ORDINANCE NO. 927.3

AN ORDINANCE OF THE COUNTY OF RIVERSIDE AMENDING ORDINANCE 927 REGULATING SHORT TERM RENTALS AND INCORPORATING BY REFERENCE THE ABATEMENT AND COST RECOVERY PROCEDURES OF ORDINANCE NO. 725

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

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

"ORDINANCE NO. 927

AN ORDINANCE OF THE COUNTY OF RIVERSIDE REGULATING SHORT TERM RENTALS AND INCORPORATING BY REFERENCE THE ABATEMENT AND COST RECOVERY PROCEDURES OF ORDINANCE NO. 725

Section 1. FINDINGS.

a. The Board of Supervisors finds that there continues to be an increase in privately owned residential dwellings being used as Short Term Rentals in the unincorporated areas of the County of Riverside, especially within Wine Country and Idyllwild.

b. While Short Term Rentals have been a staple in the County and they provide a benefit to the County by expanding the number and type of lodging facilities, the exponential increase continues to cause adverse impacts that have the potential to endanger the health and safety of residents and guests and the very environment and resources that attract visitors to the County.

c. Adverse impacts of Short Term Rentals to surrounding neighbors and properties include unpermitted large-scale events, excessive noise, disorderly conduct, traffic

congestion, illegal vehicle parking, and accumulation of refuse.

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

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

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

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

h. Idyllwild neighbors national forest and wilderness areas. This remote, rural retreat has developed as a mountain resort with single family homes, a variety of lodging, camping, and recreational opportunities. However, the infrastructure in this area remains rural in nature, exhibiting narrow, steep roads and a lack of shoulder parking. Also, the area is prone to devastating fires and much of this area is designated as a very high fire severity zone. Additionally, mudslides from rainstorms have

significant impact on burn areas, which impacts access to the community. Short Term Rentals in these locations without proper regulation to address evacuations and fire safety may jeopardize the safety of guests and the community.

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

creating activities that are incompatible within the framework established by the Temecula Valley Wine Country Community Plan.

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

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

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

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

a. Applicant. Owner or Owner's Authorized Representative.

b. Bedroom. Any area of the Short Term Rental normally occupied for sleeping purposes and is legally permitted as a bedroom or loft.

c. Booking Transaction. Any reservation or payment service provided by a person or entity who facilitates a Short Term Rental transaction between a prospective Guest and a Short Term Rental Owner, Owner's Authorized Representative, Operator, or Local Contact Person.

d. County. The County of Riverside.

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

f. Family Member. 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 (child of an aunt or uncle).

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

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

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

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

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

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

complaints.

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

~~m.~~n. Notice ~~of Violation~~. ~~A notice issued for violation of this ordinance in accordance with the provisions of this ordinance and procedures in Riverside County Ordinance No. 725~~ Any written notice issued by the Code Enforcement Department for a violation, which includes but is not limited to, a notice of violation, advisory notice, cease and desist, or citation.

~~n.~~o. North Wine Country. For the purposes of this ordinance, only, the properties identified, as of the effective date of this ordinance, by the following Assessor's Parcel Numbers: 943-150-020, 943-150-021, 943-150-022, 943-150-028, 943-150-029, 943-160-005, 943-160-006, 943-160-007, 943-160-017, 943-160-023, 943-160-033, 943-160-034, 943-170-018, 943-170-021, 943-170-023, 943-170-026, 943-180-005, 943-180-007, 943-180-021, 943-180-022, 943-190-002, 943-190-020, 943-190-021, 943-190-030, 943-190-031, 943-190-037, 943-200-015, 943-200-026, 943-270-002, 943-270-004, 943-270-005, 943-270-010, 943-270-011, 943-050-007, 943-150-018, 943-150-019, 943-150-023, 943-150-024, 943-050-008, 943-050-006, 943-150-025, 943-150-026, 943-160-024, 943-160-031, 943-160-032, 943-170-016, 943-170-020, 943-050-009, 943-050-018, 943-140-009, 943-170-022, 943-180-015, 943-180-017, 943-180-020, 943-180-023, 943-180-024, 943-190-024, 943-190-028, 943-140-010, 943-140-011, 943-190-034, 943-200-014, 943-200-017, 943-200-029, 943-150-013, 943-150-017, 943-150-030, 943-160-008, 943-160-018, 943-160-019, 943-170-013, 943-150-027, 943-150-031, 943-160-020, 943-160-029, 943-160-030, 943-160-035, 943-160-037, 943-160-038, 943-170-010, 943-170-011, 943-170-012, 943-170-014, 943-170-015, 943-170-017, 943-180-008, 943-180-009, 943-170-019, 943-170-024, 943-170-025, 943-180-006, 943-180-010, 943-180-013, 943-180-014,

943-180-018, 943-180-019, 943-180-025, 943-190-007, 943-190-022, 943-190-026, 943-190-032, 943-190-036, 943-200-027, 943-270-003, 943-270-007, 943-270-009, 943-180-011, 943-180-012, 943-180-016, 943-190-019, 943-190-025, 943-190-029, 943-190-033, 943-190-035, 943-200-016, 943-200-020, 943-200-030, 943-270-001, 943-270-006, 943-270-008.

~~o.~~p. Operator. The Owner or the Owner's Authorized Representative who offers or provides the Short Term Rental.

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

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

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

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

~~t.~~u. Responsible Operator. Any Operator who is responsible for the Short Term Rental, which includes the Owner(s), Owner's Authorized Representative(s), Operator(s), and Local Contact Person(s).

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

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

4. Owner's Authorized Representative(s) of the Short Term Rental; or,

5. Operator(s) of the Short Term Rental.

~~v.~~w. Short Term Rental. A legal privately owned residential dwelling, including, but not limited to, a one family detached dwelling or multiple family attached dwelling, apartment house, condominium, cooperative apartment, duplex, mobile home on permanent foundations, manufactured home on permanent foundations~~, or any portion of such dwellings, including the property or yard appurtenant thereto~~, which is rented for occupancy for dwelling, lodging, or sleeping purposes for any period less than thirty (30) consecutive calendar days and twenty-nine (29) nights total, but not less than two (2) consecutive days and one (1) night. Portions of calendar days are counted as full days. A Short Term Rental may include any accessory dwelling unit (ADU), junior ADU~~,~~, second unit, guest quarter, or ranchette unit not otherwise prohibited by state law. A Short Term Rental shall exclude all properties and appurtenant features and facilities rented for hourly use, and properties which have been subdivided pursuant to California Government Code sections 65852.21 or 66411.7 (also known as "Senate Bill 9" or "SB 9") or units or dwellings subject to conditions of approval, legal deed restrictions, or other legal requirements prohibiting this type of rental or occupancy.

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

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

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

~~y.~~aa. Short Term Rental Class II. A Short Term Rental located in Wine Country that allows more than 10 occupants and up to a maximum of 20 occupants at any one time.

~~z.~~bb. Short Term Rental Program Manager. The certified manager who is retained by the County and is responsible for assisting with administering the County's Short Term

Rental program.

cc. Tier 1 Cap. For Tier 1 only, the Short Term Rental Cap plus an additional ten (10) Short Term Rentals.

~~aa.~~dd. Urgent Circumstance. A situation where the Code Enforcement Director, Planning Director, and/or TLMA Agency Director, or their designees, have determined that immediate action is necessary to abate a significant violation in order to protect public safety and/or prevent damage of surrounding property.

~~bb. Verified Notice of Violation. A Notice of Violation issued for violation of any provision of this ordinance and is either not timely appealed by the recipient or is appealed and upheld in favor of the County.~~

~~cc.~~ee. Wine County. The Wine Country – Winery District, Wine Country – Equestrian District, Wine Country – Residential District, and North Wine Country, as defined in this ordinance.

~~dd.~~ff. Wine Country – Winery District. The Wine Country – Winery District, as designated in the Temecula Valley Wine Country Policy Area of the Riverside County Comprehensive General Plan, as may be amended.

~~ee.~~gg. Wine Country – Equestrian District. The Wine Country – Equestrian District, as designated in the Temecula Valley Wine Country Policy Area of the Riverside County Comprehensive General Plan, as may be amended.

~~ff.~~hh. Wine Country – Residential District. The Wine Country – Residential District, as designated in the Temecula Valley Wine Country Policy Area of the Riverside County Comprehensive General Plan, as may be amended.

Section 5. APPLICABILITY. This ordinance applies to Short Term Rentals as defined in Section 4. The following uses do not qualify as a legal privately owned residential dwelling for purposes of this ordinance, and therefore cannot obtain a Short Term Rental Certificate: any hotel, motel, studio hotel, rooming house, dormitory, public or private club, bed and breakfast inn, cottage inn, or country inn; any permitted or unpermitted camping site or area, recreational vehicle, or park model; a hospital, sanitarium, medical clinic, therapy center, convalescent home, rest home, home for aged people, foster

home, halfway house, transitional housing facility, supportive housing, parolee-probationer home, community care facility, or other similar facility operated for the care, treatment, or reintegration into society of human beings; any asylum, jail, prison, orphanage, or other facility in which human beings are detained and housed under legal restraint; any housing owned or controlled by an educational institution and used exclusively to house students, faculty, or other employees with or without their families, any fraternity or sorority house or similar facility occupied exclusively by students and employees of such educational institutions and officially recognized and approved by it; any housing operated or used exclusively for religious, charitable, or educational purposes; any housing owned by a governmental or non-profit agency and used to house its employees or for governmental or non-profit purposes; any camp as defined in the Labor Code; any low-impact camping area as defined in the Health and Safety Code; and any employee housing or other housing furnished by an employer exclusively for employees or employees and their families; single room occupancy units, as defined by Riverside County Ordinance No. 348; and any multiple owner group (MOG) unit.

Section 6. SHORT TERM RENTAL CERTIFICATE.

a. A Responsible Operator shall obtain a Short Term Rental Certificate pursuant to this ordinance from the Planning Department before renting or advertising for rent any Short Term Rental.

b. It is unlawful for any person to advertise, maintain, operate, or use a Short Term Rental in the unincorporated area of Riverside County without an active Short Term Rental Certificate, or in violation of the terms and conditions of the Certificate. Short Term Rental Certificates shall be renewed annually, and separate Short Term Rental Certificates are required for each Short Term Rental.

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

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

a. Initial Application. A Responsible Operator shall submit to the Planning Department

or its designee a Short Term Rental Certificate initial application provided by the County and initial registration fee, in accordance with Riverside County Ordinance No. 671. The Planning Department or its designee may approve an initial application for a Short Term Rental Certificate only if all of the following requirements are met:

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

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

12. 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;

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

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

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

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

17. 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;

18. Any Responsible Operator(s) has not received three (3) ~~Verified Notices of Violation~~Notices within a ~~twelve (12)~~ six (6) month period;

19. Any Responsible Operator(s) has not received ~~seven (7) Verified Notices of Violation~~five (5) Notices in total for the Short Term Rental; and,

20. The Short Term Rental Certificate has not been permanently revoked as to the current Owner(s), 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 an annual basis based on the anniversary of the original Short Term Rental Certificate issuance

by submitting to the Planning Department or its designee a request for renewal and a renewal fee, in accordance with Riverside County Ordinance No. 671. The Planning Department or its designee may approve a renewal of a Short Term Rental Certificate only if all of the following requirements are met:

1. The Applicant submits a completed application with all required information pursuant to this Section;
2. The Applicant meets all requirements for the initial application, as described in Subsection a of this Section;
3. For Short Term Rental properties in Wine Country, the additional requirements for renewals, as described in Section 9 and Section 11, are met;
4. For Short Term Rental properties in Idyllwild, the additional requirements for renewals, as described in Section 10 and Section 11, are met;
5. The renewal fee is paid in full, in accordance with Riverside County Ordinance No. 671;
6. The Applicant provides information concerning any changes to the initial application or prior renewal for the Short Term Rental Certificate;
7. The Applicant declares the Short Term Rental property is in compliance with all provisions of this ordinance and all other applicable laws;
8. The Applicant and all Responsible Operator(s) complete a self-certification test provided by the County on the requirements and compliance with the provisions of this ordinance. Completion of the self-certification test is required with each renewal of the Short Term Rental Certificate;
9. For Short Term Rental properties that have been the subject of a Notice of Violation within the past twelve (12) months, within 30 days of the County's receipt of the renewal fee, 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;

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

11. Any Responsible Operator(s) has not received ~~seven (7) Verified Notices of Violation~~five (5) Notices in total for the Short Term Rental; and,

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

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

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

f. In the event that a Short Term Rental Certificate has been expired for ~~9~~60 days or more, a new initial application and initial registration fee, in accordance with Riverside County Ordinance No. 671 is required.

g. No Transfer of a Short Term Rental Certificate.

1. 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 to obtain a new Short Term Rental Certificate for the property.

2. Exception for Family Transfer in Wine Country and Idyllwild: Short Term Rental Certificates in Wine Country and Idyllwild, only, may be transferred when the Owner(s) of the Short Term Rental property transfers title of the

property to a Family Member, heir, inter vivos trust, family trust, or other similar type of trust estate and only when the property meets the Short Term Rental requirements, as described in Section 9 or Section 10, as applicable. Within 180 days from the date of recordation of the property transfer, the new Owner(s) is required file a complete transfer application with the Planning Department to legally transfer the name of the Short Term Rental Certificate to the new Owner. If the deadline is not met, the Short Term Rental Certificate shall expire automatically and a new initial application and initial registration fee, in accordance with Riverside County Ordinance No. 671, will be required to obtain a new Short Term Rental Certificate for the property.

h. 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.

i. 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(s) 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 any temporary event or commercial temporary event, as defined in Riverside County Ordinance No. 348, where such an event would result in exceedance of the maximum occupancy of the Short Term Rental as defined in Section 8.i of this ordinance, unless a temporary event permit has been obtained by the Responsible Operator.

d. The Short Term Rental shall be rented for occupancy for less than thirty (30) consecutive calendar days and twenty-nine (29) nights total, but not less than two (2) consecutive days and one (1) night, which includes counting portions of calendar days as full days. Short Term Rentals shall not be rented on an hourly basis.

e. Any advertising that promotes the Short Term Rental for a use that is not permitted is prohibited.

~~e.~~f. Responsible Guests of a Short Term Rental in all areas of the County, except Wine Country, must be at least twenty-one (21) years of age.

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

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

~~h.~~i. Occupancy.

1. The occupancy of a Short Term Rental is limited to 200 square feet per

person, up to a maximum number of occupants that is determined by the size of the property, as follows:

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

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

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

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

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

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

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

the Guests or other occupants of the Short Term Rental comply with Riverside County Ordinance Nos. 847 and 924.

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

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

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

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

~~o.~~p. 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.

Responsible Operators, Responsible Guests, and other occupants of the Short Term Rental shall each comply with Riverside County Ordinance No 745.

~~p.~~q. Snow Removal.

1. Snow removed from private driveways and parking lots of a Short Term Rental may not be dumped, deposited, or placed or pushed into a street or other public right-of-way, except to the extent that such activity shall not increase the depth of snow on the street or right-of-way by over three inches at any point within the right-of-way.
2. Snow removed from the Short Term Rental may not be piled to block or cover a fire hydrant, standpipe, or other water delivery service for fire protection.

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

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

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

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

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

~~u.~~v. The Responsible Operator shall post or cause to be posted in a prominent location on the interior of the Short Term Rental the following information, in accordance with

all applicable laws and the provisions of this ordinance:

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

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

read from the public right of way:

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

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

~~x.~~y. Prior to a Responsible Guest occupying 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 each Responsible Guest to review and sign a copy of the Good Neighbor Brochure and an acknowledgment of having viewed the Good Neighbor video prior to occupancy of the Short Term Rental; and,
4. 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.

y. 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.

Section 9. OWNERSHIP AND OPERATIONAL REQUIREMENTS FOR WINE COUNTRY.

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

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

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

~~c.~~d. Minimum Number of Rentals. To maintain a Short Term Rental Certificate in Wine Country, Responsible Operators must rent their Short Term Rental to Guests a minimum of four (4) times per year.

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

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

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

1. Wine Country – Winery District.

   i. Short Term Rental Class I is allowed.

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

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

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

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

2. Wine Country – Equestrian District.

   i. Short Term Rental Class I is allowed.

   ii. Short Term Rental Class II is not allowed.

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

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

   i. Short Term Rental Class I is allowed.

ii. Short Term Rental Class II is not allowed.

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

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

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

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

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

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

5. Exception. The Short Term Rental Caps described in this Subsection shall

not apply or be enforced against any Owner who has an approved Short Term Rental Certificate as of the effective date of this ordinance.

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

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

Section 10. OWNERSHIP AND OPERATIONAL REQUIREMENTS FOR IDYLLWILD.

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

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

c. Minimum Number of Rentals. To maintain a Short Term Rental Certificate in Idyllwild, Responsible Operators must rent their Short Term Rental to Guests a minimum of four (4) times per year.

~~c.~~d. Limitation on Ownership of Short Term Rentals in Idyllwild. No Owner or Owner

Entity shall hold more than two (2) Short Term Rental Certificates simultaneously in Idyllwild. "Holding" a Short Term Rental Certificate shall be defined to include the Owner, Owner Entity, and any ownership interest, or responsible person for the ownership interest of the Owner or Owner Entity.

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

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

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

~~e.~~f. Short Term Rental Density Requirements for Idyllwild. Short Term Rental properties shall not be located within a 150 foot radius of any other Short Term Rental property. The 150 foot radius shall be measured from the property line of the desired Short Term Rental. The County shall deny the Short Term Rental Certificate, if the 150

foot radius from the desired Short Term Rental property includes any portion of a property with an approved Short Term Rental Certificate.

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

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

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

1. The Applicant provides the following information:

i. Names and addresses of all Short Term Rental Certificates held by all Owner or Owner Entities, including all ownership interests and responsible parties for all ownership interests, of the Short Term Rental property in Wine Country or Idyllwild; and,

ii. For all Owner Entities of the Short Term Rental property, disclosure of the names of all ownership interests within each level of the Owner Entity structure and responsible parties for all ownership interests.

2. The desired Short Term Rental meets all of the requirements for the applicable location (for Wine County, Section 9 of this ordinance, and for

Idyllwild, Section 10 of this ordinance) including, but not limited to, the following:

i. Is selected as an Eligible Property pursuant to this Section 11;

ii. Meets the limitation on ownership of two (2) Short Term Rental Certificates, as described in Section 9 or Section 10, as applicable;

iii. For Wine Country only, meets the Short Term Rental classification requirements for the district in which the property is located, as described in Section 9; and,

iv. Meets the Short Term Rental density requirements, as described in Section 9 or Section 10, as applicable.

3. Eligible Properties. The County shall implement a two-tiered process to select Eligible Properties for areas of Wine Country and Idyllwild.

i. Tier 1: A property that has not been issued a Short Term Rental Certificate but the Owner(s) or Responsible Operator(s) paid Transient Occupancy Taxes for the property by registering with the County or Airbnb, only, for the entire period of operation from September 13, 2021 to September 13, 2022.

(1) Exception: North Wine Country properties are not eligible for Tier 1.

ii. Tier 2: Any property that does not meet the qualifications for Tier 1, as described above, or any Tier 1 property that does not obtain a Short Term Rental Certificate in Tier 1.

iii. The selection process for Tier 1 Eligible Properties shall occur before the selection process for Tier 2 Eligible Properties.

iv. Selection Process for Tier 1 Eligible Properties. After the effective date of this ordinance, the County shall conduct a one-time selection for Tier 1 properties.

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

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

(3) However, if the number of qualified Tier 1 applications received exceeds the Tier 1 Cap, the County shall implement a lottery to select Eligible Properties up to the Tier 1 Cap. Once selected, Eligible Properties must meet all the Short Term Rental application requirements of Section 7 and the additional application requirements in this Section 11. If any Eligible Property does not meet all of the application requirements in Section 7 and Section 11, then the County shall not issue a Short Term Rental Certificate for that property. In that case, the County shall utilize the same set of qualified Tier 1 applications and use the lottery system to

select another Eligible Property and determine whether it meets the application requirements of Section 7 and Section 11. This process shall continue until the number of Short Term Rental Certificates issued reaches no more than 10 additional properties beyond the Short Term Rental Cap.

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

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

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

(2) Once the Short Term Rental Cap is reached for a particular area, the County shall not select any more Eligible Properties

for that area until the number of Short Term Rental Certificates falls below the Short Term Rental Cap.

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

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

Section 12. TRANSIENT OCCUPANCY TAX AND ASSESSMENTS.

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

responsibilities.

Section 13. NOTIFICATION AND COMPLAINTS.

a. Notification.

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

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

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

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

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

b. Initial complaints received by Code Enforcement regarding Short Term Rental violations on a property pursuant to this ordinance will ~~generally~~ be relayed~~directed~~ to the Responsible Operator. ~~The~~Upon receipt of any complaint, the Responsible Operator for the Short Term Rental shall be responsible for correcting the violation promptly, which includes, within ~~six~~thirty (~~60~~30) minutes, ~~notifying~~speaking with a Code Enforcement representative to notify them of the received complaint, contacting the Responsible Guest to correct the violation, and visiting the site, if necessary, to ensure that the violation has been corrected. Within sixty (60) minutes of receipt of any additional complaint within the same twenty-four (24) hour period,

the Responsible Operator for the Short Term Rental shall meet with a Code Enforcement Officer or County Sheriff's Department representative on site to ensure that the violation has been corrected. Failure to respond to complaints, notify Code Enforcement, or meet with a Code Enforcement Officer or County Sheriff's Department representative as described in this section~~within sixty (60) minutes~~ shall be considered a violation of this ordinance, and may constitute cause for suspension and/or revocation of the Short Term Rental Certificate.

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

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

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

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

a. Initial Inspections.

1. Initial Application. Prior to the County issuing a Short Term Rental Certificate, the County is authorized to conduct an initial inspection of the exterior of the intended Short Term Rental property within 30 days of the County's receipt of a Short Term Rental initial application and the

accompanying initial registration fee. A Responsible Operator shall be available at the intended Short Term Rental property within sixty (60) minutes of the County's request for this inspection.

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

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

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

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

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

i. Violation of the requirements for maximum occupancy, noise,

parking, lighting, outdoor fire area, pets, trash, or any other provision as set forth in this ordinance;

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

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

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

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

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

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

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

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

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

vii. Completion of a Booking Transaction for a Short Term Rental when the related Short Term Rental Certificate has been expired, denied,

revoked, or suspended by the County;

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

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

d. Enforcement. In addition to any other remedies provided by law and unless otherwise specified by this ordinance, violations of this ordinance shall be enforced as authorized in Riverside County Ordinance No. 725. Violations of this ordinance shall be treated as a public nuisance and strict liability offense regardless of intent. Each day a violation is committed or permitted to continue shall constitute a separate offense for which the County may issue a separate Notice of Violation. The Code Enforcement Director, or designee, shall have the authority to establish administrative procedures consistent with the provisions of this ordinance for carrying out and enforcing the requirements and the provisions of this ordinance. If any provision of this ordinance conflicts with any provision of any other Riverside County Ordinance, the more restrictive provision shall controls, remedies and penalties for violation of this Ordinance, and for recovery of costs related to its enforcement are provided for in Riverside County Ordinance No. 725, which is incorporated herein by reference, except where more specific procedures, remedies, or penalties are specified in this Ordinance.

e. Administrative Citations. Violations of this ordinance shall be deemed a threat to the public health and safety and an infraction. Unless otherwise stated in this section, the administrative citation penalty procedures governing the imposition, enforcement, collection, and administrative review of an administrative citation shall be enforced as authorized in Riverside County Ordinance No. 725 and in accordance with California Government Code Section 53069.4. However, administrative citations

may be issued to a Responsible Guest without first issuing a Notice ~~of Violation~~. Each day a violation is committed or permitted to continue shall constitute a separate offense for which the County may issue a separate administrative citation. The County may issue an administrative citation against the Responsible Operator or Responsible Guest for any violation of this ordinance, as follows:

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

f. Suspension or Revocation. At the reasonable discretion of the Planning Department Director, Code Enforcement Director, and/or TLMA Director, or designees, a Short Term Rental Certificate shall be temporarily suspended, or shall be permanently revoked, as to the current Owner(s) and a new Short Term Rental Certificate shall not be issued until all the Owner(s) of the property changes, subject to an administrative hearing ~~officer~~ in accordance with the administrative hearing procedures set forth in Section 10 of Riverside County Ordinance No. 725, if any of the following findings are made:

1. Any Responsible Operator(s) fails to comply with an order of any law enforcement officer;
2. Any Responsible Operator(s) fails to respond to complaints, notify Code Enforcement, or meet with a Code Enforcement Officer or County Sheriff's Department representative as described in Section 13.b of this Ordinance;
3. Any Responsible Operator(s) receives three (3) ~~Verified Notices of Violation~~ Notices within a ~~twelve (12)~~six (6) month period for the same Short Term Rental. If multiple Notices ~~of Violation~~ are issued in a 24-hour period, only one Notice ~~of Violation~~ per 24-hour period may count towards the number of ~~Verified Notices of Violation~~Notices described in this subsection;

~~3.~~4. Any Responsible Operator(s) receives ~~seven (7) Verified Notices of Violation~~five (5) Notices in total for the same Short Term Rental. If multiple Notices ~~of Violation~~ are issued in a 24-hour period, only one Notice ~~of Violation~~ per 24-hour period may count towards the number of ~~Verified Notices of Violation~~ Notices described in this subsection; ~~or,~~

5. Any Responsible Operator(s) receives a single Notice during a period of temporary suspension of their Short Term Rental Certificate;

6. The Short Term Rental Certificate was obtained by fraud or perjured testimony~~.~~; or,

~~4.~~7. Where an Urgent Circumstance is deemed to exist by the Code Enforcement Director, Planning Director, and/or TLMA Director, or their designees, a Short Term Rental Certificate may be immediately suspended and/or revoked pursuant to the Summary Abatement process set forth in Ordinance 725.

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

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

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Section 17. EFFECTIVE DATE. This ordinance shall take effect thirty (30) days after its adoption.

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

By:_____
Chair, Board of Supervisors

ATTEST:
CLERK OF THE BOARD:

By:_____
Deputy

(SEAL)

APPROVED AS TO FORM
February _____, 2026

By: _____
Braden Holly
Deputy County Counsel