

ORDINANCE NO _____

An ordinance amending Section 12.22 of the Los Angeles Municipal Code (LAMC) to permit and regulate the use of an owner-occupied unit subject to Chapter 15 of the LAMC (“Rent Stabilization Ordinance”) for home-sharing as an accessory use.

WHEREAS, on December 11, 2018, the City Council adopted Ordinance No. 185,931 (“Home-Sharing Ordinance”) to permit the use of certain primary residences for home-sharing as an accessory use, and to establish related regulations, fees and fines;

WHEREAS, the intent of the Home-Sharing Ordinance is to allow only an authorized host to share their registered primary residence with transient users, in order to protect the City’s housing stock from unauthorized short-term or transient uses that would make units otherwise unusable for long-term residential use;

WHEREAS, the Home-Sharing Ordinance, as adopted, included a prohibition on the use of units subject to Chapter 15 of the Los Angeles Municipal Code (“Rent Stabilization Ordinance”) for home-sharing;

WHEREAS, that prohibition also includes a restriction on any owner-occupied units that are subject to the Rent Stabilization Ordinance;

WHEREAS, on October 30, 2019 the City Council adopted a Council Motion (Council File No. 18-1245) directing the Department of City Planning to prepare a citywide program that would allow owner-occupied units subject to the Rent Stabilization Ordinance to engage in Home-Sharing;

NOW, THEREFORE,

**THE PEOPLE OF THE CITY OF LOS ANGELES
DO ORDAIN AS FOLLOWS:**

Section 1. Paragraph (c) of Subdivision 32 of Subsection A of Section 12.22 of the Los Angeles Municipal Code is amended to read as follows:

(c) Home-Sharing Registration.

(1) **Application.** To register for Home-Sharing, an applicant shall file an application with the Department of City Planning in a manner provided by the Department, and shall include: information needed to verify the Host’s identification and Primary Residence; as applicable, information needed to verify the Host’s owner-occupancy status; identification of a local responsible contact person; a list of all Hosting Platforms to be used; whether Home-Sharing is for an entire Rental Unit or a portion

thereof; and any other information required by the instructions on the application and/or by the guidelines promulgated by the Director of Planning. Payment of any filing fee required under Section 19.01 E. shall be included with the application. If the required information for registration, including any filing fee, is not received within 45 days of submittal of the application, the Home-Sharing registration will be considered withdrawn

(2) **Eligibility Requirements.** The following requirements must be met at the time of submitting an application for Home-Sharing registration:

(i) The applicant has obtained a Transient Occupancy Registration Certificate from the Office of Finance pursuant to Section 21.7.6 of this Code, unless the applicant exclusively lists his or her Primary Residence on Hosting Platforms that have a Platform Agreement with the City of Los Angeles.

(ii) The proposed Home-Sharing is consistent with the provisions of this subdivision and is limited to the Host's Primary Residence.

a. A renter or lessee shall not engage in Home-Sharing without prior written approval of the landlord. A renter or lessee shall provide copies of the landlord's written approval to the City at the time of filing the application for registration. A landlord may proactively prohibit Home-Sharing by tenants at any or all of the owner's properties by submitting a notification in writing to the Department of City Planning.

b. A Primary Residence that is subject to an affordable housing covenants, ~~and/or Chapter 15 of the Los Angeles Municipal Code ("Rent Stabilization Ordinance")~~, and/or ~~are~~ is income-restricted under City, state or federal law, is not eligible for Home-Sharing.

c. Except as provided herein, a Primary Residence that is subject to Chapter 15 of the Los Angeles Municipal Code ("Rent Stabilization Ordinance"), is not eligible for Home-Sharing.

i. A Primary Residence that is subject to the Rent Stabilization Ordinance may be eligible for Home-Sharing if it is the Primary Residence of the owner of the unit to be used for Home-Sharing. To be eligible, the Primary Residence shall be located on a parcel containing four or fewer Rental Units. Only one Rental Unit shall be eligible for Home-Sharing per parcel subject to the Rent Stabilization Ordinance. This exception shall not apply to any Rental Units located in a tenancy-in-common or in a condominium subject to the Rent Stabilization Ordinance.

ii. LIMITATION: Citywide Cap. Citywide, the total number of active Home-Sharing registrations in owner-occupied units subject to the Rent Stabilization Ordinance shall not exceed 4,000.

iii. LIMITATION: Extended Home-Sharing: Owner-occupied units subject to the Rent Stabilization Ordinance shall not, under any circumstances, be eligible for Extended Home-Sharing as provided in Paragraph (h) of this Subdivision.

d. No Primary Residence which is the subject of any pending Citation may be registered for Home-Sharing.

e. No Person may apply for or obtain more than one Home-Sharing registration or otherwise operate more than one Home-Sharing Rental Unit at a time in the City of Los Angeles.

Section 2. A new subparagraph (15) is added to Paragraph (d) of Subdivision 32 of Subsection A of Section 12.22 of the Los Angeles Municipal Code to read as follows:

(d) Prohibitions.

(15) A Home Sharing registration shall not be issued to a Rental Unit located in a building that has had unit(s) removed from the rental market through the Ellis Act (California Government Code section 7060-7060.7) in the past seven years from the application submittal date.