

Q: Will unhosted rentals be permitted?

A: This is something we as staff are still considering for staff's proposal.

Q: Do we need to register to continue renting? Is there going to be a fee?

A: If you are renting out your residence or any housing unit you own or rent in Burbank now you should stop, as it is not permitted in the City.

If City Council votes to adopt regulations to allow short-term rental, there will be a fee to register your business.

Q: Why doesn't all that enforcement happen now?

A: The enforcement that we've outlined in the proposed program does not happen now because City staff has not been allocated the resources to perform that enforcement. The proposed enforcement would require the services of a third-party contractor as well as at least one staff member. These funds and that position have not been budgeted by the City Council.

Q: Will the rules and regulations for STR's be posted on the Burbank City website? Will it explain how to register an STR?

A: Regardless of how the City Council acts staff will be posting short-term rental regulations on the City's website. If those rules require the registration of all allowed short-term rentals in the City, then staff will post instructions on how to register for a short-term rental business license.

Q: Have all of the 400-500 current STR listings been registered and are they currently being monitored and enforcing the fact that STRs are illegal?

A: None of the current short-term rentals operating in the City have been registered. The map was provided to the City from a third-party contractor that we spoke with about their technology. As such, City staff is not currently monitoring any of the short-term rental activity occurring within the City, unless it is brought to City staff's attention through a Code-Enforcement complaint.

Q: I am sure Burbank zoning does not allow businesses to operate in residential areas?

A: Burbank has a list of allowed home-occupations that are allowed to operate in residential areas, and can be found here:

<https://www.codepublishing.com/CA/Burbank/?Burbank10/Burbank100105.html#mainContent>

Q: Are there existing laws?

A: Short-term rentals are banned by omission from the City's zoning code, as they are not listed as an allowed use in the City's residential or mixed-use areas.

Q: The statement was just made "no way to identify these users", yet the City Attny stated that we presently have over 600 existing ILLEGAL sites. Who is correct on this issue?

A: As part of the research and development of this program City staff has met with several short-term rental monitoring companies that can use algorithms to identify short-term rental operators. These companies provided estimates of the number of short-term rentals operating in the City, but nothing more than those estimates (the City would need to purchase their services to receive the full data). Each estimate provided by the several companies the City spoke with had estimates between 400 and 500 rentals operating in the City. Staff is confident that the 400-500 estimate is correct, but staff cannot specifically identify each illegally operating short-term rental without purchasing that software solution.

Q: Will you regulate how many STR's are on the same street in the same block?

A: We will take this under consideration.

Q: When will be the next community meeting?

A: Our next public hearing will be at a Planning Board Meeting in mid-2021.