

I don't fully understand: under the proposed regulation, can a "host" rent out a bedroom and bathroom within their home? Does the 90-day cap apply to this arrangement?

Yes, a host can rent out a bedroom within their home under our proposed regulations. The 90-day cap would not apply to this arrangement, and would only apply to those hosts who want to rent out their entire residence.

Will the owners be required to pay some type of additional city taxes since this will be a business for them and what is the difference between a commercial rental and this program?

Owners will not be required to pay additional taxes. Owners will be required to pay an annual license fee. Visitors will pay Transient Occupancy Taxes, which will be collected by the hosts or hosting platforms and remitted to the City on behalf of the visitor.

This program is for leases of less than 30 days at residentially zoned properties, while the commercial rental tax program is designed to collect business taxes from commercial landlords who rent their commercially zoned properties to tenants.

Will you put a process in place that will manage following through on dubious situations before allowing short term rentals to start? Many short-term rentals become daytime rentals for filming and also illicit activities. It's incredibly lucrative and even more inconvenient for neighbors. Will the fines be enough to deter people from breaking the rules? This has happened to several of my friends in LA.

Should the City Council adopt staff's proposed regulations staff would likely have a couple of months adoption and enforcement period. This period will allow staff to work with a contractor to identify all of the short term rentals that are operating in Burbank, contact them, and have them register with the City through the proposed business license process.

Daytime rentals for filming and illicit activities will still be illegal under the proposed short term rental regulations as they are commercial activities that are not allowed in residential areas.

Yes the intent is to have fines high enough to deter people from breaking the rules.

Suspension, and/or revocation of the business license should be used for compliance.

Does the City of Burbank currently limit business activity to 90 days for any other types of licensed business?

Yes, the City has a permit system for solicitors and canvassers (also known as travelling salespeople). These permits are for a 90-day maximum.

"Are STRs allowed in Burbank? If so, when did they become allowed?"

Short term rentals are not allowed at this time. It will be allowed if Council approves and adopts staff's proposed regulations.

We just passed something to allow ADU's, yes? I believe this was to address the housing shortage in Burbank. In this Covid environment, with many unable to pay rents, I am concerned that those ADUs will be pivoted towards short term rentals. It undercuts the efforts of passing the ADUs as well as the community culture of Burbank. How will we mitigate this to balance the need to increase family housing in Burbank? Thank you for your help in guiding this situation!

In February 2020 the City Council adopted an ordinance to not allow ADUs to operate as a short term rental or participate in short term rental activities.

Is the proposed business licensing fee based on a fixed fee or will it be based on annual rental income? If the latter, how do you propose to audit the revenue, or will it be self-reported?

The proposed business license fee will be a fixed fee. The fixed fee will be monitored just like all other business licenses in the City.

I live on property in ADU I have question in regard to this.

For clarification please contact Nick or Karen with your question. Our emails are below.

Is the proposal to charge both a licensing fee and a tax on people's income generated from renting their home or a room within their home? If so, the city is now proposing we pay both property tax and now a new tax on the use of their property?

Staff is proposing that a host pay a business license fee and that visitors pay transient occupancy taxes to the City.

Anthony's question asked is asking whether the City is in favor of renting STRs?

The City Council asked staff to bring forth a proposal to regulate short term rentals for their consideration. A decision will be made at a City Council meeting in December.

Are the Quiet Hours seven days a week?

Yes, the proposed language is to have the same quiet hours seven days a week.

Gatherings are more than how many people?

City staff is still working on this question.

How do STRs "help" a family find a home in Burbank?

Short term rentals do not help a family find a home in Burbank. The City is trying to address current short term rentals that are happening in Burbank and how to best regulate them.

Wouldn't Airbnb require the city license on their listings? They do in LA city.

Yes, the proposed regulations would require the City license on their listings.

Will copy of today's presentation be available to the public?

Yes, please visit www.burbankca.gov/str

When you ban things like events, gatherings etc. how do you define these events and gatherings? A man who has short term rentals in Burbank asked in this discussion if under 16 ppl was not considered a gathering. In these tiny burbank homes, many of which 700 - 1200 square ft, 16 people is a full party so I think these crystal clear definitions will be very important to have in advance. Thank you!

City staff is still working on this question.

Comments

1. Following in line with Karen and Michael's inquiries, it is imperative to set-up coalition or go-to department that fields all of these illegal short-term rentals. As Michael said, they've already done these illegal acts without any care for the City of neighborhoods for years, so a go-to department is mandatory to watchdog these homeowners.
2. Thank you for this opportunity to share.'
3. Proving there's a short term rental is as easy as going onto Airbnb or any of the sites that serve hosts and checking listings.
4. Every listing for a short term rental on Airbnb even shows the calendar of rentals for each unit. Public info easily gathered.
5. It takes the City often lots of time to act on residents' calls. As both of you know, it took us months to get Code Enforcement and the Police to take us seriously....This is what MUST be written into the proposal.
6. I would also hope for a single clearing house responsible for regulation and consistent enforcement
7. I'm 100% for Airbnb style rentals throughout Burbank as long as the hosts are made responsible for their guests.
8. We need a short term rental Czar within the Building Dept to handle all this. The city taxes gained from the rentals can pay for it all.
9. Comment: While each regulation on their own may be good, there are now too many. In particular the 90-day limit is a problem. No rental of ADUs, owner occupancy, and business tax all make sense. But once properly regulated and with the owner on-site, the 90-day limit seems unnecessary.
10. Konstantine made a great point. People "think" they've been impacted and yet don't even know of one near them... sounds fishy.
11. Sounds to me as though you're going to push this through come hell or high water. It really smells like a money grab by a city council that can't balance a budget.
12. 16 guests seems excessive and completely inconsistent with single-family neighborhoods. Guest count should also consider zoning and lot size.
13. I was told I had to provide proof myself too
14. please make sure not to conflate illegal commercial use issues (filming, parties, etc) with short term rentals. well regulated short term rentals can be in harmony with neighborhood character. many travelers actually prefer a neighborhood setting and community experience over a sterile hotel setting. dont let bad apples taint the issue.
15. Not sure if I'm going to get called about this very important aspect of parking but I believe the BMC needs revisions/additions concerning these STRs but they must include trailer/mobile home length, register vehicles with City ahead of time to get permit, number of axles (not whether it is detached or not), enforcement of 2-hour parking, street cleaning enforcement, especially for those without driveways. I also want The City Attorney, Code Enforcement, and BPD present on these calls.
16. The real burden is proving a violation.
17. It seems the problem of STR is with the one that owner does not reside in the property. If property owner reside in the property all the time while hosting one or two people is very safe because property owner will not allow bad behavior and police them more effectively than any city officials.