Term Rental Certificate pursuant
24 to this ordinance from the Planning Department before renting or advertising
25 for rent any Short Term Rental.
- 26 b. It is unlawful for any person to advertise, maintain, operate or use a Short
27 Term Rental in the unincorporated area of Riverside County without a Short
28 Term Rental Certificate, or in violation of the terms and conditions of the

1 Certificate. Short Term Rental Certificates shall be renewed annually, and
2 separate Short Term Rental Certificates are required for each Short Term
3 Rental.

4 c. The County will use reasonable efforts to coordinate with Hosting Platforms
5 to ensure that a dwelling has been issued a Short Term Rental Certificate by
6 the County before it can be listed for rent on the Hosting Platform.

7 Section 7. SHORT TERM RENTAL CERTIFICATE REGISTRATION FEE AND
8 APPLICATION.

9 a. Initial Application. A Responsible Operator shall submit to the Planning
10 Department or its designee a Short Term Rental Certificate initial application
11 provided by the County and initial registration fee, in accordance with
12 Riverside County Ordinance No. 671. The Planning Department or its
13 designee shall approve an initial application for a Short Term Rental
14 Certificate only if all of the following is met:

- 15 1. The application submitted is complete and includes written
16 authorization from Owner or Owner’s Authorized Representative
17 granting permission to obtain a Short Term Rental Certificate for the
18 property;
- 19 2. The initial registration fee is paid, in full in accordance with Riverside
20 County Ordinance No. 671;
- 21 3. The Short Term Rental property has no active or pending Code
22 Enforcement actions;
- 23 4. The Applicant declares the Short Term Rental is legally permitted and
24 any other buildings, structures, grading, or other improvements to the
25 property are legally permitted;
- 26 5. The Applicant declares Short Term Rental meets the requirements of
27 a Short Term Rental, pursuant to Section 4 of this ordinance;
- 28 6. The Applicant declares Short Term Rental meets the applicability

requirements, pursuant to Section 5 of this ordinance;

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

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

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

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

11. If the Short Term Rental property is subject to Covenants, Conditions, and Restrictions (CC&Rs) or other guidelines of a homeowner's association or condominium association (HOA), the Applicant submits, on a form provided by the County, permission from the HOA allowing the Short Term Rental at the property;

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

13. The County has not permanently revoked the Short Term Rental Certificate, pursuant to Section 11 of this ordinance.

b. A Short Term Rental Certificate shall be valid for one year from the date of issuance.

c. Annual Renewal. A Short Term Rental Certificate is subject to renewal on

1 an annual basis based on the anniversary of the original Short Term Rental
2 Certificate issuance by submitting to the Planning Department or its designee
3 a request for renewal and a renewal fee, in accordance with Riverside County
4 Ordinance No. 671. The Planning Department or its designee shall approve a
5 renewal of a Short Term Rental Certificate only if all of the following is met:

- 6 1. The renewal fee is paid in full, in accordance with Riverside County
7 Ordinance No. 671;
- 8 2. The Applicant provides information concerning any changes to the
9 initial application or prior renewal for the Short Term Rental
10 Certificate;
- 11 3. The Applicant declares the Short Term Rental property is in
12 compliance with all provisions of this ordinance and all other
13 applicable laws;
- 14 4. If the Short Term Rental property is subject to Covenants, Conditions,
15 and Restrictions (CC&Rs) or other guidelines of a homeowner's
16 association or condominium association (HOA), the Applicant
17 submits, on a form provided by the County, permission from the HOA
18 allowing the Short Term Rental at the property;
- 19 5. For Short Term Rental properties that have been the subject of a
20 Notice of Violation within the past twelve (12) months, within 30
21 days of the County's receipt of the renewal fee, the County is
22 authorized to verify the Short Term Rental has the required sign,
23 adequate on-site parking, and working Noise Monitor system,
24 pursuant to Sections 8 and 11 of this ordinance. A Responsible
25 Operator shall be available at the intended Short Term Rental property
26 within sixty (60) minutes of the County's request for an exterior
27 inspection to verify the requirements have been met; and,
- 28 6. The County has not permanently revoked the Short Term Rental

Certificate, pursuant to Section 11 of this ordinance.

- d. In the event that a Short Term Rental Certificate has been expired for 90 days or more, a new initial application and initial registration fee, in accordance with Riverside County Ordinance No. 671 is required.
- e. Short Term Rental Certificates do not run with the land. A Short Term Rental Certificate shall expire automatically when the owner or responsible party for the Short Term Rental or Short Term Rental property changes, and a new initial application and initial registration fee, in accordance with Riverside County Ordinance No. 671, will be required.
- f. The County may use the registration fees to cover any County costs for administering or enforcing this ordinance, including the County's Short Term Rental Program Manager.
- g. Any declaration made by the Applicant as part of the Short Term Rental Certificate initial application or renewal process is subject to further review and/or investigation for confirmation by the Planning Department or its designee. The Applicant may also be required to submit records demonstrating compliance with this Section, upon request by the Planning Department or its designee. Any material misstatement or omission in a Short Term Rental Certificate initial application or renewal is grounds for denial or revocation of a Short Term Rental Certificate.

Section 8. SHORT TERM RENTAL OPERATIONAL REQUIREMENTS.

- a. No person shall conduct, cause, allow, authorize, permit, facilitate, aid, abet, suffer, conceal, maintain, or advertise any Short Term Rental activity that does not comply with the provisions of this ordinance.
- b. The Responsible Operator shall ensure that the Short Term Rental is used in a manner that complies with this ordinance and all applicable laws, rules and regulations pertaining to the use and occupancy of a Short Term Rental.
- c. The Short Term Rental shall not be used for a temporary event, as defined in

1 Riverside County Ordinance No. 348, unless a temporary event permit has
2 been obtained by the Responsible Operator.

3 d. The Short Term Rental shall be rented for occupancy for less than thirty (30)
4 consecutive calendar days total but not less than two (2) consecutive days
5 and one (1) night, which includes counting portions of calendar days as full
6 days.

7 e. A Responsible Operator shall only enter into or ensure the Hosting Platform
8 only enters into one Booking Transaction to rent the Short Term Rental to
9 one Responsible Guest for a specified period of time, unless the Responsible
10 Operator is operating a Hosted Stay. A Responsible Operator may enter into
11 or allow a Hosting Platform to enter into multiple Booking Transactions to
12 rent the Short Term Rental for a Hosted Stay, provided that the number of
13 rooms rented does not exceed five (5) and the occupancy of the Short Term
14 Rental does not exceed the limits described by the Short Term Rental
15 Certificate and this ordinance.

16 f. If a lot contains multiple one family dwellings, only one Short Term Rental
17 Certificate may be issued for that lot. In this event, the multiple one family
18 dwellings shall be rented together to a Responsible Guest as one Short Term
19 Rental. Multiple one family dwellings on a lot does not increase the
20 maximum occupancy of the Short Term Rental as defined in this ordinance.

21 g. Responsible Operators shall limit the occupancy of a Short Term Rental to
22 200 square feet per person, up to a maximum number of occupants that is
23 determined by the size of the property, as follows:

24 1. For properties of one (1) acre or less in size, the maximum number of
25 occupants shall not exceed ten (10) persons.

26 2. For properties of more than one (1) acre and up to two and one-half
27 (2 ½) acres in size, the maximum number of occupants shall not
28 exceed sixteen (16) persons and Responsible Operators shall comply

1 with the pre-approved list of upgrades to the Short Term Rental from
2 the County Building Official, as approved by the County Executive
3 Office.

4 3. For properties of over two and one-half (2 ½) acres in size, the
5 maximum number of occupants shall not exceed twenty (20) persons
6 and Responsible Operators shall comply with the pre-approved list of
7 upgrades to the Short Term Rental from the County Building Official,
8 as approved by the County Executive Office.

9 h. A Responsible Operator shall provide adequate on-site parking spaces to
10 accommodate the maximum number of occupants approved with the Short
11 Term Rental Certificate. One on-site parking space is required for every four
12 occupants allowed by the Short Term Rental Certificate. On-site parking
13 spaces shall be located within an approved driveway, garage, and/or carport
14 area. Off-site parking is not permitted for Short Term Rentals.

15 i. A Short Term Rental shall not change the residential character of the outside
16 appearance of the residence including color, material, lighting or any
17 advertising mechanism, except for the required exterior onsite Short Term
18 Rental sign.

19 j. A Responsible Operator shall install and maintain in continuous operation a
20 Noise Monitor on the exterior of the Short Term Rental to ensure compliance
21 with Riverside County Ordinance No. 847.

22 k. Guests or other occupants of the Short Term Rental shall comply with
23 Riverside County Ordinance No. 847, including quiet hours between the
24 hours of 10 PM and 7 AM, and Riverside County Ordinance No. 924, related
25 to loud or unruly parties, gatherings or other similar events. The Responsible
26 Operator shall use reasonably prudent business practices to ensure that the
27 Guests or other occupants of the Short Term Rental comply with Riverside
28 County Ordinance Nos. 847 and 924 and shall ensure that the requirement

1 for compliance with Riverside County Ordinance Nos. 847 and 924 including
2 the designated quiet hours, are included in the rental agreements for Short
3 Term Rentals and in all Short Term Rental advertisements.

4 l. Guests or other occupants of the Short Term Rental shall comply with
5 Riverside County Ordinance No. 915 Regulating Outdoor Lighting,
6 including light trespass. The Responsible Operator shall ensure that the
7 requirement for compliance with Riverside County Ordinance No. 915 is
8 included in all rental agreements for the Short Term Rental and in all Short
9 Term Rental advertisements.

10 m. Outdoor amplified sound, generally defined as any sound that is increased by
11 any amplified equipment or sound that is electronically enhanced, must
12 comply with the provisions of Riverside County Ordinance No. 847.

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

18 o. Each Short Term Rental shall have a Responsible Operator readily available
19 to handle any questions or complaints during all Short Term Rental activities.
20 Any change to the contact information for a Responsible Operator of a Short
21 Term Rental shall immediately be provided in writing to the Planning
22 Department, to neighboring properties within three hundred feet of the Short
23 Term Rental, and on any postings required by this ordinance.

24 p. Short Term Rentals shall not be allowed in private residential dwelling units
25 that violate any applicable health or safety laws, rules or regulations,
26 including, but not limited to, building, safety, fire or health, or in tents,
27 recreational vehicles, treehouses, yurts, non-habitable structures, or other
28 structures not intended for permanent residential occupancy.

- 1 q. The Responsible Operator shall identify or cause to be identified the number
- 2 of onsite parking spaces provided and the maximum occupancy of the Short
- 3 Term Rental in any Short Term Rental agreement and in any related
- 4 advertisements.
- 5 r. Pets, if allowed by a Responsible Operator shall be secured at all times on
- 6 the property of the Short Term Rental. Continual barking or other nuisances
- 7 created by pets are prohibited under all applicable laws, including Riverside
- 8 County Ordinance No. 878.
- 9 s. Short Term Rental activity is subject to, and the Responsible Operator(s) shall
- 10 comply with or ensure the Hosting Platform(s) complies with, Riverside
- 11 County Ordinance No. 495, the Uniform Transient Occupancy Tax
- 12 Ordinance and any applicable assessments, including TBIDs and TMDs. The
- 13 Responsible Operator(s) shall include or ensure the Hosting Platform(s)
- 14 includes the transient occupancy tax registration certificate number on all
- 15 Short Term Rental agreements and in any related advertisements.
- 16 t. The Responsible Operator shall post or cause to be posted in a prominent
- 17 location within the Short Term Rental the following information, in
- 18 accordance with all applicable laws and the provisions of this ordinance:
- 19 1. Responsible Operator name and number;
- 20 2. Local Contact Person name and number;
- 21 3. The telephone number for the Sheriff’s Department, Short Term
- 22 Rental Manager, and the Code Enforcement Department, including
- 23 the 24-hour Code Enforcement Department telephone number;
- 24 4. The website information for Rivco Ready, in the event of an
- 25 emergency;
- 26 5. Evacuation plan for the Short Term Rental showing emergency fire
- 27 extinguisher locations and interior pedestrian and exterior vehicular
- 28 exit routes;

- 1 6. The maximum number and precise location of onsite parking spaces;
- 2 7. A copy of the Short Term Rental Operational Requirements described
- 3 in Section 8 of this ordinance;
- 4 8. Trash pick-up day and applicable rules and regulations;
- 5 9. A copy of Riverside County Ordinances No. 847 and 927;
- 6 10. A copy of the Good Neighbor Brochure; and
- 7 11. Notification that a Responsible Operator or Guest may be cited or
- 8 fined by the County in accordance with this ordinance and Riverside
- 9 County Ordinance No. 725.

10 u. The Responsible Operator shall post one (1) identification sign, not to exceed

11 two (2) square feet in area at the Short Term Rental. Any other advertising

12 signs promoting or identifying the Short Term Rental or otherwise shall only

13 be permitted as otherwise authorized under Riverside County Ordinance No.

14 348. The required identification sign shall be posted onsite at the Short Term

15 Rental in a location that is clearly visible , and shall clearly state the following

16 information in lettering of sufficient size to be easily read:

- 17 1. The Short Term Rental Certificate number for the property;
- 18 2. The name of the Responsible Operator and a telephone number at
- 19 which the Responsible Operator may be reached on a 24-hour basis;
- 20 3. The maximum number of occupants permitted to stay in the rental
- 21 unit; and
- 22 4. The telephone number of the County's 24-hour Code Enforcement
- 23 Department telephone number.

24 v. While a Short Term Rental is rented, the Responsible Operator shall be

25 available twenty-four hours per day, seven days a week, for the purpose of

26 responding to complaints regarding the condition or operation of the Short

27 Term Rental or Guests' conduct at the Short Term Rental in accordance with

28 Section 10 of this ordinance.

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- w. Prior to occupancy of a Short Term Rental, the Responsible Operator shall do all of the following:
 - 1. Obtain the name, address and copy of a valid government identification of the Responsible Guest;
 - 2. Provide a copy of the Good Neighbor Brochure to the Responsible Guest;
 - 3. Require the Responsible Guest to execute a formal acknowledgement that he or she is legally responsible for compliance by all Guests or occupant(s) of the Short Term Rental with all applicable laws, rules and regulations pertaining to the use and occupancy of the Short Term Rental; and
 - 4. Maintain the information required herein, including copies of the notices provided, for a period of three (3) years and make it available upon request by any officer of the County responsible for enforcement of any provision of this ordinance or any other applicable law, rule or regulation pertaining to the use and occupancy of the Short Term Rental.
- x. A Responsible Operator shall respond within sixty (60) minutes of being notified that the Responsible Guest or a Guest of the Short Term Rental created unreasonable noise, engaged in disorderly conduct or committed violations of any applicable law, rule or regulation, including this ordinance, and halt or prevent the recurrence of such conduct. The Responsible Operator shall be subject to all administrative, legal and equitable remedies available to the County for failing to respond to the County within sixty (60) minutes.
- y. Trash and refuse shall not be left stored within public view, except in proper containers for purposes of collection by the County’s authorized waste hauler.
- z. Snow Removal.

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

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

9 aa. The Responsible Operator shall include or ensure the Hosting Platform
10 includes the current Short Term Rental Certificate number on or in any
11 advertisement appearing in any newspaper, magazine, brochure or internet
12 website that promotes the availability of the Short Term Rental.

13 Section 9. TRANSIENT OCCUPANCY TAX AND ASSESSMENTS. The
14 Responsible Operator(s) shall comply with or ensure the Hosting Platform(s) complies with all the
15 requirements of Riverside County Ordinance No. 495, the Uniform Transient Occupancy Tax Ordinance.
16 For the purposes of Riverside County Ordinance No. 495 only, a Short Term Rental shall qualify as a
17 “hotel.” The Responsible Operator(s) shall be legally responsible for the collection of all applicable
18 Transient Occupancy taxes and assessments, including TBIDs and TMDs, from the Responsible Guest(s)
19 and remittance of such collected taxes and assessments to the Treasurer Tax-Collector, in accordance with
20 Riverside County Ordinance No. 495 and any other applicable law. The Treasurer Tax-Collector shall be
21 responsible for the enforcement of the provisions of this section and Riverside County Ordinance No. 495
22 and shall have no other enforcement duties related to this ordinance beyond these responsibilities.

23 Section 10. NOTIFICATION AND COMPLAINTS.

24 a. A Responsible Operator shall provide written notice to all property owners
25 of properties located within 300 feet of the Short Term Rental’s property line
26 or cover at least twenty (20) surrounding properties, whichever is greater, that
27 a Short Term Rental Certificate was obtained for the Short Term Rental
28 within ten (10) days of approval of a Short Term Rental Certificate. Such

1 notification shall also include the Responsible Operator's contact
2 information. In the event of a change in the provided contact information,
3 new notification with the updated information shall be provided in the same
4 manner. All notification costs shall be borne by the Responsible Operator.

5 b. Initial complaints regarding Short Term Rental violations on a property
6 pursuant to this ordinance will generally be directed to the Responsible
7 Operator. The Responsible Operator for the Short Term Rental shall be
8 responsible for correcting the violation promptly, which includes, within
9 sixty (60) minutes, contacting the Responsible Guest to correct the violation
10 and visiting the site, if necessary, to ensure that the violation has been
11 corrected. The Responsible Operator of a Short Term Rental shall report any
12 such complaints, and their resolutions or attempted resolutions, to the
13 Riverside County Planning Department within two (2) business days of the
14 occurrence. Failure to respond to complaints, meet a Code Enforcement
15 Officer within sixty (60) minutes, or report complaints to the Planning
16 Department within two (2) business days of the occurrence shall be
17 considered a violation of this ordinance, and may constitute cause for
18 revocation of the Short Term Rental Certificate.

19 c. If the Responsible Operator fails to respond to the Short Term Rental
20 violation within the designated time in subsection b above or the subject of
21 the complaint needs to be corrected immediately due to health and safety
22 concerns, such as blocked driveways, blocked streets, or excessive noise
23 during quiet hours, the complainant may make a complaint to the 24-hour
24 Code Enforcement Department telephone number. Occupants of surrounding
25 properties shall be apprised of this complaint procedure as part of the
26 notification requirements of this section.

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

1 Department.

- 2 e. The Responsible Operator shall be subject to all administrative, legal and
3 equitable remedies available to the County for failure to comply with the
4 provisions of this section.

5 Section 11. INSPECTIONS, ADDITIONAL FEES, VIOLATIONS, ENFORCEMENT,
6 FINES AND PENALTIES.

7 a. Initial Inspections.

- 8 1. Initial Application. Prior to the County issuing a Short Term Rental
9 Certificate, the County is authorized to conduct an initial inspection
10 of the exterior of the intended Short Term Rental property within 30
11 days of the County's receipt of a Short Term Rental initial application
12 and the accompanying initial registration fee. A Responsible
13 Operator shall be available at the intended Short Term Rental property
14 within sixty (60) minutes of the County's request for this inspection.
- 15 2. Renewal. For Short Term Rental properties that have been the subject
16 of a Notice of Violation within the past twelve (12) months, prior to
17 the County renewing the related Short Term Rental Certificate, the
18 County is authorized to conduct an inspection of the exterior of the
19 Short Term Rental property within 30 days of the County's receipt of
20 the accompanying renewal fee. A Responsible Operator shall be
21 available at the intended Short Term Rental property within sixty (60)
22 minutes of the County's request for this inspection.
- 23 3. Inspection. For inspections pursuant to this section, the County is
24 authorized to verify by an exterior inspection of the Short Term
25 Rental property that the Short Term Rental contains all of the
26 following required by this ordinance: the exterior sign, adequate on-
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1 site parking for the maximum number of occupants allowed in the
2 Short Term Rental, and a working Noise Monitor system.

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

8 c. Violations of this ordinance include, but are not limited to, a Responsible
9 Operator conducting, causing, allowing, authorizing, permitting, facilitating,
10 aiding, abetting, suffering, concealing or maintaining, any of the following:

- 11 1. Failure to take action to respond to a complaint pursuant to Section
12 10 of this ordinance;
- 13 2. Failure to notify Planning Department when the Responsible
14 Operator or Local Contact Person's contact information changes;
- 15 3. Violation of the maximum occupancy, noise, or any other
16 requirements as set forth in this ordinance;
- 17 4. Providing of false or misleading information on any Short Term
18 Rental application, or other documentation required by this
19 ordinance;
- 20 5. Advertisement of any property for Short Term Rental purposes
21 without a valid County-issued Short Term Rental Certificate for the
22 property;
- 23 6. Completion of a Booking Transaction for a Short Term Rental
24 without a valid County-issued Short Term Rental Certificate for the
25 Short Term Rental;
- 26 7. Completion of a Booking Transaction for a Short Term Rental when
27 the related Short Term Rental Certificate has been expired, denied,
28 revoked or suspended by the County;

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

4 9. Any activity at any Short Term Rental that constitute a public
5 nuisance under applicable state or local law, or which otherwise
6 constitute a hazard to the public health, safety or general welfare;

7 d. The Code Enforcement Director, or designee, shall have the authority to
8 establish administrative procedures consistent with the provisions of this
9 ordinance for carrying out and enforcing the requirements and the provisions
10 of this ordinance.

11 e. If any provision of this ordinance conflicts with any provision of any other
12 Riverside County Ordinance, the more restrictive provision shall control.

13 f. In addition to any other remedies provided by law and unless otherwise
14 specified by this ordinance, violations of this ordinance shall be enforced as
15 authorized in Riverside County Ordinance No. 725. Each day a violation is
16 committed or permitted to continue shall constitute a separate offense.
17 Violations of this ordinance shall be treated as a public nuisance and strict
18 liability offense regardless of intent.

19 g. Violations of this ordinance shall be deemed a threat to the public health and
20 safety and an infraction. Unless otherwise stated in this section, the
21 administrative citation penalty procedures governing the imposition,
22 enforcement, collection, and administrative review of an administrative
23 citation shall be enforced as authorized in Riverside County Ordinance No.
24 725 and in accordance with California Government Code Section 53069.4.
25 The County may issue an administrative citation for any violation of this
26 ordinance, as follows:

27 1. \$1,500.00 for a first violation of this ordinance;

28 2. \$3,000.00 for a second violation of this ordinance related to the same

1 Short Term Rental within one year of the first violation; and

2 3. \$5,000.00 for each additional violation of this ordinance related to the
3 same Short Term Rental within one year of the first violation.

4 h. After an administrative hearing has been held in accordance with Riverside
5 County Ordinance No. 725 and a finding has been made that any Guest or
6 Responsible Operator has violated the provisions of this ordinance or any
7 other Riverside County Ordinance related to a Short Term Rental, the County
8 may suspend or revoke the related Short Term Rental Certificate. After an
9 administrative hearing has been held and a third finding has been made of a
10 violation within a twelve (12) month period for the same Short Term Rental,
11 the related Short Term Rental Certificate shall be permanently revoked until
12 ownership of the Short Term Rental property changes.

13 i. Enforcement of the provisions of this ordinance will be tolled for a period of
14 90 days following the Effective Date and the provisions of the prior Riverside
15 County Ordinance No. 927 shall be enforced during this period of time.

16 Section 12. REFERENCES TO ORDINANCES. Any references herein to other
17 Riverside County Ordinances shall include subsequent amendments made to that ordinance.

18 Section 13. SEVERABILITY. If any provision, clause, sentence, or paragraph of this
19 ordinance of the application thereof to any person or circumstances shall be held invalid, such invalidity
20 shall not affect the other provisions of this ordinance which can be given effect without the invalid provision
21 or application, and to this end, the provisions of this ordinance are hereby declared to be severable.”

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28 Section 2. EFFECTIVE DATE. This ordinance shall take effect thirty (30) days after

1 its adoption.

2 **Adopted:** 927.1 3.52 of 10/18/2022 (Eff: 11/17/2022)

3 BOARD OF SUPERVISORS OF THE COUNTY
4 OF RIVERSIDE, STATE OF CALIFORNIA

5 By: _____
6 Chair, Board of Supervisors

7 ATTEST:
8 CLERK OF THE BOARD:

9
10 By: _____
Deputy

11 (SEAL)

12
13
14 APPROVED AS TO FORM
September ____, 2022

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16 By: _____
17 SARAH K. MOORE
Deputy County Counsel

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