

1 congestion, illegal vehicle parking, and accumulation of refuse.

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

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

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

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

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

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

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

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 e. Eligible Properties. Property that is located within an area of the County that is

1 subject to Short Term Rental Caps and eligible to apply for a Short Term Rental
2 Certificate.

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

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

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

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

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

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

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

28 m. Notice of Violation. A notice issued for violation of this ordinance in accordance

1 with the provisions of this ordinance and procedures in Riverside County Ordinance
2 No. 725.

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

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

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

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

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

17 s. Responsible Operator. Any Operator who is responsible for the Short Term Rental,
18 which includes the Owner(s), Owner's Authorized Representative(s), Operator(s),
19 and Local Contact Person(s).

20 t. Responsible Persons. The persons responsible for compliance with the provisions of
21 this ordinance, include the following:

- 22 1. Guest(s) of the Short Term Rental, who is at least eighteen (18) years of age;
- 23 2. Local Contact Person(s) of the Short Term Rental;
- 24 3. Owner(s) of the Short Term Rental;
- 25 4. Owner's Authorized Representative(s) of the Short Term Rental; or,
- 26 5. Operator(s) of the Short Term Rental.

27 u. Short Term Rental. A legal privately owned residential dwelling, including, but not
28 limited to, a one family detached dwelling or multiple family attached dwelling,

1 apartment house, condominium, cooperative apartment, duplex, mobile home on
2 permanent foundations, manufactured home on permanent foundations, or any
3 portion of such dwellings, including the property or yard appurtenant thereto, which
4 is rented for occupancy for dwelling, lodging, or sleeping purposes for any period
5 less than thirty (30) consecutive calendar days total but not less than two (2)
6 consecutive days and one (1) night. Portions of calendar days are counted as full
7 days. A Short Term Rental may include any accessory dwelling unit (ADU), junior
8 ADU, second unit, guest quarter, or ranchet unit not otherwise prohibited by state
9 law. A Short Term Rental shall exclude all properties which have been subdivided
10 pursuant to California Government Code sections 65852.21 or 66411.7 (also known
11 as “Senate Bill 9” or “SB 9”) or units or dwellings subject to conditions of approval,
12 legal deed restrictions, or other legal requirements prohibiting this type of rental or
13 occupancy.

- 14 v. Short Term Rental Cap. The maximum number of Short Term Rentals allowed by
15 the County in a defined area.
- 16 w. Short Term Rental Certificate. A certificate that allows the use of a privately owned
17 residential dwelling as a Short Term Rental pursuant to this ordinance.
- 18 x. Short Term Rental Class I. A Short Term Rental located in Wine Country that allows
19 a maximum number of ten (10) occupants at any one time.
- 20 y. Short Term Rental Class II. A Short Term Rental located in Wine Country that allows
21 more than 10 occupants and up to a maximum of 20 occupants at any one time.
- 22 z. Short Term Rental Program Manager. The certified manager who is retained by the
23 County and is responsible for assisting with administering the County’s Short Term
24 Rental program.
- 25 aa. Verified Notice of Violation. A Notice of Violation issued for violation of any
26 provision of this ordinance and is either not timely appealed by the recipient or is
27 appealed and upheld in favor of the County.
- 28 bb. Wine Country. The Temecula Valley Wine Country Policy Area, as designated in the

1 Riverside County Comprehensive General Plan, as may be amended.

2 cc. Wine Country – Winery District. The Wine Country – Winery District, as designated
3 in the Temecula Valley Wine Country Policy Area of the Riverside County
4 Comprehensive General Plan, as may be amended.

5 dd. Wine Country – Equestrian District. The Wine Country – Equestrian District, as
6 designated in the Temecula Valley Wine Country Policy Area of the Riverside
7 County Comprehensive General Plan, as may be amended.

8 ee. Wine Country – Residential District. The Wine Country – Residential District, as
9 designated in the Temecula Valley Wine Country Policy Area of the Riverside
10 County Comprehensive General Plan, as may be amended.

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

1 Section 6. SHORT TERM RENTAL CERTIFICATE.

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

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

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

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

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

- 20 1. The Applicant submits a completed application with all required information
21 pursuant to this Section;
- 22 2. For Short Term Rental properties in Wine Country, the additional
23 requirements for initial applications, as described in Section 9 and Section
24 11, are met;
- 25 3. For Short Term Rental properties in Idyllwild, the additional requirements
26 for initial applications, as described in Section 10 and Section 11, are met;
- 27 4. The name, address, and telephone number of all Owner(s) and Responsible
28 Operator(s) of the Short Term Rental property;

- 1 5. Executed indemnification and hold harmless agreement by all Owner(s) and
- 2 Responsible Operator(s) on a form approved by the Office of County
- 3 Counsel;
- 4 6. The application submitted is complete and includes written authorization
- 5 from Owner or Owner’s Authorized Representative granting permission to
- 6 obtain a Short Term Rental Certificate for the property;
- 7 7. The initial registration fee is paid, in full in accordance with Riverside County
- 8 Ordinance No. 671;
- 9 8. The Short Term Rental property has no active or pending Code Enforcement
- 10 actions;
- 11 9. The Applicant declares the Short Term Rental is legally permitted and any
- 12 other buildings, structures, grading, or other improvements to the property
- 13 are legally permitted;
- 14 10. The Applicant declares Short Term Rental meets the requirements of a Short
- 15 Term Rental, pursuant to Section 4 of this ordinance;
- 16 11. The Applicant declares Short Term Rental meets the applicability
- 17 requirements, pursuant to Section 5 of this ordinance;
- 18 12. The Applicant declares the Short Term Rental property is in compliance with
- 19 all applicable health and safety laws, codes, or regulations, including, but not
- 20 limited to, building, safety, fire, and health;
- 21 13. The County determines the maximum number of occupants for the Short
- 22 Term Rental;
- 23 14. The Applicant identifies all Responsible Operators for the Short Term Rental;
- 24 15. The Applicant agrees to comply with all requirements of this ordinance;
- 25 16. The Applicant and all Responsible Operator(s) complete a self-certification
- 26 test provided by the County related to understanding and agreeing to
- 27 compliance with the provisions of this ordinance;
- 28 17. Within 30 days of the County’s receipt of an initial application, the County

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

7 18. Any Responsible Operator(s) has not received three (3) Verified Notices of
8 Violation within a twelve (12) month period for the Short Term Rental
9 resulting in the issuance of one or more administrative citations;

10 19. Any Responsible Operator(s) has not received seven (7) Verified Notices of
11 Violation total for the Short Term Rental resulting in the issuance of one or
12 more administrative citations; and,

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

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

16 c. Annual Renewal. A Short Term Rental Certificate is subject to renewal on an annual
17 basis based on the anniversary of the original Short Term Rental Certificate issuance
18 by submitting to the Planning Department or its designee a request for renewal and
19 a renewal fee, in accordance with Riverside County Ordinance No. 671. The
20 Planning Department or its designee may approve a renewal of a Short Term Rental
21 Certificate only if all of the following requirements are met:

22 1. The Applicant submits a completed application with all required information
23 pursuant to this Section;

24 2. The Applicant meets all requirements for the initial application, as described
25 in Subsection a of this Section;

26 3. For Short Term Rental properties in Wine Country, the additional
27 requirements for renewals, as described in Section 9 and Section 11, are met;

28 4. For Short Term Rental properties in Idyllwild, the additional requirements

1 for renewals, as described in Section 10 and Section 11, are met;

2 5. The renewal fee is paid in full, in accordance with Riverside County
3 Ordinance No. 671;

4 6. The Applicant provides information concerning any changes to the initial
5 application or prior renewal for the Short Term Rental Certificate;

6 7. The Applicant declares the Short Term Rental property is in compliance with
7 all provisions of this ordinance and all other applicable laws;

8 8. The Applicant and all Responsible Operator(s) complete a self-certification
9 test provided by the County on the requirements and compliance with the
10 provisions of this ordinance. Completion of the self-certification test is
11 required with each renewal of the Short Term Rental Certificate;

12 9. For Short Term Rental properties that have been the subject of a Notice of
13 Violation within the past twelve (12) months, within 30 days of the County's
14 receipt of the renewal fee, the County is authorized to verify the Short Term
15 Rental has the required sign, adequate on-site parking, and working Noise
16 Monitor system, pursuant to Sections 8 and 11 of this ordinance. A
17 Responsible Operator shall be available at the intended Short Term Rental
18 property within sixty (60) minutes of the County's request for an exterior
19 inspection to verify the requirements have been met;

20 10. Any Responsible Operator(s) has not received three (3) Verified Notices of
21 Violation within a twelve (12) month period for the Short Term Rental
22 resulting in the issuance of one or more administrative citations;

23 11. Any Responsible Operator(s) has not received seven (7) Verified Notices of
24 Violation total for the Short Term Rental resulting in the issuance of one or
25 more administrative citations; and,

26 12. The Short Term Rental Certificate has not been permanently revoked,
27 pursuant to Section 11 of this ordinance.

28 d. For Short Term Rental properties located within Wine Country or Idyllwild, renewals

1 are not subject to lottery selection, as described in Section 11 of this ordinance.

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

5 f. In the event that a Short Term Rental Certificate has been expired for 90 days or
6 more, a new initial application and initial registration fee, in accordance with
7 Riverside County Ordinance No. 671 is required.

8 g. Short Term Rental Certificates do not run with the land. A Short Term Rental
9 Certificate shall expire automatically when the owner or responsible party for the
10 Short Term Rental or Short Term Rental property changes, and a new initial
11 application and initial registration fee, in accordance with Riverside County
12 Ordinance No. 671, will be required.

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

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

23 Section 8. SHORT TERM RENTAL OPERATIONAL REQUIREMENTS.

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

27 b. The Responsible Operator(s) shall ensure that the Short Term Rental is used in a
28 manner that complies with this ordinance and all applicable laws, rules, and

1 regulations pertaining to the use and occupancy of a Short Term Rental.

- 2 c. The Short Term Rental shall not be used for a temporary event, as defined in
3 Riverside County Ordinance No. 348, unless a temporary event permit has been
4 obtained by the Responsible Operator.
- 5 d. The Short Term Rental shall be rented for occupancy for less than thirty (30)
6 consecutive calendar days total but not less than two (2) consecutive days and one
7 (1) night, which includes counting portions of calendar days as full days.
- 8 e. Responsible Guests of a Short Term Rental in all areas of the County, except Wine
9 Country, must be at least twenty-one (21) years of age.
- 10 f. A Responsible Operator shall only enter into or ensure the Hosting Platform only
11 enters into one Booking Transaction to rent the Short Term Rental to one Responsible
12 Guest for a specified period of time, unless the Responsible Operator is operating a
13 Hosted Stay. A Responsible Operator may enter into or allow a Hosting Platform to
14 enter into multiple Booking Transactions to rent the Short Term Rental for a Hosted
15 Stay, provided that the number of rooms rented does not exceed five (5) and the
16 occupancy of the Short Term Rental does not exceed the limits described by the Short
17 Term Rental Certificate and this ordinance.
- 18 g. If a lot contains multiple one family dwellings, only one Short Term Rental
19 Certificate may be issued for that lot. In this event, the multiple one family dwellings
20 shall be rented together to a Responsible Guest as one Short Term Rental. Multiple
21 one family dwellings on a lot does not increase the maximum occupancy of the Short
22 Term Rental as defined in this ordinance.
- 23 h. Occupancy.
- 24 1. The occupancy of a Short Term Rental is limited to 200 square feet per
25 person, up to a maximum number of occupants that is determined by the size
26 of the property, as follows:
- 27 i. For properties of one half (½) acre or less in size, the maximum
28 number of occupants shall not exceed ten (10) persons;

- 1 ii. For properties of more than one half (½) acre and up to two (2) gross
2 acres in size, the maximum number of occupants shall not exceed
3 sixteen (16) persons;
4 iii. For properties of over two (2) gross acres in size, the maximum
5 number of occupants shall not exceed twenty (20) persons.

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

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

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

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

1 occupants of the Short Term Rental comply with Riverside County Ordinance
2 Nos. 847 and 924.

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

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

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

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

17 m. Trash and refuse shall not be left stored within public view, except in proper
18 containers for purposes of collection by the County's authorized waste hauler.

19 n. 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 o. 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 p. 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 q. 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;
- 20 5. Age requirement of Responsible Guests, in compliance with this ordinance;
- 21 6. The Short Term Rental shall not be used for a temporary event, as defined in
22 Riverside County Ordinance No. 348, unless a temporary event permit has
23 been obtained by the Responsible Operator;
- 24 7. Requirement to comply with Riverside County Ordinance No. 847, including
25 quiet hours between the hours of 10 PM and 7 AM;
- 26 8. Requirement to comply with Riverside County Ordinance No. 924, related to
27 loud or unruly parties, gatherings, or other similar events;
- 28 9. Requirement to comply with Riverside County Ordinance No. 915

1 Regulating Outdoor Lighting, including light trespass;

2 10. Requirement to comply with Riverside County Ordinance No. 878 related to
3 pets; and,

4 11. Notice that any activity at any Short Term Rental that constitutes a public
5 nuisance under applicable state or local law, or which otherwise constitutes a
6 hazard to the public health, safety, or general welfare is prohibited.

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

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

14 1. Responsible Operator name and number;

15 2. Local Contact Person name and number;

16 3. The telephone number for the Sheriff's Department, Short Term Rental
17 Manager, and the Code Enforcement Department, including the 24-hour
18 Code Enforcement Department telephone number;

19 4. The website information for Rivco Ready, in the event of an emergency;

20 5. Evacuation plan for the Short Term Rental showing emergency fire
21 extinguisher locations, interior pedestrian exit routes, and exterior vehicular
22 exit routes;

23 6. The maximum number and precise location of onsite parking spaces;

24 7. A copy of the Short Term Rental Operational Requirements described in
25 Section 8 of this ordinance;

26 8. Trash pick-up day and applicable rules and regulations;

27 9. A copy of Riverside County Ordinances No. 847 and 927;

28 10. A copy of the Good Neighbor Brochure; and

1 11. Notification that a Responsible Operator or Guest may be cited or fined by
2 the County in accordance with this ordinance and Riverside County
3 Ordinance No. 725.

4 t. A Short Term Rental shall not change the residential character of the outside
5 appearance of the residence including color, material, lighting, or any advertising
6 mechanism, except for the required exterior onsite Short Term Rental sign. The
7 Responsible Operator shall post one (1) identification sign, measuring two square
8 feet in area or one foot by two foot in size, in the exterior of the Short Term Rental
9 in a place that is readily visible from the public view. Any other advertising signs
10 promoting or identifying the Short Term Rental or otherwise shall only be permitted
11 as otherwise authorized under Riverside County Ordinance No. 348. The required
12 identification sign shall be posted onsite at the Short Term Rental in a location that
13 is clearly visible, and shall clearly state the following information in lettering of
14 sufficient size to be easily read:

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

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

25 v. Prior to a Responsible Guest occupying a Short Term Rental, the Responsible
26 Operator shall do all of the following:

- 27 1. Obtain the name, address, and copy of a valid government identification of
28 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. A copy of the Good Neighbor Brochure signed by each Responsible Guest shall be retained by the Responsible Operator for a minimum of six months and shall be provided upon request to the County;
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; and,
5. Maintain the information required herein, including copies of the notices provided, for a period of three (3) years and make it available upon request by any officer of the County responsible for enforcement of any provision of this ordinance or any other applicable law, rule, or regulation pertaining to the use and occupancy of the Short Term Rental.

w. 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.

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

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

8 1. Exception. The limitations of Subsection (d) of this Section shall not apply
9 or be enforced against any Owner or Owner Entity that holds more than two
10 (2) Short Term Rental Certificates simultaneously in Wine Country as of the
11 effective date of this ordinance. These Owners and Owner Entities may apply
12 for three (3) more renewals of their existing Short Term Rental Certificates
13 in Wine Country until they are required to comply with the provisions of this
14 Subsection (d) of this Section. However, these Owners and Owner Entities
15 shall not be approved for any additional Short Term Rental Certificates in
16 Wine Country until they are in compliance with the limitations of Subsection
17 (d) of this Section. These Owners may seek additional Short Term Rental
18 Certificates for properties which are not located in Wine Country.

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

- 22 1. Wine Country – Winery District.
- 23 i. Short Term Rental Class I is allowed.
 - 24 ii. Short Term Rental Class II is allowed with the following additional
25 requirements:
 - 26 (1) At least fifty percent (50%) of the Short Term Rental property
27 net acreage shall be planted with vineyards or other
28 agricultural crop(s);

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

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

7 2. Wine Country – Equestrian District.

8 i. Short Term Rental Class I is allowed.

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

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

17 3. Wine Country – Residential District.

18 i. Short Term Rental Class I is allowed.

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

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

27 f. Short Term Rental Caps for Wine Country. The Short Term Rental Cap for Wine
28 Country shall be determined by a percentage of the existing single family residential

1 units within the Wine Country districts as specified below, as of the effective date of
2 this ordinance.

3 1. Wine Country – Winery District. The maximum combined number of Short
4 Term Rentals in this district shall be no more than 114, which equates to
5 approximately 15 percent of the existing number of single family residential
6 units in the district, as of the effective date of this ordinance.

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

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

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

21 1. Limited Exception. The limitations of Subsection (g) of this Section shall not
22 apply or be enforced against any Owner who has an approved Short Term
23 Rental that does not meet the requirements of Subsection (g) as of the
24 effective date of this ordinance. These Owners may continue to renew their
25 valid Short Term Rental Certificates so long as the Responsible Operator(s)
26 complies with the provisions of this ordinance. However, any new Short
27 Term Rental Certificates will not be granted for properties within 500 feet of
28 any property with a valid Short Term Rental Certificate in Wine Country.

1 Section 10. OWNERSHIP AND OPERATIONAL REQUIREMENTS FOR IDYLLWILD.

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

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

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

11 1. Exception. The limitations of Subsection (c) of this Section shall not apply or
12 be enforced against any Owner or Owner Entity that holds more than two (2)
13 Short Term Rental Certificates simultaneously in Idyllwild as of the effective
14 date of this ordinance. These Owners and Owner Entities may apply for three
15 (3) more renewals of their Short Term Rental Certificates until they are
16 required to comply with the provisions of this Subsection (c) of this Section.
17 However, these Owners and Owner Entities shall not be approved for any
18 additional Short Term Rental Certificates in Idyllwild until they are in
19 compliance with the limitations of Subsection (c) of this Section. These
20 Owners may seek additional Short Term Rental Certificates for properties
21 which are not located in Idyllwild.

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

28 e. Short Term Rental Density Requirements for Idyllwild. Short Term Rental properties

1 shall not be located within a 150 foot radius of any other Short Term Rental property.
2 The 150 foot radius shall be measured from the property line of the desired Short
3 Term Rental. The County shall deny the Short Term Rental Certificate, if the 150
4 foot radius from the desired Short Term Rental property includes any portion of a
5 property with an approved Short Term Rental Certificate.

6 1. Limited Exception. The limitations of Subsection (e) of this Section shall not
7 apply or be enforced against any Owner who has an approved Short Term
8 Rental that does not meet the requirements of Subsection (e) as of the
9 effective date of this ordinance. These Owners may continue to renew their
10 valid Short Term Rental Certificates so long as the Responsible Operator(s)
11 complies with the provisions of this ordinance. However, any new Short
12 Term Rental Certificates will not be granted for properties within 150 feet of
13 any property with a valid Short Term Rental Certificate in Idyllwild.

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

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

19 1. The Applicant provides the following information:

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

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

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

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

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

11 (1) Limited Exception: Eligible Properties selected in Tier 1 are
12 not subject to this requirement.

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

- 15 i. Tier 1: A property that has not been issued a Short Term Rental
16 Certificate but the Owner(s) or Responsible Operator(s) paid
17 Transient Occupancy Taxes for the property for the entire period of
18 September 13, 2021 to September 13, 2022.
- 19 ii. Tier 2: Any property that does not meet the qualifications for Tier 1,
20 as described above.
- 21 iii. Tier 1 properties shall have the opportunity to become Eligible
22 Properties before Tier 2 properties. The selection of Tier 1 Eligible
23 Properties shall not be subject to the Short Term Rental Cap for Wine
24 Country and Idyllwild, as applicable. Tier 2 properties shall only be
25 selected as Eligible Properties once the selection process for Tier 1
26 properties is complete and if the Short Term Rental Cap for Wine
27 Country and Idyllwild, as applicable, has not been exceeded.

1 iv. Selection Process for Tier 1 Eligible Properties. After the effective
2 date of this ordinance, the County shall conduct a one-time selection
3 for Tier 1 properties. The County shall publish notice of the Tier 1
4 application period on the Riverside County Planning Department
5 website for at least 15 days prior to opening the application period.
6 After the 15-day notice period, the County will open the application
7 period for 30 days and close it at 11:59 p.m. on the 30th day. Once
8 the application period closes, the County shall verify whether the
9 applications meet the Tier 1 requirements, in accordance with this
10 Section. All verified Tier 1 properties shall become Eligible
11 Properties. Once selected, Eligible Properties in Tier 1 must meet all
12 the Short Term Rental application requirements of Section 7 and the
13 additional application requirements in this Section 11.

14 v. Selection Process for Tier 2 Eligible Properties. In areas of the County
15 in which the Short Term Rental Cap has not been exceeded, the
16 County shall implement a lottery to select Eligible Properties.

17 (1) Twice a year, the County shall evaluate whether the number
18 of Short Term Rental Certificates falls below the Short Term
19 Rental Cap in Idyllwild, as described in Section 10, or Wine
20 Country, as described in Section 9. The County shall publish
21 notice of the lottery application period on the Riverside
22 County Planning Department website for at least 30 days prior
23 to opening the Short Term Rental application period. After the
24 30 day notice period, the County will open the application
25 period for 30 days and close it at 11:59 p.m. on the 30th day.
26 Once the application period closes, the County shall use a
27 lottery system to select Eligible Properties from the submitted
28

1 applications.

2 (2) Once the Short Term Rental Cap is reached for a particular
3 area, the County shall not select any more Eligible Properties
4 for that area until the number of Short Term Rental
5 Certificates falls below the Short Term Rental Cap.

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

18 b. Additional Requirements for Renewal Applications. Applicants seeking a renewal of
19 a Short Term Rental Certificate for a property located in Idyllwild or Wine Country,
20 must meet the following additional requirements:

21 1. The additional requirements for initial applications, as described in this
22 Section 11, are met.

23 2. Exceptions.

24 i. The Short Term Rental density requirements for Wine County, as
25 described in Section 9 of this ordinance, and for Idyllwild, as
26 described in Section 10 of this ordinance, shall not apply to renewals.

27 Section 12. TRANSIENT OCCUPANCY TAX AND ASSESSMENTS.

28 The Responsible Operator(s) shall comply with or ensure the Hosting Platform(s) complies with all

1 the requirements of Riverside County Ordinance No. 495, the Uniform Transient Occupancy Tax
2 Ordinance. For the purposes of Riverside County Ordinance No. 495 only, a Short Term Rental shall
3 qualify as a “hotel.” The Responsible Operator(s) shall be legally responsible for the collection of all
4 applicable Transient Occupancy taxes and assessments, including TBIDs and TMDs, from the Responsible
5 Guest(s) and remittance of such collected taxes and assessments to the Treasurer Tax-Collector, in
6 accordance with Riverside County Ordinance No. 495 and any other applicable law. The Treasurer Tax-
7 Collector shall be responsible for the enforcement of the provisions of this section and Riverside County
8 Ordinance No. 495 and shall have no other enforcement duties related to this ordinance beyond these
9 responsibilities.

10 Section 13. NOTIFICATION AND COMPLAINTS.

11 a. Notification.

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

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

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

23 3. Such notification shall also include the Responsible Operator’s contact
24 information. In the event of a change in the provided contact information,
25 new notification with the updated information shall be provided in the same
26 manner.

27 4. All notification costs shall be borne by the Responsible Operator.

28 b. Initial complaints regarding Short Term Rental violations on a property pursuant to

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

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

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

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

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

27 a. Initial Inspections.

1 1. Initial Application. Prior to the County issuing a Short Term Rental
2 Certificate, the County is authorized to conduct an initial inspection of the
3 exterior of the intended Short Term Rental property within 30 days of the
4 County's receipt of a Short Term Rental initial application and the
5 accompanying initial registration fee. A Responsible Operator shall be
6 available at the intended Short Term Rental property within sixty (60)
7 minutes of the County's request for this inspection.

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

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

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

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

27 1. A Responsible Guest conducting, causing, allowing, authorizing, permitting,
28

1 facilitating, aiding, abetting, suffering, concealing, or maintaining, any of the
2 following:

- 3 i. Violation of the requirements for maximum occupancy, noise,
4 parking, lighting, outdoor fire area, pets, trash, or any other provision
5 as set forth in this ordinance;
- 6 ii. Violation of any applicable laws, codes, or regulations related to
7 health and safety, which includes, but is not limited to, building,
8 safety, fire, or health; or,
- 9 iii. Any activity at any Short Term Rental that constitutes a public
10 nuisance under applicable state or local law, or which otherwise
11 constitute a hazard to the public health, safety, or general welfare.

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

- 15 i. Failure to take action to respond to a complaint pursuant to Section
16 10 of this ordinance;
- 17 ii. Failure to notify Planning Department when the Responsible
18 Operator or Local Contact Person's contact information changes;
- 19 iii. Violation of the maximum occupancy, noise, or any other
20 requirements as set forth in this ordinance;
- 21 iv. Providing of false or misleading information on any Short Term
22 Rental application, or other documentation required by this
23 ordinance;
- 24 v. Advertisement of any property for Short Term Rental purposes
25 without a valid County-issued Short Term Rental Certificate for the
26 property;
- 27 vi. Completion of a Booking Transaction for a Short Term Rental
28 without a valid County-issued Short Term Rental Certificate for the

1 Short Term Rental;

2 vii. Completion of a Booking Transaction for a Short Term Rental when
3 the related Short Term Rental Certificate has been expired, denied,
4 revoked, or suspended by the County;

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

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

11 d. The failure of a Responsible Operator to comply with an order of any law
12 enforcement officer shall be grounds for revocation of the Short Term Rental
13 Certificate.

14 e. The Code Enforcement Director, or designee, shall have the authority to establish
15 administrative procedures consistent with the provisions of this ordinance for
16 carrying out and enforcing the requirements and the provisions of this ordinance.

17 f. If any provision of this ordinance conflicts with any provision of any other Riverside
18 County Ordinance, the more restrictive provision shall control.

19 g. In addition to any other remedies provided by law and unless otherwise specified by
20 this ordinance, violations of this ordinance shall be enforced as authorized in
21 Riverside County Ordinance No. 725. Violations of this ordinance shall be treated as
22 a public nuisance and strict liability offense regardless of intent.

23 h. Violations of this ordinance shall be deemed a threat to the public health and safety
24 and an infraction. Unless otherwise stated in this section, the administrative citation
25 penalty procedures governing the imposition, enforcement, collection, and
26 administrative review of an administrative citation shall be enforced as authorized in
27 Riverside County Ordinance No. 725 and in accordance with California Government
28 Code Section 53069.4. Each day a violation is committed or permitted to continue

1 shall constitute a separate offense for which the County may issue a separate
2 administrative citation. The County may issue an administrative citation against the
3 Responsible Operator or Responsible Guest for any violation of this ordinance, as
4 follows:

- 5 1. \$1,500.00 for a first violation of this ordinance;
- 6 2. \$3,000.00 for a second violation of this ordinance related to the same Short
7 Term Rental within one year of the first violation; and
- 8 3. \$5,000.00 for each additional violation of this ordinance related to the same
9 Short Term Rental within one year of the first violation.

10 i. After an administrative hearing has been held in accordance with Riverside County
11 Ordinance No. 725 and a finding has been made that any Responsible Guest or
12 Responsible Operator has violated the provisions of this ordinance or any other
13 Riverside County Ordinance related to a Short Term Rental, the County may suspend
14 or revoke the related Short Term Rental Certificate until the Owner(s) of the property
15 changes. A Short Term Rental Certificate shall be permanently revoked as to the
16 current Owner(s), if either of the following findings are made:

- 17 1. Any Responsible Operator(s) receives three (3) Verified Notices of Violation
18 within a twelve (12) month period for the same Short Term Rental; or,
- 19 2. Any Responsible Operator(s) receives seven (7) Verified Notices of
20 Violation total for the same Short Term Rental.

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

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

