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ORDINANCE NO. 927.2

AN ORDINANCE OF THE COUNTY OF RIVERSIDE  
REGULATING SHORT TERM RENTALS AND  
INCORPORATING BY REFERENCE THE ABATEMENT AND COST  
RECOVERY PROCEDURES OF ORDINANCE NO. 725

The Board of Supervisors of the County of Riverside ordains as follows:

Section 1. Ordinance No. 927 is amended in its entirety to read as follows:

“ORDINANCE NO. 927

AN ORDINANCE OF THE COUNTY OF RIVERSIDE  
REGULATING SHORT TERM RENTALS AND  
INCORPORATING BY REFERENCE THE ABATEMENT AND COST  
RECOVERY PROCEDURES OF ORDINANCE NO. 725

Section 1. FINDINGS.

- a. The Board of Supervisors finds that there continues to be an increase in privately owned residential dwellings being used as Short Term Rentals in the unincorporated areas of the County of Riverside, especially within Wine Country and Idyllwild.
- b. While Short Term Rentals have been a staple in the County and they provide a benefit to the County by expanding the number and type of lodging facilities, the exponential increase continues to cause adverse impacts that have the potential to endanger the health and safety of residents and guests and the very environment and resources that attract visitors to the County.
- c. Adverse impacts of Short Term Rentals to surrounding neighbors and properties include unpermitted large-scale events, excessive noise, disorderly conduct, traffic

1 congestion, illegal vehicle parking, and accumulation of refuse.

2 d. This ordinance is necessary to ensure neighborhood compatibility and reduce  
3 conflicts within the surrounding residential neighborhood, to facilitate economic  
4 growth within the County, and to protect the health, safety, and general welfare of  
5 the County's residents.

6 e. Based on the Court's holding in *Protect Our Neighborhoods v. City of Palm Springs*  
7 (2022) 73 Cal.App.5th 667, the Board of Supervisor's legislatively finds that Short  
8 Term Rentals are ancillary or secondary uses to a residential dwelling when they are  
9 operated in compliance with this ordinance. This ordinance is necessary to ensure  
10 that the incidental short term rental use of residential property remains an ancillary  
11 and secondary use of residential property in the County, is consistent with the  
12 provisions of the County's Land Use Ordinance (Riverside County Ordinance No.  
13 348), protects the long-term residential housing stock, and thereby preserves the  
14 residential character of the neighborhoods, as identified in the County's zoning  
15 ordinance and Comprehensive General Plan.

16 f. The concentration and density of Short Term Rentals in Idyllwild and Wine Country  
17 far surpasses that of any other area in the unincorporated area of the County.

18 g. The over-concentration and density of Short Term Rentals in Idyllwild and Wine  
19 Country reduces the long-term or permanent housing stock and contributes to  
20 increased housing costs for both renters and buyers and has additional adverse  
21 impacts on residential character, neighborhood stability, public safety, and quality of  
22 life.

23 h. Idyllwild neighbors national forest and wilderness areas. This remote, rural retreat  
24 has developed as a mountain resort with single family homes, a variety of lodging,  
25 camping, and recreational opportunities. However, the infrastructure in this area  
26 remains rural in nature, exhibiting narrow, steep roads and a lack of shoulder parking.  
27 Also, the area is prone to devastating fires and much of this area is designated as a  
28 very high fire severity zone. Additionally, mudslides from rainstorms have

1 significant impact on burn areas, which impacts access to the community. Short  
2 Term Rentals in these locations without proper regulation to address evacuations and  
3 fire safety may jeopardize the safety of guests and the community.

- 4 i. Wine Country encompasses very important agricultural lands in the County. It is  
5 subject to the policies, as adopted by the Board of Supervisors, within the Temecula  
6 Valley Wine Country Community Plan and the zone classifications and regulations  
7 that are unique only to that area. Three districts have been established for this policy  
8 area – Winery, Equestrian and Residential – to ensure long-term viability of the wine  
9 industry while protecting the community’s equestrian rural lifestyle. The overarching  
10 policies for this region promote a strong identity for the Temecula Valley Wine  
11 Country. Additional policies within each district provide for complimentary uses  
12 distinct to the delineated areas. These policies protect against the location of activities  
13 that are incompatible with existing residential and equestrian uses, which could lead  
14 to land use conflicts in the future. One of the policies of the Temecula Valley Wine  
15 Country Policy Area is Southwest Area Plan Policy (SWAP) 1.2, which states  
16 “Maintain distinct characters of the Winery, Equestrian, and Residential Districts  
17 through implementing zones to promote harmonious coexistence of these uses.” This  
18 policy area also identifies “The purpose of the Residential District is to encourage  
19 permanent estate lot residential stock in this region to balance the tourism related  
20 activities.” The Temecula Valley Wine Country Policy Area is distinct in that it is  
21 the only area of the County that, with approval of a discretionary land use permit,  
22 allows small-scale Cottage Inns, which are defined as a dwelling unit with five (5)  
23 or fewer guest rooms providing lodging and breakfast for temporary overnight  
24 occupants in return for compensation and is solely owned and operated by the  
25 property owner, while encouraging agricultural operations, equestrian activities, and  
26 vineyard planting. Such uses reflect the unique character of this policy area. Short  
27 Term Rentals, as currently defined, are not required to follow these polices, thereby,  
28

1 creating activities that are incompatible within the framework established by the  
2 Temecula Valley Wine Country Community Plan.

- 3 j. This ordinance is intended to minimize the negative impacts of Short Term Rentals  
4 on residential neighborhoods in the unincorporated area of Riverside County,  
5 particularly, in Wine Country and Idyllwild, by imposing further regulations on Short  
6 Term Rentals in those areas, including, but not limited to, classification limits, caps,  
7 and densities.

8 Section 2. PURPOSE. To ensure protection of the public health and safety of residents and  
9 guests and to protect the environment, it is the purpose of this ordinance to provide regulations and establish  
10 standards for short term rentals in the unincorporated area of the County of Riverside and to ensure the  
11 collection and payment of transient occupancy taxes and assessments, including Tourism Business  
12 Improvement Districts (TBIDs) and Tourism Marketing Districts (TMDs) within the unincorporated area  
13 of the County of Riverside.

14 Section 3. AUTHORITY. In accordance with the California Constitution, Article XI, Section  
15 7, a county may make and enforce within its limits all local, police, sanitary, and other ordinances and  
16 regulations not in conflict with general laws.

17 Section 4. DEFINITIONS. Except as otherwise specified herein, all terms shall have the same  
18 definition as in Riverside County Ordinance No. 348. Otherwise, as used in this ordinance, the following  
19 terms shall have the following meanings:

- 20 a. Applicant. Owner or Owner’s Authorized Representative.  
21 b. Bedroom. Any area of the Short Term Rental normally occupied for sleeping  
22 purposes and is legally permitted as a bedroom or loft.  
23 c. Booking Transaction. Any reservation or payment service provided by a person or  
24 entity who facilitates a Short Term Rental transaction between a prospective Guest  
25 and a Short Term Rental Owner, Owner’s Authorized Representative, Operator, or  
26 Local Contact Person.  
27 d. County. The County of Riverside.

28 ~~d.~~

- 1 e. Eligible Properties. Property that is located within an area of the County that is  
2 subject to Short Term Rental Caps and eligible to apply for a Short Term Rental  
3 Certificate.
- 4 f. Family Member. A spouse, domestic partner, child, stepchild, grandchild, parent,  
5 stepparent, mother-in-law, father-in-law, son-in-law, daughter-in-law, grandparent,  
6 great-grandparent, brother, sister, half-brother, half-sister, stepsibling, brother-in-  
7 law, sister-in-law, aunt, uncle, niece, nephew, or first cousin (child of an aunt or  
8 uncle).
- 9 f.g. Good Neighbor Brochure. A brochure and related materials, available from the  
10 County, to be given to Guests, which includes a summary of the County’s regulations  
11 relating to Short Term Rentals.
- 12 g.h. Guest. The overnight occupants renting the Short Term Rental for a specified period  
13 and the visitors of those overnight occupants.
- 14 h.i. Hosted Stay. A Short Term Rental which is occupied by the Owner for the duration  
15 of the rental to a Responsible Guest(s).
- 16 i.j. Hosting Platform. A person or entity that participates in the Short Term Rental  
17 business by collecting or receiving a fee or other compensation, directly or indirectly  
18 through an agent or intermediary, when conducting a Booking Transaction for a  
19 Short Term Rental using any medium of facilitation, including, but not limited to,  
20 the Internet.
- 21 j.k. Idyllwild. The unincorporated County of Riverside communities of Idyllwild and  
22 Pine Cove, as designated in the Riverside County Comprehensive General Plan, as  
23 may be amended.
- 24 k.l. Local Contact Person. The person designated by the Owner, Owner’s Authorized  
25 Representative, or Operator who shall be available twenty-four hours per day, seven  
26 days per week for the purpose of responding within sixty minutes to complaints  
27 related to the Short Term Rental, who has access and authority to assume  
28 management of the unit and is responsible for taking remedial action to resolve such

1 complaints.

2 l.m. Noise Monitor. A sound level meter meeting the standards of the American National  
3 Standards Specifications for Sound Level Meters or another acoustical or decibel  
4 measurement device with similar capabilities and features that does not have a  
5 camera, record conversations, nor store any personal data.

6 m.n. Notice of Violation. A notice issued for violation of this ordinance in accordance  
7 with the provisions of this ordinance and procedures in Riverside County Ordinance  
8 No. 725.

9 n.o. Operator. The Owner or the Owner’s Authorized Representative who offers or  
10 provides the Short Term Rental.

11 o.p. Owner. The person or Owner Entity that holds legal or equitable title to the Short  
12 Term Rental property.

13 p.q. Owner’s Authorized Representative. The individual(s) identified in writing by the  
14 Owner to act on behalf of the Owner with respect to the Short Term Rental. Owner  
15 may delegate certain duties of the Owner’s Authorized Representative to more than  
16 one party.

17 q.r. Owner Entity. An Owner that is a corporation, limited liability company, trust, or  
18 entity other than a natural person.

19 r.s. Responsible Guest. A Guest of the Short Term Rental who entered into a Booking  
20 Transaction to rent the Short Term Rental and is legally responsible for ensuring that  
21 all Guests of the Short Term Rental comply with all applicable laws, rules, and  
22 regulations pertaining to the use and occupancy of the Short Term Rental.

23 t. Responsible Operator. Any Operator who is responsible for the Short Term Rental,  
24 which includes the Owner(s), Owner’s Authorized Representative(s), Operator(s),  
25 and Local Contact Person(s).

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28 s. ///

1 ~~u.~~ Responsible Persons. The persons responsible for compliance with the provisions of  
2 this ordinance, include the following:

- 3 1. Guest(s) of the Short Term Rental, who is at least twenty-one (21) years of  
4 age;
- 5 2. Local Contact Person(s) of the Short Term Rental;
- 6 3. Owner(s) of the Short Term Rental;
- 7 4. Owner's Authorized Representative(s) of the Short Term Rental; or,
- 8 5. Operator(s) of the Short Term Rental.

9 ~~v.~~ Short Term Rental. A legal privately owned residential dwelling, including, but not  
10 limited to, a one family detached dwelling or multiple family attached dwelling,  
11 apartment house, condominium, cooperative apartment, duplex, mobile home on  
12 permanent foundations, manufactured home on permanent foundations, or any  
13 portion of such dwellings, including the property or yard appurtenant thereto, which  
14 is rented for occupancy for dwelling, lodging, or sleeping purposes for any period  
15 less than thirty (30) consecutive calendar days total but not less than two (2)  
16 consecutive days and one (1) night. Portions of calendar days are counted as full  
17 days. A Short Term Rental may include any accessory dwelling unit (ADU), junior  
18 ADU, second unit, guest quarter, or ranchet unit not otherwise prohibited by state  
19 law. A Short Term Rental shall exclude all properties which have been subdivided  
20 pursuant to California Government Code sections 65852.21 or 66411.7 (also known  
21 as "Senate Bill 9" or "SB 9") or units or dwellings subject to conditions of approval,  
22 legal deed restrictions, or other legal requirements prohibiting this type of rental or  
23 occupancy.

24 ~~w.~~ Short Term Rental Cap. The maximum number of Short Term Rentals allowed by  
25 the County in a defined area.

26 x. Short Term Rental Certificate. A certificate that allows the use of a privately owned  
27 residential dwelling as a Short Term Rental pursuant to this ordinance.

28 ~~w.~~

1 x-y. Short Term Rental Class I. A Short Term Rental located in Wine Country that allows  
2 a maximum number of ten (10) occupants at any one time.

3 y-z. Short Term Rental Class II. A Short Term Rental located in Wine Country that allows  
4 more than 10 occupants and up to a maximum of 20 occupants at any one time.

5 z-aa. Short Term Rental Program Manager. The certified manager who is retained by the  
6 County and is responsible for assisting with administering the County’s Short Term  
7 Rental program.

8 bb. Tier 1 Cap. For Tier 1 only, the Short Term Rental Cap plus an additional ten (10)  
9 Short Term Rentals.

10 aa-cc. Verified Notice of Violation. A Notice of Violation issued for violation of any  
11 provision of this ordinance and is either not timely appealed by the recipient or is  
12 appealed and upheld in favor of the County.

13 bb-dd. Wine Country. The Wine Country – Winery District, Wine Country – Equestrian  
14 District, and Wine Country – Residential District, as defined in this ordinance  
15 Temecula Valley Wine Country Policy Area, as designated in the Riverside County  
16 Comprehensive General Plan, as may be amended.

17 ee-ee. Wine Country – Winery District. The Wine Country – Winery District, as designated  
18 in the Temecula Valley Wine Country Policy Area of the Riverside County  
19 Comprehensive General Plan, as may be amended.

20 dd-ff. Wine Country – Equestrian District. The Wine Country – Equestrian District, as  
21 designated in the Temecula Valley Wine Country Policy Area of the Riverside  
22 County Comprehensive General Plan, as may be amended.

23 ee-gg. Wine Country – Residential District. The Wine Country – Residential District, as  
24 designated in the Temecula Valley Wine Country Policy Area of the Riverside  
25 County Comprehensive General Plan, as may be amended, and, for the purposes of  
26 this ordinance only, the properties identified as of the effective date of this ordinance  
27 by the following Assessor’s Parcel Numbers: 943-150-020, 943-150-021, 943-150-  
28 022, 943-150-028, 943-150-029, 943-160-005, 943-160-006, 943-160-007, 943-



1 [160-017, 943-160-023, 943-160-033, 943-160-034, 943-170-018, 943-170-021,](#)  
2 [943-170-023, 943-170-026, 943-180-005, 943-180-007, 943-180-021, 943-180-022,](#)  
3 [943-190-002, 943-190-020, 943-190-021, 943-190-030, 943-190-031, 943-190-037,](#)  
4 [943-200-015, 943-200-026, 943-270-002, 943-270-004, 943-270-005, 943-270-010,](#)  
5 [943-270-011, 943-050-007, 943-150-018, 943-150-019, 943-150-023, 943-150-024,](#)  
6 [943-050-008, 943-050-006, 943-150-025, 943-150-026, 943-160-024, 943-160-031,](#)  
7 [943-160-032, 943-170-016, 943-170-020, 943-050-009, 943-050-018, 943-140-009,](#)  
8 [943-170-022, 943-180-015, 943-180-017, 943-180-020, 943-180-023, 943-180-024,](#)  
9 [943-190-024, 943-190-028, 943-140-010, 943-140-011, 943-190-034, 943-200-014,](#)  
10 [943-200-017, 943-200-029, 943-150-013, 943-150-017, 943-150-030, 943-160-008,](#)  
11 [943-160-018, 943-160-019, 943-170-013, 943-150-027, 943-150-031, 943-160-020,](#)  
12 [943-160-029, 943-160-030, 943-160-035, 943-160-037, 943-160-038, 943-170-010,](#)  
13 [943-170-011, 943-170-012, 943-170-014, 943-170-015, 943-170-017, 943-180-008,](#)  
14 [943-180-009, 943-170-019, 943-170-024, 943-170-025, 943-180-006, 943-180-010,](#)  
15 [943-180-013, 943-180-014, 943-180-018, 943-180-019, 943-180-025, 943-190-007,](#)  
16 [943-190-022, 943-190-026, 943-190-032, 943-190-036, 943-200-027, 943-270-003,](#)  
17 [943-270-007, 943-270-009, 943-180-011, 943-180-012, 943-180-016, 943-190-019,](#)  
18 [943-190-025, 943-190-029, 943-190-033, 943-190-035, 943-200-016, 943-200-020,](#)  
19 [943-200-030, 943-270-001, 943-270-006, 943-270-008.](#)

20 Section 5. APPLICABILITY. This ordinance applies to Short Term Rentals as defined in  
21 Section 4. The following uses do not qualify as a legal privately owned residential dwelling for purposes  
22 of this ordinance, and therefore cannot obtain a Short Term Rental Certificate: any hotel, motel, studio  
23 hotel, rooming house, dormitory, public or private club, bed and breakfast inn, cottage inn, or country inn;  
24 a camping site, recreational vehicle, or park model; a hospital, sanitarium, medical clinic, convalescent  
25 home, rest home, home for aged people, foster home, halfway house, transitional housing facility,  
26 supportive housing, parolee-probationer home, community care facility, or other similar facility operated  
27 for the care, treatment, or reintegration into society of human beings; any asylum, jail, prison, orphanage,  
28 or other facility in which human beings are detained and housed under legal restraint; any housing owned

1 or controlled by an educational institution and used exclusively to house students, faculty, or other  
2 employees with or without their families, any fraternity or sorority house or similar facility occupied  
3 exclusively by students and employees of such educational institutions and officially recognized and  
4 approved by it; any housing operated or used exclusively for religious, charitable, or educational purposes;  
5 any housing owned by a governmental agency and used to house its employees or for governmental  
6 purposes; any camp as defined in the Labor Code; and any employee housing or other housing furnished  
7 by an employer exclusively for employees or employees and their families; single room occupancy units,  
8 as defined by Riverside County Ordinance No. 348; and any multiple owner group (MOG) unit.

9  
10 Section 6. SHORT TERM RENTAL CERTIFICATE.

- 11 a. A Responsible Operator shall obtain a Short Term Rental Certificate pursuant to this  
12 ordinance from the Planning Department before renting or advertising for rent any  
13 Short Term Rental.
- 14 b. It is unlawful for any person to advertise, maintain, operate, or use a Short Term  
15 Rental in the unincorporated area of Riverside County without a Short Term Rental  
16 Certificate, or in violation of the terms and conditions of the Certificate. Short Term  
17 Rental Certificates shall be renewed annually, and separate Short Term Rental  
18 Certificates are required for each Short Term Rental.
- 19 c. The County will use reasonable efforts to coordinate with Hosting Platforms to  
20 ensure that a dwelling has been issued a Short Term Rental Certificate by the County  
21 before it can be listed for rent on the Hosting Platform.

22 Section 7. SHORT TERM RENTAL CERTIFICATE REGISTRATION FEE AND  
23 APPLICATION.

- 24 a. Initial Application. A Responsible Operator shall submit to the Planning Department  
25 or its designee a Short Term Rental Certificate initial application provided by the  
26 County and initial registration fee, in accordance with Riverside County Ordinance  
27 No. 671. The Planning Department or its designee may approve an initial application  
28 for a Short Term Rental Certificate only if all of the following requirements are met:

- 1                    1. The Applicant submits a completed application with all required information
- 2                    pursuant to this Section;
- 3                    ~~1.~~
- 4                    2. For Short Term Rental properties in Wine Country, the additional
- 5                    requirements for initial applications, as described in Section 9 and Section
- 6                    11, are met;
- 7                    3. For Short Term Rental properties in Idyllwild, the additional requirements
- 8                    for initial applications, as described in Section 10 and Section 11, are met;
- 9                    4. The name, address, and telephone number of all Owner(s) and Responsible
- 10                    Operator(s) of the Short Term Rental property;
- 11                    5. Executed indemnification and hold harmless agreement by all Owner(s) and
- 12                    Responsible Operator(s) on a form approved by the Office of County
- 13                    Counsel;
- 14                    6. The application submitted is complete and includes written authorization
- 15                    from Owner or Owner's Authorized Representative granting permission to
- 16                    obtain a Short Term Rental Certificate for the property;
- 17                    7. The initial registration fee is paid, in full in accordance with Riverside County
- 18                    Ordinance No. 671;
- 19                    8. The Short Term Rental property has no active or pending Code Enforcement
- 20                    actions;
- 21                    9. The Applicant declares the Short Term Rental is legally permitted and any
- 22                    other buildings, structures, grading, or other improvements to the property
- 23                    are legally permitted;
- 24                    10. The Applicant declares Short Term Rental meets the requirements of a Short
- 25                    Term Rental, pursuant to Section 4 of this ordinance;
- 26                    11. The Applicant declares Short Term Rental meets the applicability
- 27                    requirements, pursuant to Section 5 of this ordinance;
- 28                    12. The Applicant declares the Short Term Rental property is in compliance with

1 all applicable health and safety laws, codes, or regulations, including, but not  
2 limited to, building, safety, fire, and health;

3 ~~12.~~

4 13. The County determines the maximum number of occupants for the Short  
5 Term Rental;

6 14. The Applicant identifies all Responsible Operators for the Short Term Rental;

7 15. The Applicant agrees to comply with all requirements of this ordinance;

8 16. The Applicant and all Responsible Operator(s) complete a self-certification  
9 test provided by the County related to understanding and agreeing to  
10 compliance with the provisions of this ordinance;

11 17. Within 30 days of the County's receipt of an initial application, the County  
12 is authorized to verify the Short Term Rental has the required sign, adequate  
13 on-site parking, and working Noise Monitor system, pursuant to Sections 8  
14 and 11 of this ordinance. A Responsible Operator shall be available at the  
15 intended Short Term Rental property within sixty (60) minutes of the  
16 County's request for an exterior inspection to verify the requirements have  
17 been met;

18 18. Any Responsible Operator(s) has not received three (3) Verified Notices of  
19 Violation within a twelve (12) month period ~~for the Short Term Rental~~  
20 ~~resulting in the issuance of one or more administrative citations;~~

21 19. Any Responsible Operator(s) has not received seven (7) Verified Notices of  
22 Violation total for the Short Term Rental ~~resulting in the issuance of one or~~  
23 ~~more administrative citations;~~ and,

24 20. The ~~Owner has not had the~~ Short Term Rental Certificate has not been  
25 permanently revoked as to the current Owner(s), pursuant to Section 11 of  
26 this ordinance.

27 b. A Short Term Rental Certificate shall be valid for one year from the date of issuance.

28 c. Annual Renewal. A Short Term Rental Certificate is subject to renewal on an annual

1 basis based on the anniversary of the original Short Term Rental Certificate issuance  
2 by submitting to the Planning Department or its designee a request for renewal and  
3 a renewal fee, in accordance with Riverside County Ordinance No. 671. The  
4 Planning Department or its designee may approve a renewal of a Short Term Rental  
5 Certificate only if all of the following requirements are met:

6 ~~6.~~

- 7 1. The Applicant submits a completed application with all required information  
8 pursuant to this Section;
- 9 2. The Applicant meets all requirements for the initial application, as described  
10 in Subsection a of this Section;
- 11 3. For Short Term Rental properties in Wine Country, the additional  
12 requirements for renewals, as described in Section 9 and Section 11, are met;
- 13 4. For Short Term Rental properties in Idyllwild, the additional requirements  
14 for renewals, as described in Section 10 and Section 11, are met;
- 15 5. The renewal fee is paid in full, in accordance with Riverside County  
16 Ordinance No. 671;
- 17 6. The Applicant provides information concerning any changes to the initial  
18 application or prior renewal for the Short Term Rental Certificate;
- 19 7. The Applicant declares the Short Term Rental property is in compliance with  
20 all provisions of this ordinance and all other applicable laws;
- 21 8. The Applicant and all Responsible Operator(s) complete a self-certification  
22 test provided by the County on the requirements and compliance with the  
23 provisions of this ordinance. Completion of the self-certification test is  
24 required with each renewal of the Short Term Rental Certificate;
- 25 9. For Short Term Rental properties that have been the subject of a Notice of  
26 Violation within the past twelve (12) months, within 30 days of the County's  
27 receipt of the renewal fee, the County is authorized to verify the Short Term  
28 Rental has the required sign, adequate on-site parking, and working Noise

1 Monitor system, pursuant to Sections 8 and 11 of this ordinance. A  
2 Responsible Operator shall be available at the intended Short Term Rental  
3 property within sixty (60) minutes of the County's request for an exterior  
4 inspection to verify the requirements have been met;

5 10. Any Responsible Operator(s) has not received three (3) Verified Notices of  
6 Violation within a twelve (12) month period for the Short Term Rental  
7 ~~resulting in the issuance of one or more administrative citations;~~

8 11. Any Responsible Operator(s) has not received seven (7) Verified Notices of  
9 Violation total for the Short Term Rental ~~resulting in the issuance of one or~~  
10 ~~more administrative citations;~~ and,

11 12. The Short Term Rental Certificate has not been permanently revoked as to  
12 the current Owner(s), pursuant to Section 11 of this ordinance.

13 d. For Short Term Rental properties located within Wine Country or Idyllwild, renewals  
14 are not subject to lottery selection, as described in Section 11 of this ordinance.

15 e. Denial of a Short Term Rental Certificate is appealable to an administrative hearing  
16 officer in accordance with the administrative hearing procedures in Section 10 of  
17 Riverside County Ordinance No. 725.

18 f. In the event that a Short Term Rental Certificate has been expired for 90 days or  
19 more, a new initial application and initial registration fee, in accordance with  
20 Riverside County Ordinance No. 671 is required.

21 g. No Transfer of a Short Term Rental Certificate.

22 1. Short Term Rental Certificates do not run with the land. A Short Term Rental  
23 Certificate shall expire automatically when the Owner or responsible party  
24 for the Short Term Rental or Short Term Rental property changes, and a new  
25 initial application and initial registration fee, in accordance with Riverside  
26 County Ordinance No. 671, will be required to obtain a new Short Term  
27 Rental Certificate for the property.

28 2. Exception for Family Transfer in Wine Country and Idyllwild: Short

§

1 Term Rental Certificates in Wine Country and Idyllwild, only, may be  
2 transferred when the Owner(s) of the Short Term Rental property transfers  
3 title of the property to a Family Member, heir, inter vivos trust, family trust,  
4 or other similar type of trust estate. Within 180 days from the date of  
5 recordation of the property transfer, the new Owner(s) is required file a  
6 complete transfer application with the Planning Department to legally  
7 transfer the name of the Short Term Rental Certificate to the new Owner. If  
8 the deadline is not met, the Short Term Rental Certificate shall expire  
9 automatically and a new initial application and initial registration fee, in  
10 accordance with Riverside County Ordinance No. 671, will be required to  
11 obtain a new Short Term Rental Certificate for the property.

12  
13 h. The County may use the registration fees to cover any County costs for administering  
14 or enforcing this ordinance, including the County's Short Term Rental Program  
15 Manager.

16 i. Any declaration made by the Applicant as part of the Short Term Rental Certificate  
17 initial application or renewal process is subject to further review and/or investigation  
18 for confirmation by the Planning Department or its designee. The Applicant may also  
19 be required to submit records demonstrating compliance with this Section, upon  
20 request by the Planning Department or its designee. Any material misstatement or  
21 omission in a Short Term Rental Certificate initial application or renewal is grounds  
22 for denial or revocation of a Short Term Rental Certificate.

23 Section 8. SHORT TERM RENTAL OPERATIONAL REQUIREMENTS.

24 a. No person shall conduct, cause, allow, authorize, permit, facilitate, aid, abet, suffer,  
25 conceal, maintain, or advertise any Short Term Rental activity that does not comply  
26 with the provisions of this ordinance.

27 b. The Responsible Operator(s) shall ensure that the Short Term Rental is used in a  
28 manner that complies with this ordinance and all applicable laws, rules, and

1 regulations pertaining to the use and occupancy of a Short Term Rental.

- 2 c. The Short Term Rental shall not be used for a temporary event, as defined in  
3 Riverside County Ordinance No. 348, unless a temporary event permit has been  
4 obtained by the Responsible Operator.
- 5 d. The Short Term Rental shall be rented for occupancy for less than thirty (30)  
6 consecutive calendar days total but not less than two (2) consecutive days and one  
7 (1) night, which includes counting portions of calendar days as full days.
- 8 e. Responsible Guests of a Short Term Rental in all areas of the County, except Wine  
9 Country, must be at least twenty-one (21) years of age.
- 10 f. A Responsible Operator shall only enter into or ensure the Hosting Platform only  
11 enters into one Booking Transaction to rent the Short Term Rental to one Responsible  
12 Guest for a specified period of time, unless the Responsible Operator is operating a  
13 Hosted Stay. A Responsible Operator may enter into or allow a Hosting Platform to  
14 enter into multiple Booking Transactions to rent the Short Term Rental for a Hosted  
15 Stay, provided that the number of rooms rented does not exceed five (5) and the  
16 occupancy of the Short Term Rental does not exceed the limits described by the Short  
17 Term Rental Certificate and this ordinance.
- 18 g. If a lot contains multiple one family dwellings, only one Short Term Rental  
19 Certificate may be issued for that lot. In this event, the multiple one family dwellings  
20 shall be rented together to a Responsible Guest as one Short Term Rental. Multiple  
21 one family dwellings on a lot does not increase the maximum occupancy of the Short  
22 Term Rental as defined in this ordinance.
- 23 h. Occupancy.
- 24 1. The occupancy of a Short Term Rental is limited to 200 square feet per  
25 person, up to a maximum number of occupants that is determined by the size  
26 of the property, as follows:
- 27 i. For properties of one half (½) acre or less in size, the maximum  
28 number of occupants shall not exceed ten (10) persons;



- ii. For properties of more than one half (½) acre and up to two (2) gross acres in size, the maximum number of occupants shall not exceed sixteen (16) persons;
- iii. For properties of over two (2) gross acres in size, the maximum number of occupants shall not exceed twenty (20) persons.

2. Responsible Operators of Short Term Rentals exceeding an occupancy of ten (10) persons shall comply with the pre-approved list of upgrades to the Short Term Rental from the County Building Official, as approved by the County Executive Office.

3. For Short Term Rental properties located in Wine Country, the occupancy limits described in this Subsection are further limited by the Short Term Rental Classification requirements, as described in Section 9 of this ordinance.

~~0.~~—A Responsible Operator shall provide adequate on-site parking spaces to accommodate the maximum number of occupants approved with the Short Term Rental Certificate. ~~One on-site parking space is required for every four occupants allowed by the Short Term Rental Certificate. On-site parking spaces shall be located within an approved driveway, garage, and/or carport area.~~ Off-site parking is not permitted for Short Term Rentals.

~~i.~~\_\_\_\_\_

~~1.~~—Responsible Operators, Responsible Guests, and other occupants of the Short Term Rental shall each comply with the noise requirements of Riverside County Ordinance No. 847, including quiet hours between the hours of 10 PM and 7 AM, and Riverside County Ordinance No. 924, related to loud or unruly parties, gatherings, or other similar events. Outdoor amplified sound, generally defined as any sound that is increased by any amplified equipment or sound that is electronically enhanced, must comply with the provisions of Riverside County Ordinance No. 847. The Responsible Operator shall use reasonably prudent business practices to ensure that

1 the Guests or other occupants of the Short Term Rental comply with Riverside  
2 County Ordinance Nos. 847 and 924.

3 ~~j.~~\_\_\_\_\_

4 ~~2.~~ k.\_\_\_\_\_ A Responsible Operator shall install and maintain in continuous operation a Noise  
5 Monitor on the exterior of the Short Term Rental to ensure compliance with  
6 Riverside County Ordinance No. 847.

7 ~~j.l.~~\_\_\_\_\_ Responsible Operators, Responsible Guests, and other occupants of the Short Term  
8 Rental shall each comply with Riverside County Ordinance No. 915 Regulating  
9 Outdoor Lighting, including light trespass.

10 m.\_\_\_\_\_ Outdoor fire areas shall be permissible only when not otherwise prohibited by state  
11 or local fire bans, regulations, rules, or guidelines. When legally permissible, outdoor  
12 fire areas shall be located on a non-combustible surface and extinguished as soon as  
13 it is no longer in use or by 10:00 p.m., whichever is earlier.

14 ~~k.~~

15 l.n.\_\_\_\_\_ Pets, if allowed by a Responsible Operator, shall be secured at all times on the  
16 property of the Short Term Rental. Continual barking or other nuisances created by  
17 pets are prohibited under all applicable laws, including Riverside County Ordinance  
18 No. 878.

19 ~~m.o.~~\_\_\_\_\_ Trash and refuse shall not be left stored within public view, except in proper  
20 containers for purposes of collection by the County's authorized waste hauler.

21 ~~m.p.~~\_\_\_\_\_ Snow Removal.

22 1. Snow removed from private driveways and parking lots of a Short Term  
23 Rental may not be dumped, deposited, or placed or pushed into a street or  
24 other public right-of-way, except to the extent that such activity shall not  
25 increase the depth of snow on the street or right-of-way by over three inches  
26 at any point within the right-of-way.

27 2. Snow removed from the Short Term Rental may not be piled to block or cover  
28 a fire hydrant, standpipe, or other water delivery service for fire protection.

1 ~~e.g.~~ Each Short Term Rental shall have a Responsible Operator readily available to  
2 handle any questions or complaints during all Short Term Rental activities. Any  
3 change to the contact information for a Responsible Operator of a Short Term Rental  
4 shall immediately be provided in writing to the Planning Department, to neighboring  
5 properties within three hundred feet of the Short Term Rental, and on any postings  
6 required by this ordinance.

7 ~~p.r.~~ Short Term Rentals shall not be allowed in private residential dwelling units that  
8 violate any applicable health or safety laws, rules or regulations, including, but not  
9 limited to, building, safety, fire, or health, or in tents, recreational vehicles,  
10 treehouses, yurts, non-habitable structures, or other structures not intended for  
11 permanent residential occupancy.

12 ~~e.s.~~ The Responsible Operator shall identify or cause to be identified in any rental  
13 agreements for the Short Term Rental and in any Short Term Rental advertisements  
14 (including in any newspaper, magazine, brochure, hosting platform, or internet  
15 website) the following general information and requirements of the Responsible  
16 Guests and all occupants:

- 17 1. Current and valid Short Term Rental Certificate number;
- 18 2. Transient occupancy tax registration certificate number;
- 19 3. Number of onsite parking spaces provided and that no offsite parking is  
20 permissible;
- 21 4. ~~4.~~ Maximum occupancy of the Short Term Rental; and,
- 22 4.
- 23 ~~5.~~ 5. Age requirement of Responsible Guests, in compliance with this ordinance.

24 ~~6.~~ 6. The Short Term Rental shall not be used for a temporary event, as defined in Riverside County Ordinance  
25 No. 348, unless a temporary event permit has been obtained by the Responsible Operator;

26 ~~7.~~ 7. Requirement to comply with Riverside County Ordinance No. 847, including quiet hours between the hours  
27 of 10 PM and 7 AM;

1 ~~8. Requirement to comply with Riverside County Ordinance No. 924, related to loud or unruly parties,~~  
2 ~~gatherings, or other similar events;~~

3 ~~9. Requirement to comply with Riverside County Ordinance No. 915 Regulating Outdoor Lighting, including~~  
4 ~~light trespass;~~

5 ~~10. Requirement to comply with Riverside County Ordinance No. 878 related to pets; and,~~

6 ~~11.5. Notice that any activity at any Short Term Rental that constitutes a public nuisance under~~  
7 ~~applicable state or local law, or which otherwise constitutes a hazard to the public health,~~  
8 ~~safety, or general welfare is prohibited.~~

9 r.t. Short Term Rental activity is subject to, and the Responsible Operator(s) shall  
10 comply with, or ensure the Hosting Platform(s) complies with, Riverside County  
11 Ordinance No. 495, the Uniform Transient Occupancy Tax Ordinance and any  
12 applicable assessments, including TBIDs and TMDs.

13 s.u. The Responsible Operator shall post or cause to be posted in a prominent location on  
14 the interior of the Short Term Rental the following information, in accordance with  
15 all applicable laws and the provisions of this ordinance:

- 16 1. Responsible Operator name and number;
- 17 2. Local Contact Person name and number;
- 18 3. The telephone number for the Sheriff's Department, Short Term Rental  
19 Manager, and the Code Enforcement Department, including the 24-hour  
20 Code Enforcement Department telephone number;
- 21 4. The website information for Rivco Ready, in the event of an emergency;
- 22 5. Evacuation plan for the Short Term Rental showing emergency fire  
23 extinguisher locations, interior pedestrian exit routes, and exterior vehicular  
24 exit routes;
- 25 6. The maximum number and precise location of onsite parking spaces;
- 26 7. A copy of the Short Term Rental Operational Requirements described in  
27 Section 8 of this ordinance;
- 28

- 1 8. Trash pick-up day and applicable rules and regulations;
- 2 9. A copy of Riverside County Ordinances No. 847 and 927;
- 3 10. A copy of the Good Neighbor Brochure; and
- 4 11. Notification that a Responsible Operator or Guest may be cited or fined by
- 5 the County in accordance with this ordinance and Riverside County
- 6 Ordinance No. 725.

7 ~~t.v.~~ A Short Term Rental shall not change the residential character ~~of the outside~~  
8 ~~appearance~~ of the ~~property residence including color, material, lighting, or any~~  
9 ~~advertising mechanism~~, except for the required exterior onsite Short Term Rental  
10 sign. The Responsible Operator shall post one (1) identification sign, measuring two  
11 square feet in area or one foot by two foot in size, in the exterior of the Short Term  
12 Rental in a place that is readily visible from the public view. Any other advertising  
13 signs promoting or identifying the Short Term Rental or otherwise shall only be  
14 permitted as otherwise authorized under Riverside County Ordinance No. 348. The  
15 required identification sign shall be posted onsite at the Short Term Rental in a  
16 location that is clearly visible, and shall clearly state the following information in  
17 lettering of sufficient size to be easily read:

- 18 1. Current Short Term Rental Certificate number for the property;
- 19 2. Name of the Responsible Operator and a telephone number at which the
- 20 Responsible Operator may be reached on a 24-hour basis;
- 21 3. Maximum number of occupants permitted to stay in the rental unit; and
- 22 4. Telephone number of the County's 24-hour Code Enforcement Department
- 23 telephone number.

24 ~~t.w.~~ While a Short Term Rental is rented, the Responsible Operator shall be available  
25 twenty-four hours per day, seven days a week, for the purpose of responding to  
26 complaints regarding the condition or operation of the Short Term Rental or Guests'  
27 conduct at the Short Term Rental in accordance with Section 10 of this ordinance.

28 ~~t.x.~~ Prior to a Responsible Guest occupying a Short Term Rental, the Responsible

Operator shall do all of the following:

1. Obtain the name, address, and copy of a valid government identification of the Responsible Guest;
2. Provide a copy of the Good Neighbor Brochure to the Responsible Guest;
3. Require each Responsible Guest to review and sign a copy of the Good Neighbor Brochure and an acknowledgment of having viewed the Good Neighbor video prior to occupancy of the Short Term Rental. ~~A copy of the Good Neighbor Brochure signed by each Responsible Guest shall be retained by the Responsible Operator for a minimum of six months and shall be provided upon request to the County; and,~~
4. Require the Responsible Guest to execute a formal acknowledgement that he or she is legally responsible for compliance by all Guests or occupant(s) of the Short Term Rental with all applicable laws, rules, and regulations pertaining to the use and occupancy of the Short Term Rental. ~~; and,~~
5. ~~Maintain the information required herein, including copies of the notices provided, for a period of three (3) years and make it available upon request by any officer of the County responsible for enforcement of any provision of this ordinance or any other applicable law, rule, or regulation pertaining to the use and occupancy of the Short Term Rental.~~

~~x.~~ y. A Responsible Operator shall respond within sixty (60) minutes of being notified that the Responsible Guest or a Guest of the Short Term Rental created unreasonable noise, engaged in disorderly conduct, or committed violations of any applicable law, rule, or regulation, including this ordinance, and halt or prevent the recurrence of such conduct. The Responsible Operator shall be subject to all administrative, legal, and equitable remedies available to the County for failing to respond to the County within sixty (60) minutes.

Section 9. OWNERSHIP AND OPERATIONAL REQUIREMENTS FOR WINE COUNTRY.

a. Applicability. Property within Wine Country shall comply with the ownership and

1 operational requirements for Short Term Rentals outlined in this section.

2 b. Conflicting regulations. If any section of this ordinance is in conflict with any other  
3 section of this ordinance, then the more stringent requirements shall control.

4 c. Responsible Guests. Responsible Guests of a Short Term Rental in Wine Country  
5 must be at least twenty-five (25) years of age.

6 d. Limitation on Ownership of Short Term Rentals in Wine Country. No Owner or  
7 Owner Entity shall hold more than two (2) Short Term Rental Certificates  
8 simultaneously in Wine Country. “Holding” a Short Term Rental Certificate shall  
9 be defined to include the Owner, Owner Entity, and any ownership interest, or  
10 responsible person for the ownership interest of the Owner or Owner Entity.

11 1. Exception. The limitations of this Subsection ~~(d) of this Section~~ shall not  
12 apply or be enforced against any Owner or Owner Entity that holds more than  
13 two (2) Short Term Rental Certificates simultaneously in Wine Country as of  
14 the effective date of this ordinance. These Owners and Owner Entities may  
15 continue to renew their existing valid Short Term Rental Certificates so long  
16 as the Responsible Operator(s) complies with the provisions of this  
17 ordinance. These Owners and Owner Entities may apply for three (3) more  
18 renewals of their existing Short Term Rental Certificates in Wine Country  
19 until they are required to comply with the provisions of this Subsection (d) of  
20 this Section. However, these Owners and Owner Entities shall not be  
21 approved for any additional Short Term Rental Certificates in Wine Country  
22 until they are in compliance with the limitations of this Subsection ~~(d) of this~~  
23 ~~Section~~. These Owners and Owner Entities may seek additional Short Term  
24 Rental Certificates for properties which are not located in Wine Country.

25 e. Short Term Rental Classifications for Wine Country. The following Short Term  
26 Rental classifications are allowed in the Wine Country districts, as specified below,  
27 subject to all approval requirements for a Short Term Rental Certificate.

28 1. Wine Country – Winery District.

- i. Short Term Rental Class I is allowed.
- ii. Short Term Rental Class II is allowed with the following additional requirements:
  - (1) -At least fifty percent (50%) of the Short Term Rental property net acreage shall be planted with vineyards or other agricultural crop(s);
  - (2) Adherence to the County’s pre-approved list of upgrades to the Short Term Rental from the County Building Official, as approved by the County Executive Office, as described in Section 8; and,
  - ~~(3)~~ Submittal of a site plan, subject to ministerial review by the County.

~~(3)~~

2. Wine Country – Equestrian District.

- i. Short Term Rental Class I is allowed.
- ii. Short Term Rental Class II is not allowed.
- iii. Limited Stay on Enforcement for the Wine Country – Equestrian District. The County shall not enforce the provisions of this Subsection ~~Section aa~~ against Short Term Rental properties which have existing Booking Transactions, as of the effective date of this ordinance, for an occupancy that exceeds the limits of Short Term Rental Class I. This provision shall terminate automatically at 11:59 p.m. on the 180<sup>th</sup> day after the effective date of this ordinance.

3. Wine Country – Residential District.

- i. Short Term Rental Class I is allowed.
- ii. Short Term Rental Class II is not allowed.
- iii. Limited Stay on Enforcement for the Wine Country – Residential District. The County shall not enforce the provisions of this



1                                    ~~Subsection~~Section against Short Term Rental properties which have  
2 existing Booking Transactions, as of the effective date of this  
3 ordinance, for an occupancy that exceeds the limits of Short Term  
4 Rental Class I. This provision shall terminate automatically at 11:59  
5 p.m. on the 180<sup>th</sup> day after the effective date of this ordinance.

6            f.    Short Term Rental Caps for Wine Country. The Short Term Rental Cap for Wine  
7 Country shall be determined by a percentage of parcels with ~~the~~ existing single  
8 family residential units within the Wine Country districts as specified below, as of  
9 the effective date of this ordinance.

10                    1.    Wine Country – Winery District. The maximum combined number of Short  
11 Term Rentals in this district shall be no more than ~~44~~129, which equates to  
12 approximately ~~45~~17 percent of the existing number of single family  
13 residential units in the Wine Country – Winery District~~district, as of the~~  
14 ~~effective date of this ordinance.~~

15                    2.    Wine Country – Equestrian District. The maximum number of Short Term  
16 Rentals in this district shall be no more than 8, which equates to  
17 approximately 8 percent of the existing number of single family residential  
18 units in the Wine Country – Equestrian District~~district, as of the effective date~~  
19 ~~of this ordinance.~~

20                    3.    Wine Country – Residential District. The maximum number of Short Term  
21 Rentals in this district shall be no more than ~~105~~114, which equates to  
22 approximately 10.5 percent of the existing number of single family  
23 residential units in the Wine Country – Residential District~~district, as of the~~  
24 ~~effective date of this ordinance.~~

25                    3.4. Exception. The Short Term Rental Caps described in this Subsection shall  
26 not apply or be enforced against any Owner who has an approved Short Term  
27 Rental Certificate as of the effective date of this ordinance.

28            g.    Short Term Rental Density Requirements for Wine Country. Short Term Rental

1 properties shall not be located within a 500-foot radius of any other Short Term  
2 Rental property. The 500-foot radius shall be measured from the property line of the  
3 desired Short Term Rental. The County shall deny the Short Term Rental Certificate,  
4 if the 500-foot radius from the desired Short Term Rental property includes any  
5 portion of a property with an approved Short Term Rental Certificate.

6 1. Limited Exception. The limitations of this Subsection ~~(g) of this Section~~ shall  
7 not apply or be enforced against any Owner who has an approved Short Term  
8 Rental that does not meet the requirements of this Subsection ~~(g)~~ as of the  
9 effective date of this ordinance or Eligible Properties selected in Tier 1. ~~These~~  
10 ~~Owners-Current Short Term Rental Certificate holders~~ may continue to renew  
11 their valid Short Term Rental Certificates so long as the Responsible  
12 Operator(s) complies with the provisions of this ordinance. Eligible  
13 Properties selected in Tier 1 may obtain a Short Term Rental Certificate so  
14 long as they comply with all other application requirements of this ordinance.  
15 However, any new Short Term Rental Certificates will not be granted for  
16 properties within 500 feet of any property with a valid Short Term Rental  
17 Certificate in Wine Country.

18 Section 10. OWNERSHIP AND OPERATIONAL REQUIREMENTS FOR IDYLLWILD.

- 19 a. Applicability. Property within Idyllwild shall comply with the ownership and  
20 operational requirements for Short Term Rentals outlined in this section.
- 21 b. Conflicting regulations. If any section of this ordinance is in conflict with any other  
22 section of this ordinance, then the more stringent requirements shall control.
- 23 c. Limitation on Ownership of Short Term Rentals in Idyllwild. No Owner or Owner  
24 Entity shall hold more than two (2) Short Term Rental Certificates simultaneously in  
25 Idyllwild. “Holding” a Short Term Rental Certificate shall be defined to include the  
26 Owner, Owner Entity, and any ownership interest, or responsible person for the  
27 ownership interest of the Owner or Owner Entity.

28 1. Exception. The limitations of this Subsection ~~(e) of this Section~~ shall not

1 apply or be enforced against any Owner or Owner Entity that holds more than  
2 two (2) Short Term Rental Certificates simultaneously in Idyllwild as of the  
3 effective date of this ordinance. These Owners and Owner Entities may  
4 continue to renew their existing valid Short Term Rental Certificates so long  
5 as the Responsible Operator(s) complies with the provisions of this  
6 ordinance. ~~These Owners and Owner Entities may apply for three (3) more~~  
7 ~~renewals of their Short Term Rental Certificates until they are required to~~  
8 ~~comply with the provisions of this Subsection (c) of this Section.~~ However,  
9 these Owners and Owner Entities shall not be approved for any additional  
10 Short Term Rental Certificates in Idyllwild until they are in compliance with  
11 the limitations of this Subsection (c) of this Section. These Owners and  
12 Owner Entities may seek additional Short Term Rental Certificates for  
13 properties which are not located in Idyllwild.

14 d. Short Term Rental Caps for Idyllwild. The Short Term Rental Cap for Idyllwild shall  
15 be determined by a percentage of ~~the~~parcels with existing single family residential  
16 units in Idyllwild, as of the effective date of this ordinance. The maximum number  
17 of Short Term Rentals in Idyllwild shall be no more than 500, which equates to  
18 approximately 14 percent of the existing number of single family residential units in  
19 Idyllwild, as of the effective date of this ordinance.

20  
21 1. Exception. The Short Term Rental Caps described in this Subsection shall  
22 not apply or be enforced against any Owner who has an approved Short Term  
23 Rental Certificate as of the effective date of this ordinance.

24 e. Short Term Rental Density Requirements for Idyllwild. Short Term Rental properties  
25 shall not be located within a 150 foot radius of any other Short Term Rental property.  
26 The 150 foot radius shall be measured from the property line of the desired Short  
27 Term Rental. The County shall deny the Short Term Rental Certificate, if the 150  
28 foot radius from the desired Short Term Rental property includes any portion of a

1 property with an approved Short Term Rental Certificate.

2 1. ~~Limited~~Exception. The limitations of this Subsection ~~(e) of this Section~~ shall  
3 not apply or be enforced against any Owner who has an approved Short Term  
4 Rental that does not meet the requirements of this Subsection ~~(e)~~ as of the  
5 effective date of this ordinance or Eligible Properties selected in Tier 1. ~~These~~  
6 ~~Owners-Current Short Term Rental Certificate holders~~ may continue to renew  
7 their valid Short Term Rental Certificates so long as the Responsible  
8 Operator(s) complies with the provisions of this ordinance. Eligible  
9 Properties selected in Tier 1 may obtain a Short Term Rental Certificate so  
10 long as they comply with all other application requirements of this ordinance.  
11 However, any new Short Term Rental Certificates will not be granted for  
12 properties within 150 feet of any property with a valid Short Term Rental  
13 Certificate in Idyllwild.

14 Section 11. ADDITIONAL APPLICATION REQUIREMENTS FOR IDYLLWILD AND  
15 WINE COUNTRY.

16 a. Additional Application Requirements ~~For~~ Initial Applications. Applicants seeking  
17 an initial Short Term Rental Certificate for a property located in Wine Country or  
18 Idyllwild, must meet the following additional requirements:

- 19 1. The Applicant provides the following information:
- 20 i. Names and addresses of all Short Term Rental Certificates held by all  
21 Owner or Owner Entities, including all ownership interests and  
22 responsible parties for all ownership interests, of the Short Term  
23 Rental property in Wine Country or Idyllwild; and,
  - 24 ii. For all Owner Entities of the Short Term Rental property, disclosure  
25 of the names of all ownership interests within each level of the Owner  
26 Entity structure and responsible parties for all ownership interests.
- 27 2. The desired Short Term Rental meets all of the requirements for the  
28 applicable location (for Wine County, Section 9 of this ordinance, and for

1 Idyllwild, Section 10 of this ordinance) including, but not limited to, the  
2 following:

- 3 i. Is selected as an Eligible Property pursuant to this Section 11;
- 4 ii. Meets the limitation on ownership of two (2) Short Term Rental  
5 Certificates, as described in Section 9 or Section 10, as applicable;
- 6 iii. For Wine Country only, meets the Short Term Rental classification  
7 requirements for the district in which the property is located, as  
8 described in Section 9; and,
- 9 iv. Meets the Short Term Rental density requirements, as described in  
10 Section 9 or Section 10, as applicable.

11 ~~(0) — Limited Exception: Eligible Properties selected in Tier 1 are~~  
12 ~~not subject to this requirement.~~

13 4.3. Eligible Properties. The County shall implement a two-tiered process to  
14 select Eligible Properties for areas of Wine Country and Idyllwild.

15 i. Tier 1: A property that has not been issued a Short Term Rental  
16 Certificate but the Owner(s) or Responsible Operator(s) paid  
17 Transient Occupancy Taxes for the property by registering with the  
18 County or Airbnb, only, for the entire period of operation from  
19 September 13, 2021 to September 13, 2022.

20 ii. Tier 2: Any property that does not meet the qualifications for Tier 1,  
21 as described above, or any Tier 1 property that does not obtain a Short  
22 Term Rental Certificate in Tier 1.

23 ~~ii.~~

24 iii. The selection process for Tier 1 Eligible Properties shall occur before  
25 the selection process for Tier 2 Eligible Properties~~Tier 1 properties~~  
26 ~~shall have the opportunity to become Eligible Properties before Tier~~  
27 ~~2 properties. The selection of Tier 1 Eligible Properties shall not be~~  
28 ~~subject to the Short Term Rental Cap for Wine Country and Idyllwild,~~

1 as applicable. Tier 2 properties shall only be selected as Eligible  
2 Properties once the selection process for Tier 1 properties is complete  
3 and if the Short Term Rental Cap for Wine Country and Idyllwild, as  
4 applicable, has not been exceeded.

5 iv. Selection Process for Tier 1 Eligible Properties. After the effective  
6 date of this ordinance, the County shall conduct a one-time selection  
7 for Tier 1 properties.

8 (1) The County shall publish notice of the Tier 1 application  
9 period on the Riverside County Planning Department website  
10 for at least 15 days prior to opening the application period.  
11 After the 15-day notice period, the County will open the  
12 application period for 930 days and close it at 11:59 p.m. on  
13 the 930th day. Once the application period closes, the County  
14 shall verify whether the applications meet the Tier 1  
15 requirements, in accordance with this Section. Only qualified  
16 Tier 1 applications shall have the opportunity to be selected as  
17 Eligible Properties.

18 (2) If the number of qualified Tier 1 applications received does  
19 not exceed the Tier 1 Cap, then Aall verified Tier 1 properties  
20 shall become Eligible Properties. Once selected, Eligible  
21 Properties in Tier 1 must meet all the Short Term Rental  
22 application requirements of Section 7 and the additional  
23 application requirements in this Section 11.

24 (3) However, if the number of qualified Tier 1 applications  
25 received exceeds the Tier 1 Cap, the County shall implement  
26 a lottery to select Eligible Properties up to the Tier 1 Cap.  
27 Once selected, Eligible Properties must meet all the Short  
28

1 Term Rental application requirements of Section 7 and the  
2 additional application requirements in this Section 11. If any  
3 Eligible Property does not meet all of the application  
4 requirements in Section 7 and Section 11, then the County  
5 shall not issue a Short Term Rental Certificate for that  
6 property. In that case, the County shall utilize the same set of  
7 qualified Tier 1 applications and use the lottery system to  
8 select another Eligible Property and determine whether it  
9 meets the application requirements of Section 7 and Section  
10 11. This process shall continue until the number of Short Term  
11 Rental Certificates issued reaches no more than 10 additional  
12 properties beyond the Short Term Rental Cap.

13 (4) Any Tier 1 properties that do not receive a Short Term Rental  
14 Certificate in Tier 1 shall become Tier 2 properties and may  
15 choose to participate in the selection process for Tier 2  
16 Eligible Properties.

17 iv. —

18 v. Selection Process for Tier 2 Eligible Properties. After the one-time  
19 Tier 1 selection is complete, in areas of the County in which the  
20 number of valid Short Term Rental Certificates is less than the Short  
21 Term Rental Cap ~~has not been exceeded~~, the County shall implement  
22 a lottery to select Eligible Properties from Tier 2.

23 (1) Twice a year, the County shall evaluate whether the number  
24 of Short Term Rental Certificates falls below the Short Term  
25 Rental Cap in Idyllwild, as described in Section 10, or Wine  
26 Country, as described in Section 9. The County shall publish  
27 notice of the lottery application period on the Riverside  
28 County Planning Department website for at least 30 days prior

1 to opening the Short Term Rental application period. After the  
2 30 day notice period, the County will open the application  
3 period for 30 days and close it at 11:59 p.m. on the 30th day.  
4 Once the application period closes, the County shall use a  
5 lottery system to select Eligible Properties from the submitted  
6 applications.

7 (2) Once the Short Term Rental Cap is reached for a particular  
8 area, the County shall not select any more Eligible Properties  
9 for that area until the number of Short Term Rental  
10 Certificates falls below the Short Term Rental Cap.

11 (3) Once selected, Eligible Properties must meet all the Short  
12 Term Rental application requirements of Section 7 and the  
13 additional application requirements in this Section 11. If any  
14 Eligible Property does not meet all of the application  
15 requirements in Section 7 and Section 11, then the County  
16 shall not issue a Short Term Rental Certificate for that  
17 property. In that case, the County shall utilize the same set of  
18 submitted applications and use the lottery system to select  
19 another Eligible Property and determine whether it meets the  
20 application requirements of Section 7 and Section 11. This  
21 process shall continue until the number of Short Term Rental  
22 Certificates issued reaches the Short Term Rental Cap.

23 b. Additional Requirements for Renewal Applications. Applicants seeking a renewal of  
24 a Short Term Rental Certificate for a property located in Idyllwild or Wine Country,  
25 must meet the [additional requirements for initial applications, as described in this](#)  
26 [Section 11 following additional requirements:](#)

27 ~~1. The additional requirements for initial applications, as described in this~~  
28 ~~Section 11, are met.~~



1                    ~~2. Exceptions.~~

2                    ~~i. The Short Term Rental density requirements for Wine County, as described in~~  
3                    ~~Section 9 of this ordinance, and for Idyllwild, as described in Section 10 of this~~  
4                    ~~ordinance, shall not apply to renewals.~~

5                    Section 12.    TRANSIENT OCCUPANCY TAX AND ASSESSMENTS.

6                    The Responsible Operator(s) shall comply with or ensure the Hosting Platform(s) complies with all  
7 the requirements of Riverside County Ordinance No. 495, the Uniform Transient Occupancy Tax  
8 Ordinance. For the purposes of Riverside County Ordinance No. 495 only, a Short Term Rental shall  
9 qualify as a “hotel.” The Responsible Operator(s) shall be legally responsible for the collection of all  
10 applicable Transient Occupancy taxes and assessments, including TBIDs and TMDs, from the Responsible  
11 Guest(s) and remittance of such collected taxes and assessments to the Treasurer Tax-Collector, in  
12 accordance with Riverside County Ordinance No. 495 and any other applicable law. The Treasurer Tax-  
13 Collector shall be responsible for the enforcement of the provisions of this section and Riverside County  
14 Ordinance No. 495 and shall have no other enforcement duties related to this ordinance beyond these  
15 responsibilities.

16                    Section 13.    NOTIFICATION AND COMPLAINTS.

17                    a.                Notification.

18                    ~~2.1.~~ Within ten (10) days of approval of a Short Term Rental Certificate, a  
19 Responsible Operator shall provide written notice that a Short Term Rental  
20 Certificate was obtained for the property, as follows:

- 21                    i.                For Short Term Rental properties of less than five (5) gross acres in  
22 size, Responsible Operators shall provide notice to owners of all  
23 properties located within a 300 foot radius of the Short Term Rental  
24 property;
- 25                    ii.               For Short Term Rental properties of five (5) gross acres or more in  
26 size, Responsible Operators shall provide notice to owners of all  
27 properties located within a 600 foot radius of the Short Term Rental  
28 property.

1 ~~3.2.~~ Such notification shall also include the Responsible Operator's contact  
2 information. In the event of a change in the provided contact information,  
3 new notification with the updated information shall be provided in the same  
4 manner.

5 ~~4.3.~~ All notification costs shall be borne by the Responsible Operator.

- 6 b. Initial complaints regarding Short Term Rental violations on a property pursuant to  
7 this ordinance will generally be directed to the Responsible Operator. The  
8 Responsible Operator for the Short Term Rental shall be responsible for correcting  
9 the violation promptly, which includes, within sixty (60) minutes, contacting the  
10 Responsible Guest to correct the violation and visiting the site, if necessary, to ensure  
11 that the violation has been corrected. ~~The Responsible Operator of a Short Term~~  
12 ~~Rental shall report any such complaints, and their resolutions or attempted~~  
13 ~~resolutions, to the Riverside County Planning Department within two (2) business~~  
14 ~~days of the occurrence.~~ Failure to respond to complaints or, meet a Code  
15 Enforcement Officer within sixty (60) minutes, ~~or report complaints to the Planning~~  
16 ~~Department within two (2) business days of the occurrence~~ shall be considered a  
17 violation of this ordinance, and may constitute cause for revocation of the Short Term  
18 Rental Certificate.
- 19 c. If the Responsible Operator fails to respond to the Short Term Rental violation within  
20 the designated time in Subsection b of this Section or the subject of the complaint  
21 needs to be corrected immediately due to health and safety concerns, such as blocked  
22 driveways, blocked streets, or excessive noise during quiet hours, the complainant  
23 may make a complaint to the 24-hour Code Enforcement Department telephone  
24 number. Occupants of surrounding properties shall be apprised of this complaint  
25 procedure as part of the notification requirements of this section.
- 26 d. For complaints related to the issuance of a Short Term Rental Certificate and  
27 compliance with this ordinance should be directed to the Planning Department.
- 28 e. The Responsible Operator shall be subject to all administrative, legal, and equitable

1 remedies available to the County for failure to comply with the provisions of this  
2 section.

3 Section 14. INSPECTIONS, ADDITIONAL FEES, VIOLATIONS, ENFORCEMENT, FINES,  
4 AND PENALTIES.

5 a. Initial Inspections.

6 1. Initial Application. Prior to the County issuing a Short Term Rental  
7 Certificate, the County is authorized to conduct an initial inspection of the  
8 exterior of the intended Short Term Rental property within 30 days of the  
9 County's receipt of a Short Term Rental initial application and the  
10 accompanying initial registration fee. A Responsible Operator shall be  
11 available at the intended Short Term Rental property within sixty (60)  
12 minutes of the County's request for this inspection.

13 2. Renewal. For Short Term Rental properties that have been the subject of a  
14 Notice of Violation within the past twelve (12) months, prior to the County  
15 renewing the related Short Term Rental Certificate, the County is authorized  
16 to conduct an inspection of the exterior of the Short Term Rental property  
17 within 30 days of the County's receipt of the accompanying renewal fee. A  
18 Responsible Operator shall be available at the intended Short Term Rental  
19 property within sixty (60) minutes of the County's request for this inspection.

20 3. Inspection. For inspections pursuant to this section, the County is authorized  
21 to verify by an exterior inspection of the Short Term Rental property that the  
22 Short Term Rental contains all of the following required by this ordinance:  
23 the exterior sign, adequate on-site parking for the maximum number of  
24 occupants allowed in the Short Term Rental, and a working Noise Monitor  
25 system.

26 b. Subsequent Inspections. The Code Enforcement Department may request subsequent  
27 exterior inspections of the Short Term Rental property at any time. Responsible  
28

1 Operator shall make all reasonable attempts to comply with the Code Enforcement  
2 Department's requests or the Short Term Rental may be deemed in violation of this  
3 ordinance.

4 c. Violations. Violations of this ordinance include, but are not limited to,

5 1. A Responsible Guest conducting, causing, allowing, authorizing, permitting,  
6 facilitating, aiding, abetting, suffering, concealing, or maintaining, any of the  
7 following:

8 i. Violation of the requirements for maximum occupancy, noise,  
9 parking, lighting, outdoor fire area, pets, trash, or any other provision  
10 as set forth in this ordinance;

11 ii. Violation of any applicable laws, codes, or regulations related to  
12 health and safety, which includes, but is not limited to, building,  
13 safety, fire, or health; or,

14 iii. Any activity at any Short Term Rental that constitutes a public  
15 nuisance under applicable state or local law, or which otherwise  
16 constitute a hazard to the public health, safety, or general welfare.

17 2. A Responsible Operator conducting, causing, allowing, authorizing,  
18 permitting, facilitating, aiding, abetting, suffering, concealing or maintaining,  
19 any of the following:

20 i. Failure to take action to respond to a complaint pursuant to Section  
21 10 of this ordinance;

22 ii. Failure to notify Planning Department when the Responsible  
23 Operator or Local Contact Person's contact information changes;

24 iii. Violation of the maximum occupancy, noise, or any other  
25 requirements as set forth in this ordinance;

26 iv. Providing of false or misleading information on any Short Term  
27 Rental application, or other documentation required by this  
28

ordinance;

- v. Advertisement of any property for Short Term Rental purposes without a valid County-issued Short Term Rental Certificate for the Short Term Rental property;
- vi. Completion of a Booking Transaction for a Short Term Rental without a valid County-issued Short Term Rental Certificate for the Short Term Rental;
- vii. Completion of a Booking Transaction for a Short Term Rental when the related Short Term Rental Certificate has been expired, denied, revoked, or suspended by the County;
- viii. Violation of any applicable laws, codes or regulations related to health and safety, which includes, but is not limited to, building, safety, fire, or health; or,
- ix. Any activity at any Short Term Rental that constitutes a public nuisance under applicable state or local law, or which otherwise constitute a hazard to the public health, safety, or general welfare.

~~d. The failure of a Responsible Operator to comply with an order of any law enforcement officer shall be grounds for revocation of the Short Term Rental Certificate.~~

~~e. The Code Enforcement Director, or designee, shall have the authority to establish administrative procedures consistent with the provisions of this ordinance for carrying out and enforcing the requirements and the provisions of this ordinance.~~ A person shall not be issued more than one Notice of Violation in a 24-hour period.

~~f.a. If any provision of this ordinance conflicts with any provision of any other Riverside County Ordinance, the more restrictive provision shall control.~~

d. Enforcement. In addition to any other remedies provided by law and unless otherwise specified by this ordinance, violations of this ordinance shall be enforced as

1 authorized in Riverside County Ordinance No. 725. Violations of this ordinance shall  
2 be treated as a public nuisance and strict liability offense regardless of intent. Each  
3 day a violation is committed or permitted to continue shall constitute a separate  
4 offense for which the County may issue a separate Notice of Violation. The Code  
5 Enforcement Director, or designee, shall have the authority to establish  
6 administrative procedures consistent with the provisions of this ordinance for  
7 carrying out and enforcing the requirements and the provisions of this ordinance. If  
8 any provision of this ordinance conflicts with any provision of any other Riverside  
9 County Ordinance, the more restrictive provision shall control.

10 ~~g.~~

11 h.e. Administrative Citations. Violations of this ordinance shall be deemed a threat to the  
12 public health and safety and an infraction. Unless otherwise stated in this section, the  
13 administrative citation penalty procedures governing the imposition, enforcement,  
14 collection, and administrative review of an administrative citation shall be enforced  
15 as authorized in Riverside County Ordinance No. 725 and in accordance with  
16 California Government Code Section 53069.4. -However, administrative citations  
17 may be issued to a Responsible Guest without first issuing a Notice of Violation.  
18 Each day a violation is committed or permitted to continue shall constitute a separate  
19 offense for which the County may issue a separate administrative citation. ~~A person~~  
20 ~~shall not be issued more than one administrative citation in a 24-hour period.~~ The  
21 County may issue an administrative citation against the Responsible Operator or  
22 Responsible Guest for any violation of this ordinance, as follows:

- 23 1. \$1,500.00 for a first violation of this ordinance;
- 24 2. \$3,000.00 for a second violation of this ordinance related to the same Short  
25 Term Rental within one year of the first violation; and
- 26 3. \$5,000.00 for each additional violation of this ordinance related to the same  
27 Short Term Rental within one year of the first violation.

28 i.f. After an administrative hearing has been held in accordance with Riverside County

1 Ordinance No. 725 and a finding has been made that any Responsible Guest or  
2 Responsible Operator has violated the provisions of this ordinance or any other  
3 Riverside County Ordinance related to a Short Term Rental, the County may suspend  
4 or revoke the related Short Term Rental Certificate until the Owner(s) of the property  
5 changes. Revocation. A Short Term Rental Certificate shall be permanently revoked  
6 as to the current Owner(s) and a new Short Term Rental Certificate shall not be issued  
7 until all the Owner(s) of the property changes, subject to an administrative hearing  
8 officer in accordance with the administrative hearing procedures in Section 10 of  
9 Riverside County Ordinance No. 725, if either any of the following findings are  
10 made:

11 1. Any Responsible Operator(s) fails to comply with an order of any law  
12 enforcement officer;

13 2. Any Responsible Operator(s) receives three (3) Verified Notices of Violation  
14 within a twelve (12) month period for the same Short Term Rental. If multiple  
15 Notices of Violation are issued in a 24-hour period, only one Notice of  
16 Violation per 24-hour period may count towards the number of Verified  
17 Notices of Violation described in this subsection; or,

18 3. Any Responsible Operator(s) receives seven (7) Verified Notices of  
19 Violation total for the same Short Term Rental. If multiple Notices of  
20 Violation are issued in a 24-hour period, only one Notice of Violation per 24-  
21 hour period may count towards the number of Verified Notices of Violation  
22 described in this subsection.

23 2.

24 Section 15. REFERENCES TO ORDINANCES. Any references herein to other Riverside  
25 County Ordinances shall include subsequent amendments made to that ordinance.

26 Section 16. SEVERABILITY. If any provision, clause, sentence, or paragraph of this ordinance  
27 of the application thereof to any person or circumstances shall be held invalid, such invalidity shall not  
28 affect the other provisions of this ordinance which can be given effect without the invalid provision or

1 application, and to this end, the provisions of this ordinance are hereby declared to be severable.”

2 ///

3 ///

4 ///

5  
6  
7 Section 2. EFFECTIVE DATE. This ordinance shall take effect thirty (30) days after its  
8 adoption.

10 BOARD OF SUPERVISORS OF THE COUNTY  
11 OF RIVERSIDE, STATE OF CALIFORNIA

12 By: \_\_\_\_\_  
13 Chair, Board of Supervisors

14 ATTEST:  
15 CLERK OF THE BOARD:

16  
17 By: \_\_\_\_\_  
18 Deputy

19 (SEAL)

20  
21 APPROVED AS TO FORM  
22 ~~August~~ October ~~November~~ \_\_\_\_\_, 2023

23 By: \_\_\_\_\_  
24 SARAH K. MOORE  
25 Deputy County Counsel  
26  
27  
28