

CAPISTRANO BAY DISTRICT  
AGENDA REPORT  
October 31, 2017

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*Quality of Life – Short Term Rentals*

## ITEM 11a

### Short Term Rentals Update

At the previous board meeting, the matter of keeping a tighter rein on rental advertising was discussed as a potential City ordinance violation. After reviewing many of the web-based advertising sites, staff at Capistrano Realty was alerted to make sure that references to “Corporate Retreats” & “Family Reunions” be eliminated from all advertising wording and to make sure that all sites are advertising the permitted limit for occupancy. Capistrano Realty staff was quick to respond to the District’s inquiry. As requested by the Board, Chris Jones from Capistrano Realty was asked to attend the meeting but has other commitments (see his comments at the bottom).

In the meantime, Ted Harris, the Code Enforcement Officer for the City of Dana Point has reported that the City is hiring a company called *HOST COMPLIANCE* to monitor the internet for owners advertising unlicensed Short Term Rentals and promoting illegal uses such as ‘corporate retreats, weddings, receptions, reunions, etc.’ Property owners living next door to Short Term Rentals will be advised that if they have any complaints, (noise, parking, over-crowding, etc.), they can call a 24/7 hotline number to report violations. *HOST COMPLIANCE* will then contact the rental owner who is required by Code to solve the disturbance.

### About HOST COMPLIANCE

*Host Compliance LLC is a privately held company located in the heart of California's Silicon Valley. Founded in 2015, the company is the leading provider of short-term rental compliance monitoring and enforcement solutions to local governments.*

*Host Compliance's services include:*

- *Implementing fair and effective short-term rental ordinances*
- *Identifying privately-owned short-term residential properties on behalf of local governments*
- *Monitoring and enforcing registration, permitting and lodging tax compliance*
- *Registering, processing and verifying permit applications (online and offline)*
- *Providing 24/7 telephone hotline services that makes it easy for neighbors and other stakeholders to anonymously report and resolve issues with short-term renters without involving law enforcement officials*
- *Identifying tax under-reporting and other fraudulent practices*

**Thanks Karen.**

**I am unable to attend the meeting next week.**

**Please pass along the news that Patty and Peggy have been through all our listings and we are in compliance with occupancy and advertising language.**

**Please feel free to call any one of us with any questions. Chris Jones, Capistrano Realty**