Enchanted Disney House
How did we get here?

- Disneyland/Convention Center and Airbnb, et al. are a perfect match

- Approximately 200 STRs had been operating over the past 10 years, with no regulation or oversight from the City

- City Council adopted an ordinance first regulating STRs in May 2014

- Approximately 400 registered STRs operating at 2015/2016 peak with several more operating without required regulatory permit
Original Provisions

Permitting Process:
- Allowed in all Residential Zones
- Approved through Regulatory Permit (staff-level)
- Annual Registration ($250)
- HOA Approval Required
- TOT Collection (15%)

Operational Criteria:
- 3 guests per bedroom + 2
- No parties, weddings, etc.
- 24-hour contact/45-minute response
- Noise curfew (10 p.m. to 7 a.m.)
- Posting of “house rules”
Short Term Rental Properties by Census Tract

Short Term Rental Properties (398 Properties)
- Pending (179)
- Issued (219)
Issues Arise

Noise
Parking

Stronger Need for Enforcement

Too Many Occupants

Indifferent Guests

"I don’t know my neighbors anymore"

Constantly Changing Occupants

Significantly Enlarged Homes

Impacts to Schools Housing Stock

Need for Stronger Enforcement
What did we do about it?

- Moratorium Enacted in September 2015
- Commenced Extensive Community Outreach
- Allocated $200k for Enhanced Code Enforcement
- Staff Researched Best Practices
- Presented New Rules for Council Consideration
- Staff Recommended Continued Ban with One-Year Test Period to Gauge Effectiveness of New Rules

City Council Action

- Banned Future STRs w/18-month Amortization Period
- Enacted New Interim Rules
- Significantly Increased Fees and Penalties
- Held Hosting Sites Accountable
- Deferred Action on Home Sharing
Where We Stand?

- STR Owners File Lawsuit
- Airbnb and HomeAway File Lawsuit
- Staff Gearing Up for Amortization Extension Requests (approx. 280?)
- Presented Home Sharing Ordinance in November
- The Saga Continues!