



County of El Dorado

Tahoe Vacation Home Rental (VHR) Virtual Town Hall #2

Via ZOOM
June 10, 2020

VHR Meeting 6/10/20

- Introduction
- Review Survey Results
- How we got here and answers to some questions from the group
- COVID-19
- Next Steps
- Panel Discussion

What is a VHR?

Defined in County Ordinance, Chapter 5.56:

“Vacation home rental means one or more dwelling units, including either a single-family, home, duplex, or single condominium unit rented for the purpose of overnight lodging for a period of not less than one night and not more than 30 days other than ongoing month-to-month tenancy granted to the same renter for the same unit..”

- Current zoning **does not** define VHR as an activity that is prohibited in residential areas
- Does not apply to hosted room stays (renting one bedroom or portion of a home)

VHRs in El Dorado County

- Regulated by County Ordinance Code Chapter 5.56
- Allowable use of a residence without Conditional Use Permit
- Business license required
- Transient Occupancy Tax (TOT) registration certificate required
- VHR Permit required

VHR Ordinance

- Applies only to unincorporated area of County
- Seeks to balance benefits of VHRs with their impacts on neighborhoods and public services
- Limits occupancy
- Requires adequate on-site parking
- Requires “Local Contact Person”
- Requires notification to occupants of VHRs regarding local laws relating to solid waste, noise, etc.
- Sets forth monetary penalties for violations

Recap: Timeline

Ad Hoc
Committee

VHR
Ordinance
Revisions

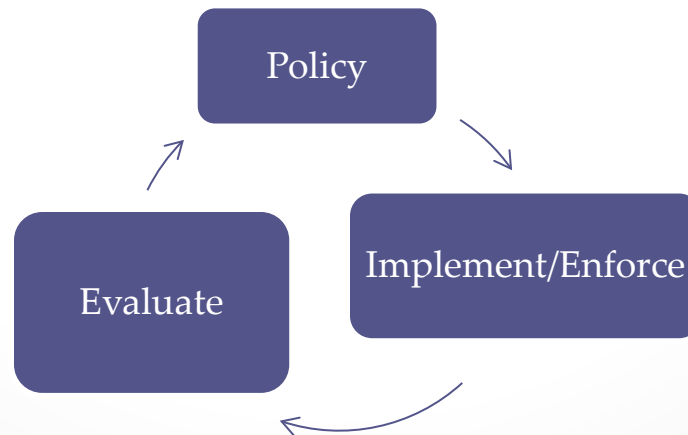
2019
Updates to
the Board

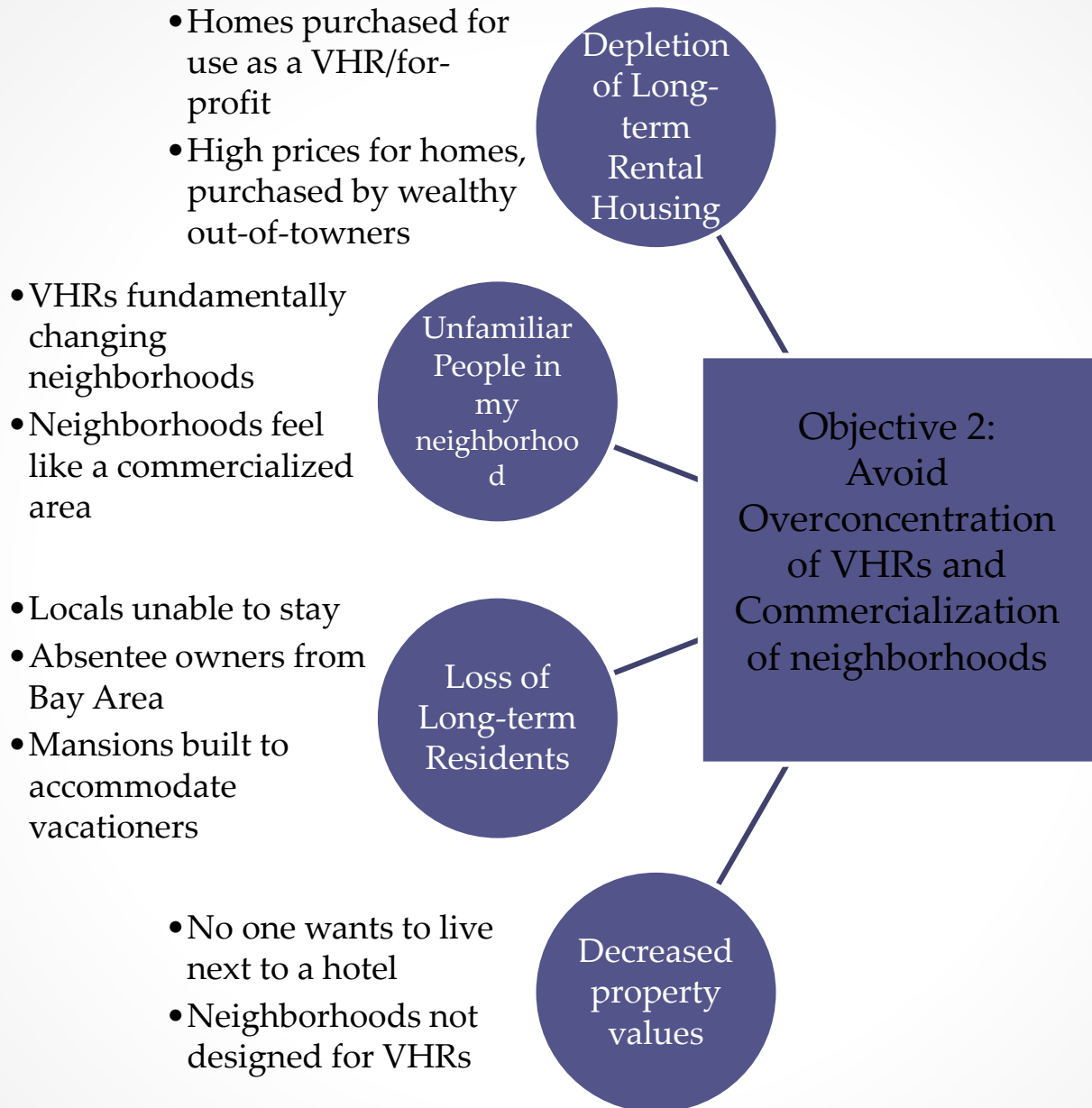


Goal: Set of modernized policies and enforcement methods that retain the benefits of VHRs, prevents or mitigates the impact on neighborhoods, and minimizes their impact on public services.

Objective: Improve
Neighborhood
Compatibility

Objective: Avoid
Overconcentration of VHRs
and Commercialization of
neighborhoods





TRPA Neighborhood Compatibility



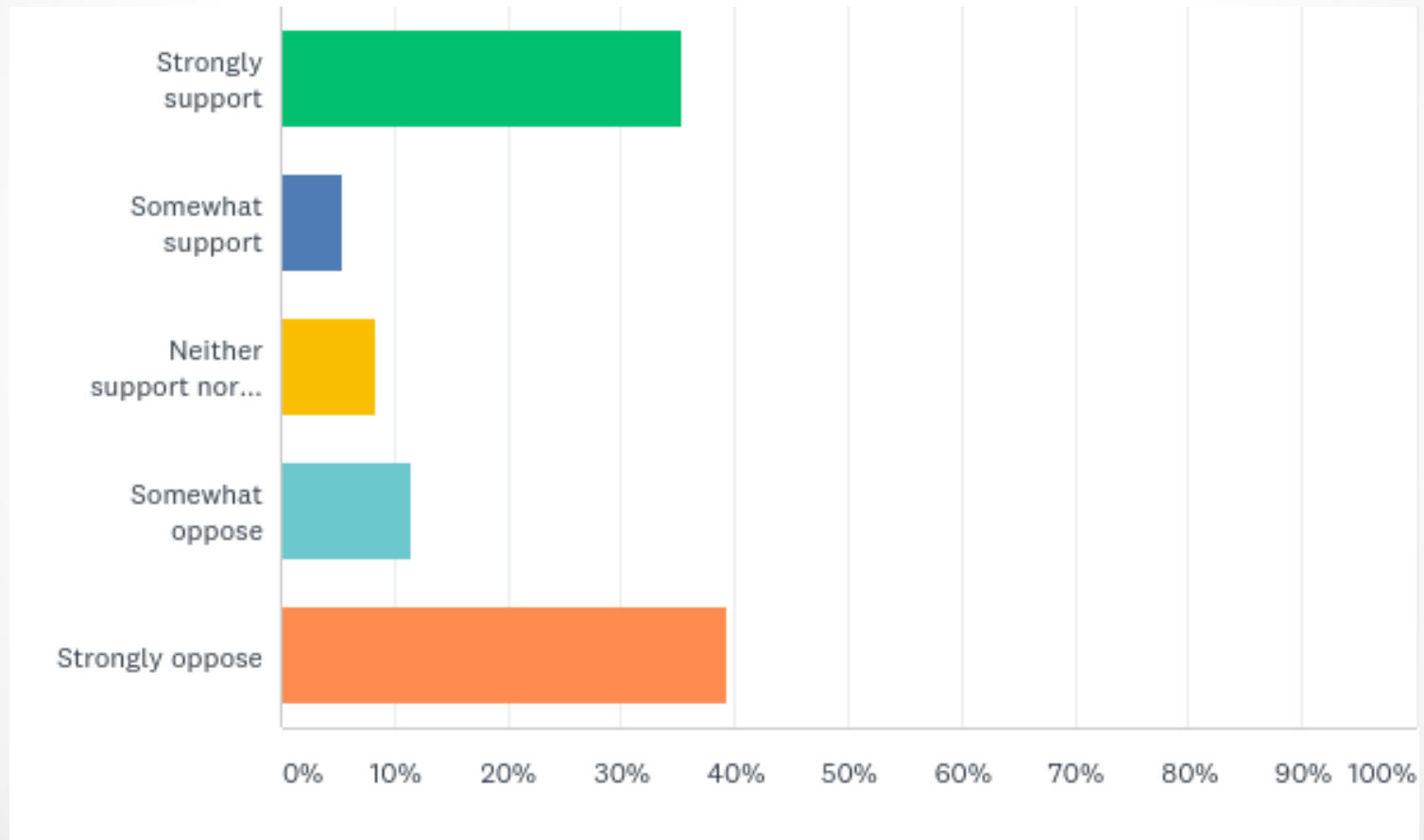
TRPA - Neighborhood Compatibility

On October 23, 2019, the Tahoe Regional Planning Agency (TRPA) Governing Board adopted a code amendment adding short-term rental (STR) neighborhood compatibility as a third criterion to the Performance Review System for the distribution of residential allocations (TRPA Code, Section 50.5.2.E).

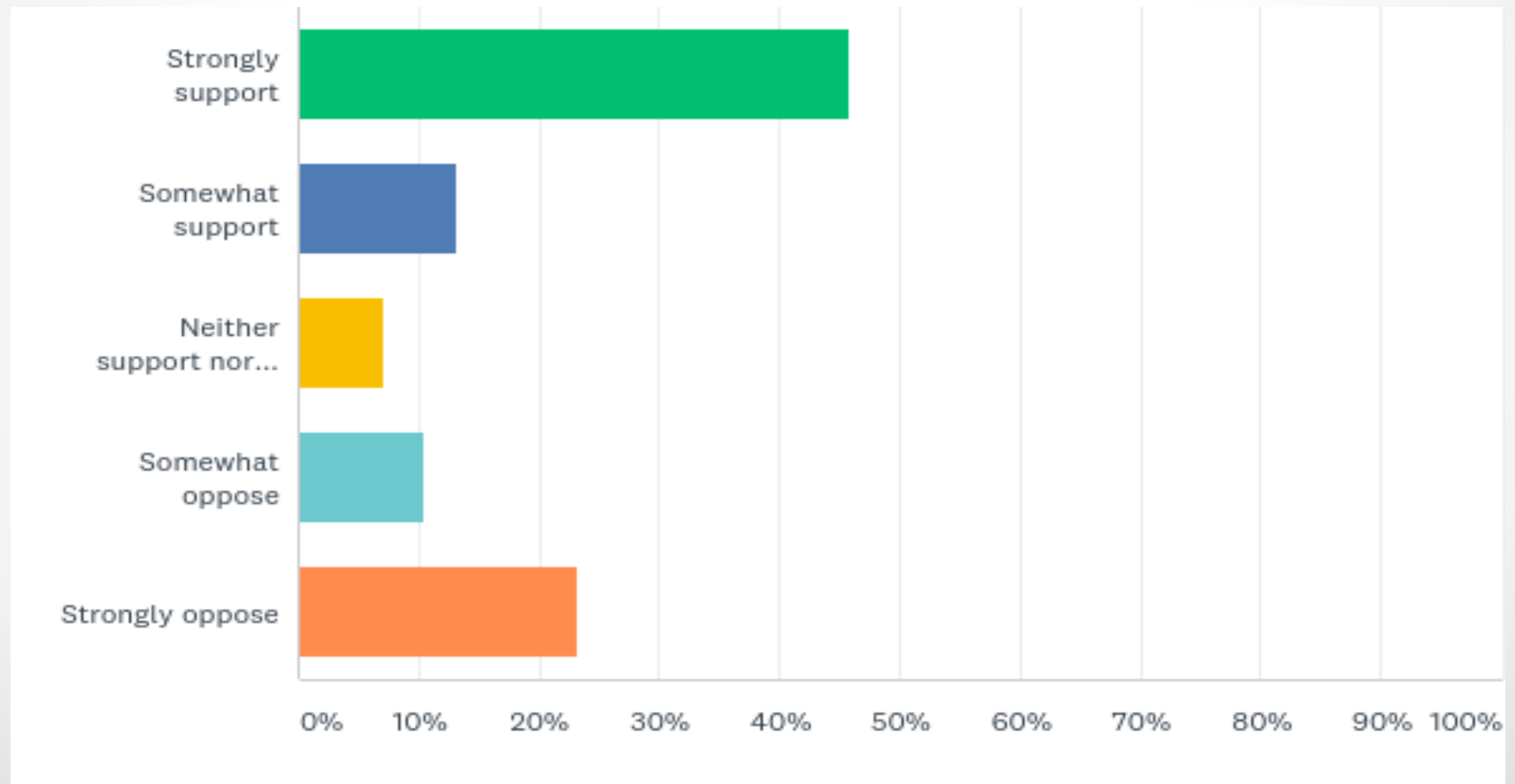
Survey Monkey Results

- The questionnaire was sent to our contacts from the sign-in sheets from previous meetings and our list of VHR owners, operators, and local contacts
- Who responded to the questionnaire?
 - 181 Responses total
 - Approximately 72% of responses describe themselves as a Local Resident
 - About 28.89% said they are a Vacation or Second Home Owner
 - 7.22% indicated that they are a property manager
 - 16.67% indicated Business Owner

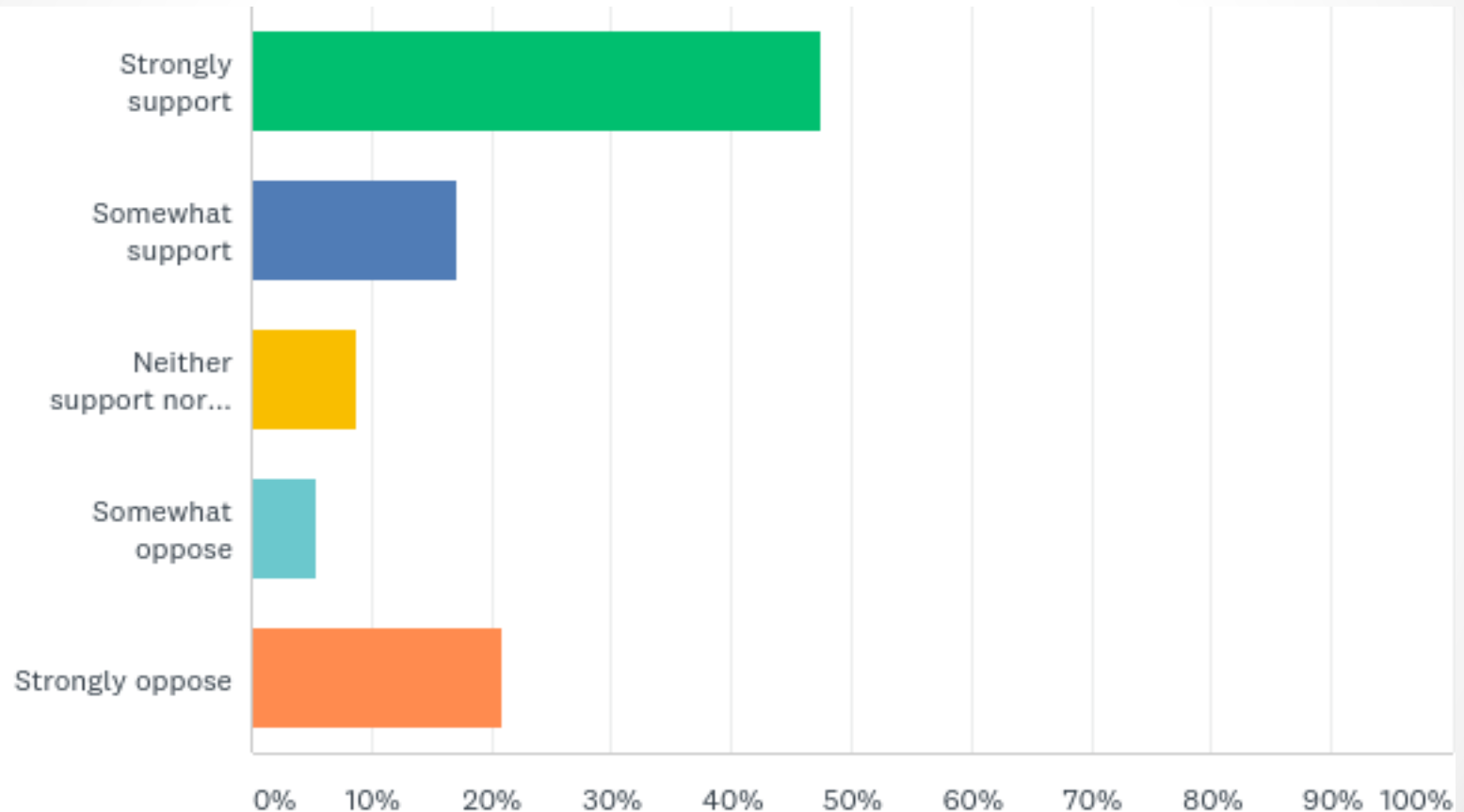
Q1: How much do you support or oppose instituting a separation distance between VHRs (buffer), i.e. of 300 feet, in order to reduce or prevent clustering?



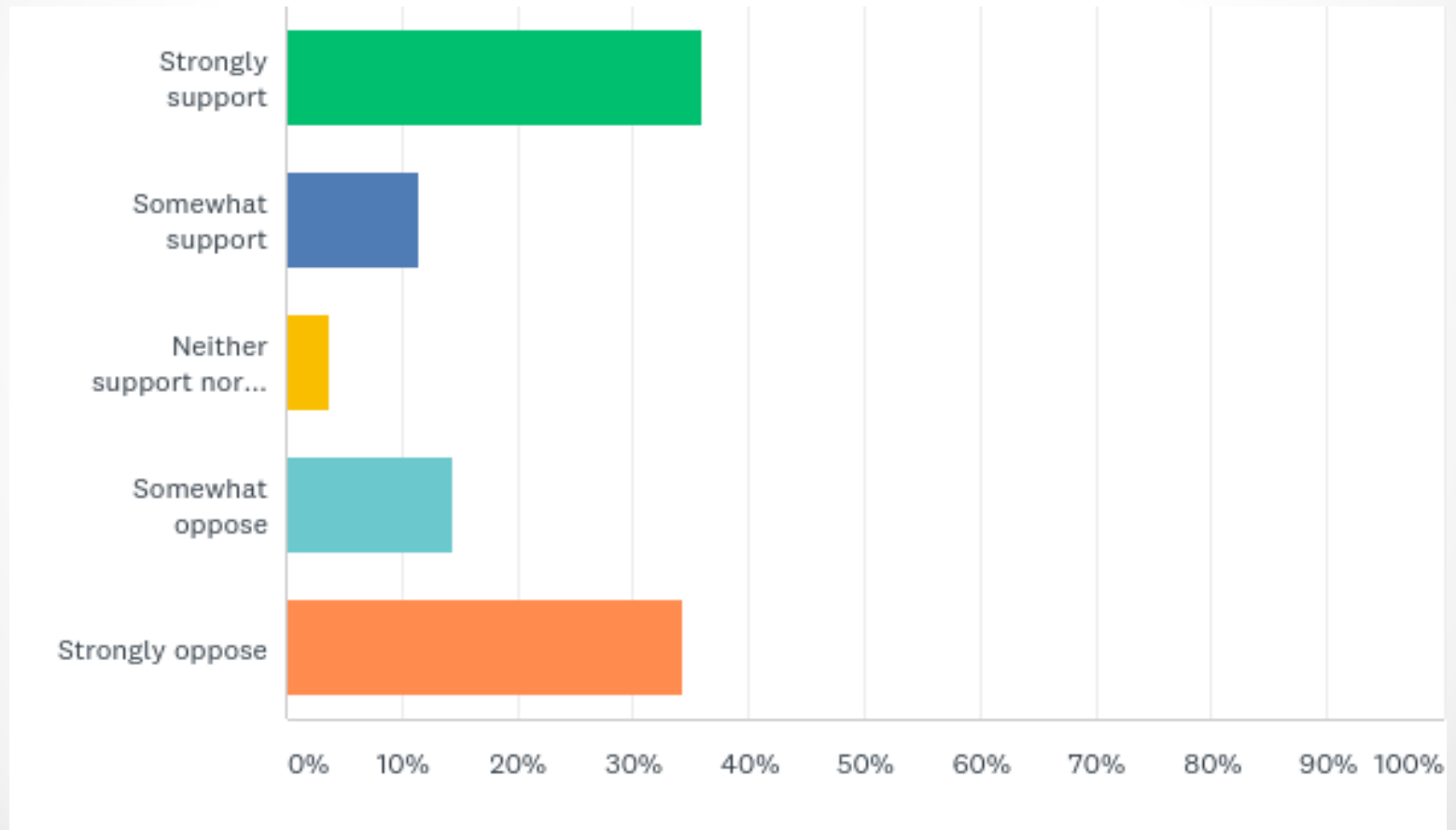
Q2: How much do you support or oppose instituting a limit to the number (cap) of LARGE VHRs, such as those with an occupancy of over 12?



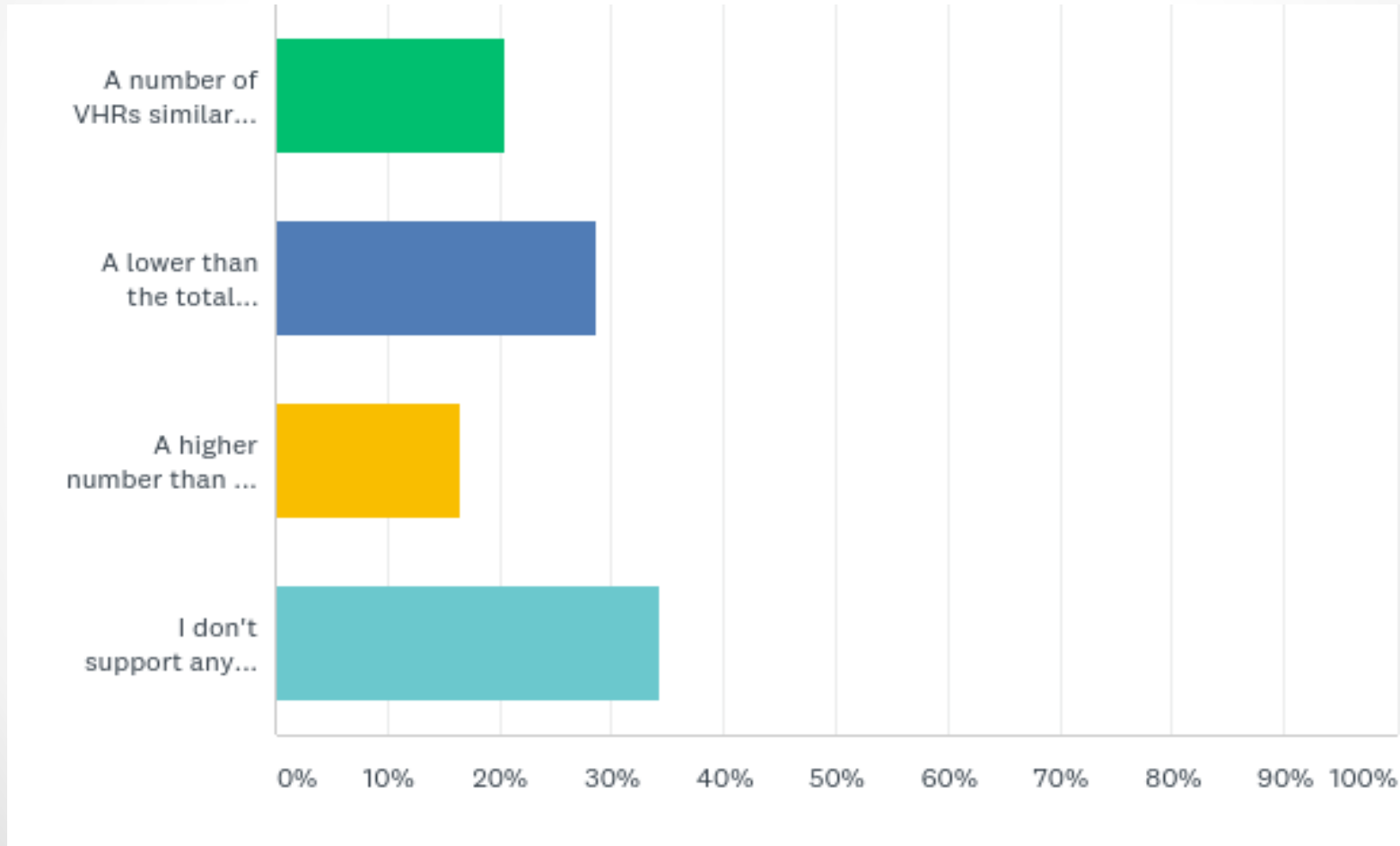
Q3: How much do you support or oppose instituting additional requirements for large VHRs, such as those with an occupancy of over 12?



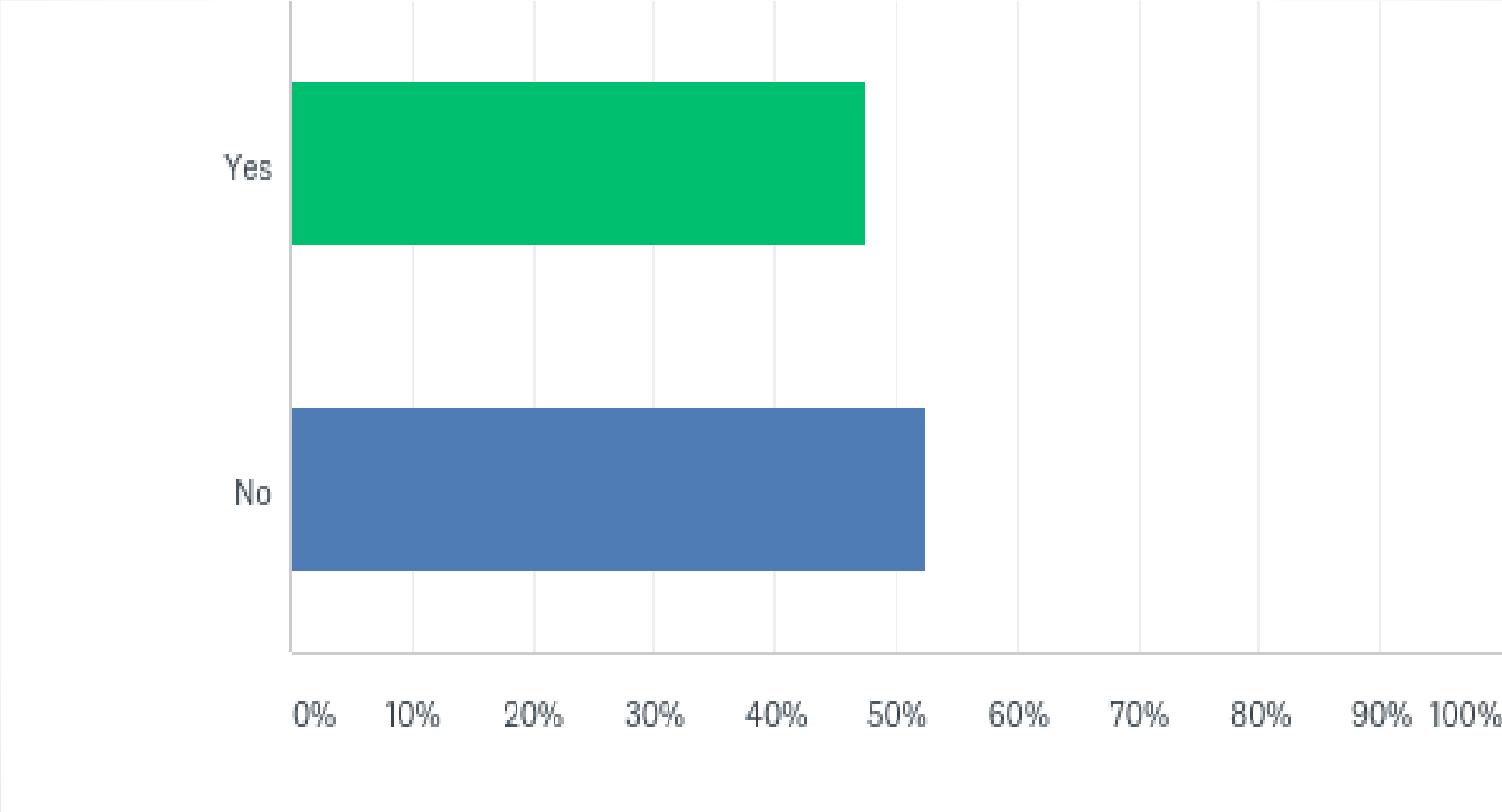
Q4: How much do you support or oppose instituting a cap on the total number of VHRs?



Q5: If a cap on the total number of VHRs were instituted, which option would you most support?




Q6: Would you support incentives to locate VHRs near transit stops or tourist amenities?



Renewal Permits

- VHR Application updated on January 27, 2020
- Seeks to streamline the VHR renewal process



PLANNING AND BUILDING DEPARTMENT

VACATION HOME RENTAL APPLICATION

<https://www.edcgov.us/Government/Planning>

PLACERVILLE OFFICE:
 PLANNING
 2850 Fairlane Court, Placerville, CA 95667
 (530) 621-5355 / (530) 642-0508 Fax
planning@edcgov.us

LAKE TAHOE OFFICE:
 924 B Emerald Bay Rd
 South Lake Tahoe, CA 95150
 (530) 573-3330
 (530) 542-9082 fax

TIME STAMP APPLICATION RECEIVED

Rental Location: _____ Assessor Parcel Number: _____
(Street Address and Town) (http://www.edcgov.us/assessor and select On Line Property Information)

Number of Bedrooms: _____ Dwelling Square Footage: _____ Maximum Number of Occupants: _____
(number of bedrooms x 2 + 2 = Max Occ.)

Number of Bedrooms Rented: _____ Trash Pick-Up Day: _____
(For VHR Renewals): Year of Last Fire Inspection: _____

Number of Parking Spaces*: _____

***NOTE:** Parking in the Tahoe Basin must be on a paved surface. A site plan must be attached showing on-site parking dimensions, location of bear box and proposed signs. Occupancy shall not exceed two persons per bedroom, plus two additional persons, excluding children five years of age or younger.

Rental Description (Check one): Primary Residence or Guest House Source of Drinking Water: Municipal or Well

Hot Tubs or Spas: Yes No Bear Box Installed: Yes No (Bear Boxes required on properties within the Silver Fork, Tahoe Truckee Unified, and Lake Tahoe Unified School Districts.)

Ownership Information:
 List all Owners, Partners, Corporate Officers, or Trustees Names, Titles, and Addresses. If additional space needed, attach list with all information.

Primary Owner to Contact:
 Name: _____ Primary Contact Email: _____
 Primary's Mailing Address: _____
 Primary Contact Phone Number: _____ Secondary Phone Number: _____

Secondary Owner:
 Name: _____ Secondary Contact Email: _____
 Secondary's Mailing Address: _____
 Primary Contact Phone Number: _____ Secondary Phone Number: _____

Local Contact Information:
 Local Contact Name: _____ Local Contact Phone No.: _____
(Must be available 24 hrs/day & able to respond to rental location within 1/2 hour) (This telephone number will appear on your signs)
 Local Contact Physical Address: _____
 Local Contact Mailing Address: _____
 Local Contact Email: _____ Secondary Phone Number: _____

Agent Information
 Agent Name: _____
 Agent Company: _____
 Agent Mailing Address: _____
 Agent Email: _____ Phone #: _____

Applicant/Agent Information & Signature:
 Print Applicant Name: _____ Title: _____
(Must be an Owner, Partner, Corporate Officer, Lessee or Trustee OR Agent of Owner with written contract indicating agency)
 Applicant/Agent Signature: _____ Date: _____

OFFICE USE ONLY	
APPLICATION FEE : <input type="checkbox"/> NEW: \$ _____ <input type="checkbox"/> RENEWAL: \$ _____ <input type="checkbox"/> FIRE FEE: \$ _____	NEW VHR# _____ PRIOR VHR # _____ FIRE DISTRICT: _____
RECEIPT # _____ RECEIPT # _____	

Revised 01/27/2020
VHR Application
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Renewal Permits

- Updated Checklist separates submittal requirements for New VHRs vs. Renewals

Vacation Home Rental Required Submittals

The following checklists outline required material to be submitted with your application packet. **If all the information is not provided, the application will be deemed incomplete.** Please check (√) applicant column to be sure you have all the required information. Do not staple any of the documents; place them in order as shown in checklist. Please read pages 7-8 for instructions on obtaining required application information.

Renewal Application Requirements

Applicant	County	
_____	_____	1. Complete copy of the Vacation Home Rental Application (Revised 01/15/2020)
_____	_____	2. Certified Local Contact Acknowledgement signed by the local contact person. Include a copy of their Certification test results showing a passing score of at least 17/20. (Only need if there is a Local Contact changed)
_____	_____	3. Copy of Business License and valid Transient Occupancy Registration Certificate
_____	_____	4. Provided a copy of proposed Interior and Exterior signs (Examples can be found at bit.do/edcvhrs) (Only needed if Local Contact changed)
_____	_____	5. If you have <u>not</u> had a fire inspection last year, provide payment based on home square footage. If a fire inspection was completed last year, then proof of inspection needs to be submitted
_____	_____	6. Check payable to El Dorado County (One check for both Application Fee & Fire Inspection Fee)

New Application Requirements

Applicant	County	
_____	_____	1. Complete copy of the Vacation Home Rental Application (Revised 01/15/2020)
_____	_____	2. Owner/Agent's Acknowledgement & Certification signed by all property owners or agent (pg. 5-6)
_____	_____	3. Certified Local Contact Acknowledgement signed by the local contact person. Include a copy of their Certification test results showing a passing score of at least 17/20
_____	_____	4. If Agent is signing both Acknowledgments, then a signed Letter of Authorization is required (pg. 7)
_____	_____	5. Proof of ownership (Recorded Grant Deed), only needed for new VHR applications or if the property has changed title since the last tax roll
_____	_____	6. Copy of Business License and valid Transient Occupancy Registration Certificate
_____	_____	7. Provided a copy of the proposed Interior and Exterior Signs (Examples can be found at bit.do/edcvhrs)
_____	_____	8. Copy of guest's Rental Agreement which included information is required: <ol style="list-style-type: none"> Specific Address of rental property Noise Standards (Quiet hours are from 10:00pm to 8:00am) Maximum Occupancy for overnight and daytime hours Trash pick-up day and bear box instructions Maximum parking and off-street parking restrictions and snow removal activity Requirements for campfire permits, if allowed. If not state no outdoor fires Hot Tub usage shall not occur between 10:00pm to 8:00am "Should any violations of the VHR ordinance occur, fines may be imposed in accordance with El Dorado County Municipal Code (§5.56.180 and §5.56.190)" "The Vacation Home Rental permit requirements are required to be in your standard rental agreement with the tenant" (§5.56.090)"
_____	_____	9. One 8½ x11 Site Plan drawn to scale (must include a graphic scale) and be of sufficient size to allow for a clear delineation of the following required information (where applicable): <ol style="list-style-type: none"> Entire parcel of land showing property <u>perimeter</u> and all existing uses (dwelling, guest houses, garages, onsite parking, hot tub) with dimensions. A parking stall is approximately 9 feet by 18 feet Location of trash and storage areas (bear boxes where required) Location of proposed interior and exterior signs
_____	_____	10. Check payable to El Dorado County (Application Fee & Fire Inspection Fee)

Questions?

Use the CHAT function to
send in your questions.