


**CITY OF LOS ANGELES**  
INTER-DEPARTMENTAL CORRESPONDENCE

DATE: February 15, 2022

TO: Interested Parties  
Department of City Planning Staff

FROM: Vincent P. Bertoni, AICP   
Director of Planning  
Department of City Planning

SUBJECT: HOME-SHARING PROGRAM - UPDATED FINES FOR VIOLATIONS  
- EFFECTIVE JULY 1, 2021

The Los Angeles City Council adopted the Home-Sharing program (Ordinance No. 185,931) in December 2018, with an effective date of July 1, 2019. The Home-Sharing program created a regulatory framework to restrict Short-Term Rentals to a Host's primary residence in an effort to prevent the wholesale conversion of housing into Short-Term Rentals. All Short-Term Rentals in the City of Los Angeles must be properly registered for Home-Sharing with the City (this does not apply to City-recognized hotels, motels, bed and breakfasts, or Transient Occupancy Residential Structures, which are exempt from the Home-Sharing regulations). Hosting Platforms, Owners of Primary Residences, and/or Hosts and/or Persons advertising a Rental Unit may be issued a citation with a fine amount pursuant to Los Angeles Municipal Code (LAMC) Section 12.22.A.32(g)(4) if their Rental Unit is found to be in violation of the program's provisions. LAMC Section 12.22.A.32(g)(4)(iii) requires that the fine amounts be updated annually, from the effective date of the ordinance, according to the Consumer Price Index for All Urban Consumers ("CPI-U"). The update will be based on the Bureau of Labor Statistics CPI-U for the Los Angeles area (Los Angeles-Long Beach-Anaheim).

This is the first update of the fine amounts since the effective date of the ordinance. As a result, the following annual adjustments are being determined retroactively: (1) July 1, 2020 and (2) July 1, 2021. The calculated adjustments effective July 1, 2020 and July 1, 2021 are an increase of 1.4% and 4.0%, respectively, based on the CPI-U average for the 12-month periods ending June 2020 and June 2021, respectively. These adjusted fine amounts are reflected in the following table:

**Home-Sharing Fine Schedule, Effective July 1, 2021**

<b>Fine Type</b>	<b>Daily Fine Amount as of July 1, 2019</b>	<b>CPI-U Adjustment June 2020*</b>	<b>Daily Fine Amount as of July 1, 2020</b>	<b>CPI-U Adjustment June 2021*</b>	<b>Daily Fine Amount as of July 1, 2021</b>
<i>Hosting Platform</i>	\$1,000.00		\$1,014.00		\$1,054.56
<i>Owner of Primary Residence and/or Host and/or Person for advertising a Rental Unit for the purposes of Short Term Rental in violation of the Home-Sharing provisions.</i>	\$500.00	1.4%	\$507.00	4.0%	\$527.28
<i>Owner of Primary Residence and/or Host and/or Person for each day of Home-Sharing activity beyond the 120 day limit in a calendar year, unless the Host has a valid Extended Home-Sharing Registration.</i>	\$2,000.00		\$2,028.00		\$2,109.12

\*[CPI-U Adjustment for Los Angeles-Long Beach-Anaheim](#), year-over-year percent change