

FORM APPROVED COUNTY COUNSEL
BY: BRADEN J. HOLLY
8/11/26
DATE

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

1 include unpermitted large-scale events, excessive noise, disorderly conduct, traffic
2 congestion, illegal vehicle parking, and accumulation of refuse.

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

7 e. Based on the Court's holding in *Protect Our Neighborhoods v. City of Palm Springs*
8 (2022) 73 Cal.App.5th 667, the Board of Supervisor's legislatively finds that Short
9 Term Rentals are ancillary or secondary uses to a residential dwelling when they are
10 operated in compliance with this ordinance. This ordinance is necessary to ensure
11 that the incidental short term rental use of residential property remains an ancillary
12 and secondary use of residential property in the County, is consistent with the
13 provisions of the County's Land Use Ordinance (Riverside County Ordinance No.
14 348), protects the long-term residential housing stock, and thereby preserves the
15 residential character of the neighborhoods, as identified in the County's zoning
16 ordinance and Comprehensive General Plan.

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

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

24 h. Idyllwild neighbors national forest and wilderness areas. This remote, rural retreat
25 has developed as a mountain resort with single family homes, a variety of lodging,
26 camping, and recreational opportunities. However, the infrastructure in this area
27 remains rural in nature, exhibiting narrow, steep roads and a lack of shoulder parking.
28 Also, the area is prone to devastating fires and much of this area is designated as a

1 very high fire severity zone. Additionally, mudslides from rainstorms have
2 significant impact on burn areas, which impacts access to the community. Short
3 Term Rentals in these locations without proper regulation to address evacuations and
4 fire safety may jeopardize the safety of guests and the community.

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

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

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

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

14 Section 3. AUTHORITY. In accordance with the California Constitution, Article XI, Section
15 7, a county may make and enforce within its limits all local, police, sanitary, and other ordinances and
16 regulations not in conflict with general laws.

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

- 20 a. Applicant. Owner or Owner's Authorized Representative.
21 b. Bedroom. Any area of the Short Term Rental normally occupied for sleeping
22 purposes and is legally permitted as a bedroom or loft.
23 c. Booking Transaction. Any reservation or payment service provided by a person or
24 entity who facilitates a Short Term Rental transaction between a prospective Guest
25 and a Short Term Rental Owner, Owner's Authorized Representative, Operator, or
26 Local Contact Person.
27 d. County. The County of Riverside.
28

- 1 e. Eligible Properties. Property that is located within an area of the County that is
2 subject to Short Term Rental Caps and eligible to apply for a Short Term Rental
3 Certificate.
- 4 f. Enforcement Officer. Shall have the same meaning as in Riverside County Ordinance
5 No. 725.
- 6 g. Family Member. A spouse, domestic partner, child, stepchild, grandchild, parent,
7 stepparent, mother-in-law, father-in-law, son-in-law, daughter-in-law, grandparent,
8 great-grandparent, brother, sister, half-brother, half-sister, stepsibling, brother-in-
9 law, sister-in-law, aunt, uncle, niece, nephew, or first cousin (child of an aunt or
10 uncle).
- 11 h. Good Neighbor Brochure. A brochure and related materials, available from the
12 County, to be given to Guests, which includes a summary of the County's regulations
13 relating to Short Term Rentals.
- 14 i. Guest. The overnight occupants renting the Short Term Rental for a specified period
15 and the visitors of those overnight occupants.
- 16 j. Hosted Stay. A Short Term Rental which functions as the Operator's primary
17 residence and is occupied by the Owner for the duration of all rentals to a Responsible
18 Guest(s). Hosted Stay status must be verified and designated to a Short Term Rental
19 by the Planning Department. Hosted Stay status may be suspended or revoked at any
20 time in the event of a violation of this Ordinance.
- 21 k. Hosting Platform. A person or entity that participates in the Short Term Rental
22 business by collecting or receiving a fee or other compensation, directly or indirectly
23 through an agent or intermediary, when conducting a Booking Transaction for a
24 Short Term Rental using any medium of facilitation, including, but not limited to,
25 the Internet.
- 26 l. Idyllwild. The unincorporated County of Riverside communities of Idyllwild and
27 Pine Cove, as designated in the Riverside County Comprehensive General Plan, as
28 may be amended.

- 1 m. Local Contact Person. The person designated by the Owner, Owner's Authorized
2 Representative, or Operator who shall be available twenty-four hours per day, seven
3 days per week for the purpose of responding to complaints related to the Short Term
4 Rental, who has access and authority to assume management of the unit and is
5 responsible for taking remedial action to resolve such complaints.
- 6 n. Noise Monitor. A sound level meter meeting the standards of the American National
7 Standards Specifications for Sound Level Meters or another acoustical or decibel
8 measurement device with similar capabilities and features that does not have a
9 camera, record conversations, nor store any personal data.
- 10 o. Notice. Any written notice issued by an Enforcement Officer upon substantiation of
11 a violation of this ordinance or any other ordinance of the County of Riverside where
12 such violation arises from the occupancy of a Short Term Rental. Notices shall
13 include, but are not limited to, a notice of violation, a cease and desist letter, or an
14 administrative citation.
- 15 p. North Wine Country. For the purposes of this ordinance, only, the properties
16 identified, as of the effective date of this ordinance, by the following Assessor's
17 Parcel Numbers: 943-150-020, 943-150-021, 943-150-022, 943-150-028, 943-150-
18 029, 943-160-005, 943-160-006, 943-160-007, 943-160-017, 943-160-023, 943-
19 160-033, 943-160-034, 943-170-018, 943-170-021, 943-170-023, 943-170-026,
20 943-180-005, 943-180-007, 943-180-021, 943-180-022, 943-190-002, 943-190-020,
21 943-190-021, 943-190-030, 943-190-031, 943-190-037, 943-200-015, 943-200-026,
22 943-270-002, 943-270-004, 943-270-005, 943-270-010, 943-270-011, 943-050-007,
23 943-150-018, 943-150-019, 943-150-023, 943-150-024, 943-050-008, 943-050-006,
24 943-150-025, 943-150-026, 943-160-024, 943-160-031, 943-160-032, 943-170-016,
25 943-170-020, 943-050-009, 943-050-018, 943-140-009, 943-170-022, 943-180-015,
26 943-180-017, 943-180-020, 943-180-023, 943-180-024, 943-190-024, 943-190-028,
27 943-140-010, 943-140-011, 943-190-034, 943-200-014, 943-200-017, 943-200-029,
28 943-150-013, 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.

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

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

s. 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.

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

u. 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.

v. 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).

w. 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.

x. 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, 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.

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

z. 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.

aa. 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. A Short Term Rental Class I that is a Hosted Stay may have up to a maximum of twelve (12) occupants.

- 1 bb. Short Term Rental Class II. A Short Term Rental located in Wine Country that allows
2 more than ten (10) occupants and up to a maximum of twenty (20) occupants at any
3 one time. A Short Term Rental Class II that is a Hosted Stay may have up to a
4 maximum of twenty-two (22) occupants.
- 5 cc. Short Term Rental Program Manager. The certified manager who is retained by the
6 County and is responsible for assisting with administering the County's Short Term
7 Rental program.
- 8 dd. Tier 1 Cap. For Tier 1 only, the Short Term Rental Cap plus an additional ten (10)
9 Short Term Rentals.
- 10 ee. Urgent Circumstance. A situation where the Code Enforcement Director, Planning
11 Director, and/or TLMA Agency Director, or their designees, have determined that
12 immediate action is necessary to abate a significant violation in order to protect
13 public safety and/or prevent damage of surrounding property.
- 14 ff. Wine Country. The Wine Country – Winery District, Wine Country – Equestrian
15 District, Wine Country – Residential District, and North Wine Country, as defined
16 in this ordinance.
- 17 gg. Wine Country – Winery District. The Wine Country – Winery District, as designated
18 in the Temecula Valley Wine Country Policy Area of the Riverside County
19 Comprehensive General Plan, as may be amended.
- 20 hh. Wine Country – Equestrian District. The Wine Country – Equestrian District, as
21 designated in the Temecula Valley Wine Country Policy Area of the Riverside
22 County Comprehensive General Plan, as may be amended.
- 23 ii. Wine Country – Residential District. The Wine Country – Residential District, as
24 designated in the Temecula Valley Wine Country Policy Area of the Riverside
25 County Comprehensive General Plan, as may be amended.

26 Section 5. APPLICABILITY. This ordinance applies to Short Term Rentals as defined in
27 Section 4. The following uses do not qualify as a legal privately owned residential dwelling for purposes
28 of this ordinance, and therefore cannot obtain a Short Term Rental Certificate: any hotel, motel, studio

1 hotel, rooming house, dormitory, public or private club, bed and breakfast inn, cottage inn, or country inn;
2 a camping site, recreational vehicle, or park model; a hospital, sanitarium, medical clinic, therapy center,
3 convalescent home, rest home, home for aged people, foster home, halfway house, transitional housing
4 facility, supportive housing, parolee-probationer home, community care facility, or other similar facility
5 operated for the care, treatment, or reintegration into society of human beings; any asylum, jail, prison,
6 orphanage, or other facility in which human beings are detained and housed under legal restraint; any
7 housing owned or controlled by an educational institution and used exclusively to house students, faculty,
8 or other employees with or without their families, any fraternity or sorority house or similar facility
9 occupied exclusively by students and employees of such educational institutions and officially recognized
10 and approved by it; any housing operated or used exclusively for religious, charitable, or educational
11 purposes; any housing owned by a governmental or non-profit agency and used to house its employees or
12 for governmental or non-profit purposes; any camp as defined in the Labor Code; any low-impact camping
13 area as defined in the Health and Safety Code; and any employee housing or other housing furnished by an
14 employer exclusively for employees or employees and their families; single room occupancy units, as
15 defined by Riverside County Ordinance No. 348; and any multiple owner group (MOG) unit.

16 Section 6. SHORT TERM RENTAL CERTIFICATE.

- 17 a. A Responsible Operator shall obtain a Short Term Rental Certificate pursuant to this
18 ordinance from the Planning Department before renting or advertising for rent any
19 Short Term Rental.
- 20 b. It is unlawful for any person to advertise, maintain, operate, or use a Short Term
21 Rental in the unincorporated area of Riverside County without an active Short Term
22 Rental Certificate, or in violation of the terms and conditions of the Certificate. Short
23 Term Rental Certificates shall be renewed annually, and separate Short Term Rental
24 Certificates are required for each Short Term Rental.
- 25 c. The County will use reasonable efforts to coordinate with Hosting Platforms to
26 ensure that a dwelling has been issued a Short Term Rental Certificate by the County
27 before it can be listed for rent on the Hosting Platform.
- 28

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

3 a. Initial Application. A Responsible Operator shall submit to the Planning Department
4 or its designee a Short Term Rental Certificate initial application provided by the
5 County and initial registration fee, in accordance with Riverside County Ordinance
6 No. 671. The Planning Department or its designee may approve an initial application
7 for a Short Term Rental Certificate only if all of the following requirements are met:

- 8 1. The Applicant submits a completed application with all required information
9 pursuant to this Section;
- 10 2. For Short Term Rental properties in Wine Country, the additional
11 requirements for initial applications, as described in Section 9 and Section
12 11, are met;
- 13 3. For Short Term Rental properties in Idyllwild, the additional requirements
14 for initial applications, as described in Section 10 and Section 11, are met;
- 15 4. The name, address, and telephone number of all Owner(s) and Responsible
16 Operator(s) of the Short Term Rental property;
- 17 5. Executed indemnification and hold harmless agreement by all Owner(s) and
18 Responsible Operator(s) on a standard form developed by the Planning
19 Department and approved by the Office of County Counsel;
- 20 6. The application submitted is complete and includes written authorization
21 from Owner or Owner's Authorized Representative granting permission to
22 obtain a Short Term Rental Certificate for the property;
- 23 7. The initial registration fee is paid, in full in accordance with Riverside County
24 Ordinance No. 671;
- 25 8. The Short Term Rental property has no active or, pending Code Enforcement
26 actions;
- 27 9. The Applicant declares the Short Term Rental is legally permitted and any
28 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. The Applicant for the Short Term Rental Certificate is not a Responsible Operator or Owner with a currently suspended Short Term Rental Certificate.
19. If the Short Term Rental is intended to be used as a Hosted Stay, the Applicant must identify it as such.

- 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

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

- 6 1. The Applicant submits a completed application with all required information
7 pursuant to this Section;
- 8 2. The Applicant meets all requirements for the initial application, as described
9 in Subsection a of this Section;
- 10 3. For Short Term Rental properties in Wine Country, the additional
11 requirements for renewals, as described in Section 9 and Section 11, are met;
- 12 4. For Short Term Rental properties in Idyllwild, the additional requirements
13 for renewals, as described in Section 10 and Section 11, are met;
- 14 5. The renewal fee is paid in full, in accordance with Riverside County
15 Ordinance No. 671;
- 16 6. The Applicant provides information concerning any changes to the initial
17 application or prior renewal for the Short Term Rental Certificate;
- 18 7. The Applicant declares the Short Term Rental property is in compliance with
19 all provisions of this ordinance and all other applicable laws;
- 20 8. The Applicant and all Responsible Operator(s) complete a self-certification
21 test provided by the County on the requirements and compliance with the
22 provisions of this ordinance. Completion of the self-certification test is
23 required with each renewal of the Short Term Rental Certificate;
- 24 9. For Short Term Rental properties that have been the subject of a Notice of
25 Violation within the past twelve (12) months, within 30 days of the County's
26 receipt of the renewal fee, the County is authorized to verify the Short Term
27 Rental has the required sign, adequate on-site parking, and working Noise
28 Monitor system, pursuant to Sections 8 and 11 of this ordinance. A

1 Responsible Operator shall be available at the intended Short Term Rental
2 property within sixty (60) minutes of the County's request for an exterior
3 inspection to verify the requirements have been met;

4 10. The Short Term Rental Certificate is not currently suspended or has not been
5 revoked as to the current Owner(s), pursuant to Section 14 of this ordinance.

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

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

11 f. In the event that a Short Term Rental Certificate has expired, a new initial application
12 and initial registration fee, in accordance with Riverside County Ordinance No. 671
13 is required.

14 g. No Transfer of a Short Term Rental Certificate.

15 1. Short Term Rental Certificates do not run with the land. A Short Term Rental
16 Certificate shall expire automatically when the Owner or responsible party
17 for the Short Term Rental or Short Term Rental property changes, and a new
18 initial application and initial registration fee, in accordance with Riverside
19 County Ordinance No. 671, will be required to obtain a new Short Term
20 Rental Certificate for the property.

21 2. Exception for Family Transfer in Wine Country and Idyllwild: Short Term
22 Rental Certificates in Wine Country and Idyllwild, only, may be transferred
23 when the Owner(s) of the Short Term Rental property transfers title of the
24 property to a Family Member, heir, inter vivos trust, family trust, or other
25 similar type of trust estate and only when the property meets the Short Term
26 Rental requirements, as described in Section 9 or Section 10, except the 500-
27 foot radius restriction of Section 9(h), as applicable. Within 180 days from
28 the date of recordation of the property transfer, the new Owner(s) is required

1 file a complete transfer application with the Planning Department to legally
2 transfer the name of the Short Term Rental Certificate to the new Owner. If
3 the deadline is not met, the Short Term Rental Certificate shall expire
4 automatically and a new initial application and initial registration fee, in
5 accordance with Riverside County Ordinance No. 671, will be required to
6 obtain a new Short Term Rental Certificate for the property.

7 h. The County may use the registration fees to cover any County costs for administering
8 or enforcing this ordinance, including the County's Short Term Rental Program
9 Manager.

10 i. Any declaration made by the Applicant as part of the Short Term Rental Certificate
11 initial application or renewal process is subject to further review and/or investigation
12 for confirmation by the Planning Department or its designee. The Applicant may also
13 be required to submit records demonstrating compliance with this Section, upon
14 request by the Planning Department or its designee. Any material misstatement or
15 omission in a Short Term Rental Certificate initial application or renewal is grounds
16 for denial or revocation of a Short Term Rental Certificate.

17 Section 8. SHORT TERM RENTAL OPERATIONAL REQUIREMENTS.

18 a. No person shall conduct, cause, allow, authorize, permit, facilitate, aid, abet, suffer,
19 conceal, maintain, or advertise any Short Term Rental activity that does not comply
20 with the provisions of this ordinance.

21 b. The Responsible Operator(s) shall ensure that the Short Term Rental is used in a
22 manner that complies with this ordinance and all applicable laws, rules, and
23 regulations pertaining to the use and occupancy of a Short Term Rental.

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

28 d. Any advertising that promotes the Short Term Rental for a use that is not permitted

herein is prohibited.

- e. Responsible Guests of a Short Term Rental in all areas of the County must be at least twenty-one (21) years of age, except that in Wine County Responsible Guests must be at least twenty-five (25) years of age.
- f. 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. 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. 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 ($\frac{1}{2}$) acre or less in size, the maximum number of occupants shall not exceed ten (10) persons, unless the Short Term Rental is a Hosted Stay, in which case the maximum number of occupants shall not exceed twelve (12) persons;
 - ii. For properties of more than one half ($\frac{1}{2}$) acre and up to two (2) gross acres in size, the maximum number of occupants shall not exceed sixteen (16) persons. unless the Short Term Rental is a Hosted Stay,

1 in which case the maximum number of occupants shall not exceed
2 eighteen (18) persons;

3 iii. For properties of over two (2) gross acres in size, the maximum
4 number of occupants shall not exceed twenty (20) persons. unless the
5 Short Term Rental is a Hosted Stay, in which case the maximum
6 number of occupants shall not exceed twenty-two (22) persons.

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

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

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

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

- 1 k. A Responsible Operator shall install and maintain in continuous operation a Noise
2 Monitor on the exterior of the Short Term Rental to ensure compliance with
3 Riverside County Ordinance No. 847.
- 4 l. Responsible Operators, Responsible Guests, and other occupants of the Short Term
5 Rental shall each comply with Riverside County Ordinance No. 915 Regulating
6 Outdoor Lighting, including light trespass.
- 7 m. Outdoor fire areas shall be permissible only when not otherwise prohibited by state
8 or local fire bans, regulations, rules, or guidelines. When legally permissible, outdoor
9 fire areas shall be located on a non-combustible surface and extinguished as soon as
10 it is no longer in use or by 10:00 p.m., whichever is earlier.
- 11 n. Pets, if allowed by a Responsible Operator, shall be secured at all times on the
12 property of the Short Term Rental. Continual barking or other nuisances created by
13 pets are prohibited under all applicable laws, including Riverside County Ordinance
14 No. 878.
- 15 o. Trash and refuse shall not be left stored within public view, except in proper
16 containers for purposes of collection by the County's authorized waste hauler.
17 Responsible Operators, Responsible Guests, and other occupants of the Short Term
18 Rental shall each comply with Riverside County Ordinance No 745.
- 19 p. Snow Removal.
- 20 1. Snow removed from private driveways and parking lots of a Short Term
21 Rental may not be dumped, deposited, or placed or pushed into a street or
22 other public right-of-way, except to the extent that such activity shall not
23 increase the depth of snow on the street or right-of-way by over three inches
24 at any point within the right-of-way.
- 25 2. Snow removed from the Short Term Rental may not be piled to block or cover
26 a fire hydrant, standpipe, or other water delivery service for fire protection.
- 27 q. Each Short Term Rental shall have a Responsible Operator readily available to
28 handle any questions or complaints during all Short Term Rental activities. Any

1 change to the contact information for a Responsible Operator of a Short Term Rental
2 shall immediately be provided in writing to the Planning Department, to neighboring
3 properties within three hundred feet of the Short Term Rental, and on any postings
4 required by this ordinance.

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

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

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

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

25 u. The Responsible Operator shall post or cause to be posted in a prominent location on
26 the interior of the Short Term Rental the following information, in accordance with
27 all applicable laws and the provisions of this ordinance:

- 28 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. 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. 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. 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.

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.

- 1 d. Minimum Number of Rentals. To maintain a Short Term Rental Certificate in Wine
2 Country, Responsible Operators must rent their Short Term Rental to Guests a
3 minimum of four (4) times per year.
- 4 e. Limitation on Ownership of Short Term Rentals in Wine Country. No Owner or
5 Owner Entity shall hold more than two (2) Short Term Rental Certificates
6 simultaneously in Wine Country. “Holding” a Short Term Rental Certificate shall
7 be defined to include the Owner, Owner Entity, and any ownership interest, or
8 responsible person for the ownership interest of the Owner or Owner Entity.
- 9 1. Exception. The limitations of this Subsection shall not apply or be enforced
10 against any Owner or Owner Entity that holds more than two (2) Short Term
11 Rental Certificates simultaneously in Wine Country as of the effective date
12 of this ordinance. These Owners and Owner Entities may continue to renew
13 their existing valid Short Term Rental Certificates so long as the Responsible
14 Operator(s) complies with the provisions of this ordinance. However, these
15 Owners and Owner Entities shall not be approved for any additional Short
16 Term Rental Certificates in Wine Country until they are in compliance with
17 the limitations of this Subsection. These Owners and Owner Entities may
18 seek additional Short Term Rental Certificates for properties which are not
19 located in Wine Country.
- 20 f. Short Term Rental Classifications for Wine Country. The following Short Term
21 Rental classifications are allowed in the Wine Country districts, as specified below,
22 subject to all approval requirements for a Short Term Rental Certificate.
- 23 1. Wine Country – Winery District.
- 24 i. Short Term Rental Class I is allowed.
- 25 ii. Short Term Rental Class II is allowed with the following additional
26 requirements:
- 27 (1) At least fifty percent (50%) of the Short Term Rental property
28 net acreage shall be planted with vineyards or other

1 agricultural crop(s);

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

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

8 2. Wine Country – Equestrian District.

9 i. Short Term Rental Class I is allowed.

10 ii. Short Term Rental Class II is not allowed.

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

12 i. Short Term Rental Class I is allowed.

13 ii. Short Term Rental Class II is not allowed.

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

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

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

26 3. Wine Country – Residential District. The maximum number of Short Term
27 Rentals in this district shall be no more than 105, which equates to
28 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.

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 December 12, 2023 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

1 section of this ordinance, then the more stringent requirements shall control.

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

5 d. Limitation on Ownership of Short Term Rentals in Idyllwild. No Owner or Owner
6 Entity shall hold more than two (2) Short Term Rental Certificates simultaneously in
7 Idyllwild. “Holding” a Short Term Rental Certificate shall be defined to include the
8 Owner, Owner Entity, and any ownership interest, or responsible person for the
9 ownership interest of the Owner or Owner Entity.

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

21 e. Short Term Rental Caps for Idyllwild. The Short Term Rental Cap for Idyllwild shall
22 be determined by a percentage of parcels with existing single family residential units
23 in Idyllwild, as of the effective date of this ordinance. The maximum number of Short
24 Term Rentals in Idyllwild shall be no more than 500, which equates to approximately
25 14 percent of the existing number of single family residential units in Idyllwild, as
26 of the effective date of this ordinance.

27 1. Exception. The Short Term Rental Caps described in this Subsection shall
28 not apply or be enforced against any Owner who has an approved Short Term

Rental Certificate as of the effective date of this ordinance.

- 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,

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

4 2. The desired Short Term Rental meets all of the requirements for the
5 applicable location (for Wine County, Section 9 of this ordinance, and for
6 Idyllwild, Section 10 of this ordinance) including, but not limited to, the
7 following:

- 8 i. Is selected as an Eligible Property pursuant to this Section 11;
9 ii. Meets the limitation on ownership of two (2) Short Term Rental
10 Certificates, as described in Section 9 or Section 10, as applicable;
11 iii. For Wine Country only, meets the Short Term Rental classification
12 requirements for the district in which the property is located, as
13 described in Section 9; and,
14 iv. Meets the Short Term Rental density requirements, as described in
15 Section 9 or Section 10, as applicable.

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

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

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

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

28 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

1 requirements in Section 7 and Section 11, then the County
2 shall not issue a Short Term Rental Certificate for that
3 property. In that case, the County shall utilize the same set of
4 qualified Tier 1 applications and use the lottery system to
5 select another Eligible Property and determine whether it
6 meets the application requirements of Section 7 and Section
7 11. This process shall continue until the number of Short Term
8 Rental Certificates issued reaches no more than 10 additional
9 properties beyond the Short Term Rental Cap.

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

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

- 19 (1) In January and July of each calendar year, the County shall
20 evaluate whether the number of Short Term Rental
21 Certificates falls below the Short Term Rental Cap in
22 Idyllwild, as described in Section 10, or Wine Country, as
23 described in Section 9. The County shall publish notice of the
24 lottery application period on the Riverside County Planning
25 Department website for at least 30 days prior to opening the
26 Short Term Rental application period. After the 30 day notice
27 period, the County will open the application period for 30 days
28 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 Operator.

b. Any violation substantiated by an Enforcement Officer will result in the issuance of a Notice. Every substantiated violation may be subject to the issuance of a separate Notice. In the event an Enforcement Officer determines that a violation constitutes an Urgent Circumstance, the Enforcement Officer may contact the Responsible Operator and require the Responsible Operator's presence at the Short Term Rental

1 within sixty (60) minutes. The Responsible Operator shall be subject to all
2 administrative, legal, and equitable remedies available to the County for failing to
3 appear at the Short Term Rental within sixty (60) minutes.

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

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

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

11 a. Initial Inspections.

12 1. Initial Application. Prior to the County issuing a Short Term Rental
13 Certificate, the County is authorized to conduct an initial inspection of the
14 exterior of the intended Short Term Rental property within 30 days of the
15 County's receipt of a Short Term Rental initial application and the
16 accompanying initial registration fee. A Responsible Operator shall be
17 available at the intended Short Term Rental property within sixty (60)
18 minutes of the County's request for this inspection.

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

26 3. Inspection. For inspections pursuant to this section, the County is authorized
27 to verify by an exterior inspection of the Short Term Rental property that the
28

1 Short Term Rental contains all of the following required by this ordinance:
2 the exterior sign, adequate on-site parking for the maximum number of
3 occupants allowed in the Short Term Rental, and a working Noise Monitor
4 system.

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

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

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

14 i. Violation of the requirements for maximum occupancy, noise,
15 parking, lighting, outdoor fire area, pets, trash, or any other provision
16 as set forth in this ordinance;

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

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

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

26 i. Failure to take action to respond to a complaint pursuant to Section
27 10 of this ordinance;
28

- 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

1 Enforcement Director, or designee, shall have the authority to establish
2 administrative procedures consistent with the provisions of this ordinance for
3 carrying out and enforcing the requirements and the provisions of this ordinance. If
4 any provision of this ordinance conflicts with any provision of any other Riverside
5 County Ordinance, the more restrictive provision shall controls, remedies and
6 penalties for violation of this Ordinance, and for recovery of costs related to its
7 enforcement are provided for in Riverside County Ordinance No. 725, which is
8 incorporated herein by reference, except where more specific procedures, remedies,
9 or penalties are specified in this ordinance.

10 e. Administrative Citations. Violations of this ordinance shall be deemed a threat to the
11 public health and safety and an infraction. Unless otherwise stated in this section, the
12 administrative citation penalty procedures governing the imposition, enforcement,
13 collection, and administrative review of an administrative citation shall be enforced
14 as authorized in Riverside County Ordinance No. 725 and in accordance with
15 California Government Code Section 53069.4. However, administrative citations
16 may be issued to a Responsible Guest without first issuing a Notice. Each day a
17 violation is committed or permitted to continue shall constitute a separate offense for
18 which the County may issue a separate administrative citation. The County may issue
19 an administrative citation against the Responsible Operator or Responsible Guest for
20 any violation of this ordinance, as follows:

- 21 1. \$1,500.00 for a first violation of this ordinance;
- 22 2. \$3,000.00 for a second violation of this ordinance related to the same Short
23 Term Rental within one year of the first violation; and
- 24 3. \$5,000.00 for each additional violation of this ordinance related to the same
25 Short Term Rental within one year of the first violation.

26 f. Suspension or Revocation. A Short Term Rental Certificate shall be temporarily
27 suspended, or shall be revoked, as to the current Owner(s) and a new Short Term
28 Rental Certificate shall not be issued until either the Owner(s) of the property

1 changes or twenty-four (24) months have elapsed since a prior revocation of a Short
2 Term Rental Certificate without any subsequent violations of this Ordinance and a
3 new Short Term Rental Certificate is approved as set forth in subsection (g), below,
4 pending the outcome of any administrative appeal pursuant to Riverside County
5 Ordinance No. 725, as follows:

- 6 1. Any Responsible Operator(s) failure to comply with an order of any law
7 enforcement officer shall result in immediate revocation of a Short Term
8 Rental Certificate;
- 9 2. Upon the issuance of three (3) Notices to an Operator over the life of a
10 Short Term Rental Certificate, that Short Term Rental Certificate
11 shall be suspended for a period of six (6) months;
- 12 3. Upon receipt by a Responsible Operator of a single Notice during a period of
13 temporary suspension of the Short Term Rental Certificate, that Short Term
14 Rental Certificate shall immediately be revoked;
- 15 4. Issuance of five (5) Notices to an Operator shall result in immediate
16 revocation of that Short Term Rental Certificate;
- 17 5. If it is discovered that a Short Term Rental Certificate was obtained by fraud
18 or perjured testimony, that Short Term Rental Certificate shall immediately
19 be revoked; or,
- 20 6. Where an Urgent Circumstance is deemed to exist by the Code Enforcement
21 Director, Planning Director, and/or TLMA Director, or their designees, a
22 Short Term Rental Certificate may be immediately suspended and/or revoked
23 pursuant to the Summary Abatement process set forth in Ordinance 725.

- 24 g. Following the revocation of any Short Term Rental Certificate pursuant to this
25 Section, an Owner may apply for a new Short Term Rental Certificate for the same
26 property only after a period of twenty-four (24) months has elapsed without any
27 additional violations of this Ordinance.

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.”

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
July 15, 2026

By: Aaron C. Gettis
 Aaron C. Gettis
 Chief Deputy County Counsel