

**Big Bear Lake City Council Ad Hoc Committee's Work Plan  
for a Compromise Private Home Rental (PHR) Ordinance (6/16/2022 Draft)**

***Structured Listening Elements for City of Big Bear Lake PHRs:***

Element	Current Ordinance (passed 8/16/21)	Compromise Ordinance	Citizens Initiative
<b><i>Licensing</i></b>			
<b>PHR Licensing</b>	Required of all PHRs, non-compliance results in fines and/or permanent rental ban	Same as Current	Same as Current
<b>Owner Licensing Restrictions</b>	Maximum of <b>2 licenses</b> , owners with more than 2 valid licenses are grandfathered, business entity can hold license	Maximum of <b>1 license</b> , owners with more than 1 are grandfathered, transfer of license when property transferred to family allowed, <b>no new licenses to investor business entities</b> , personal contact info of all owners must be disclosed	Maximum of <b>1 license</b> , owners with more than 1 are grandfathered, transfer of property eliminates license, <b>no licenses to any business entity</b> , personal contact info of all owners must be disclosed
<b>Maximum Number of Licenses</b>	Not limited	Class A: Capped at <b>1500</b> , existing licenses grandfathered, cap reached through attrition; Class B: <b>unlimited</b> (see classes below)	Capped at <b>1500</b> , existing licenses grandfathered, unclear how any available licenses below cap would be issued
<b><i>Management</i></b>			
<b>Rental Contract Limits</b>	Not limited	No same day check-in/out, <b>2 night minimum</b> except Saturday; Class A: <b>unlimited</b> , Class B: <b>24 contracts a year</b> , minimum <b>21 years</b> old to rent	Limited to <b>30 rentals/contracts/uses</b> each year regardless of compensation
<b>Rental Contract Summary</b>	Not required	Contract summary for each rental <b>must be provided</b> to City, includes data on occupants & vehicles, available for 3 years of auditing	Contract summary for each rental <b>must be provided</b> to City & available for 3 years of auditing

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<b>Owner Use</b>	Not limited	Same as Current	Owners, friends & family, all <b>must follow same rules/restrictions</b> as renters
<b>Friends &amp; Family Use</b>	Not limited	Recommended owner proactively notify code enforcement to advise of owner/friend/family use	Owner <b>must file list</b> of non-renting occupants allowed without owner, limited to 5 persons
<b>Check-Ins</b>	In person by owner/agent, must sign Good Neighbor Policy	Same as Current	Same as Current
<b>Renter Occupancy</b>	2 adults per bedroom, +2 additional adults (not including persons <18 years old) with total not exceeding 1 person per 200 square feet, or 16 persons, whichever is less. Reduced parking capacity limits to 2 adults per space.	Same as Current	Same as Current
<b>Rental Uses</b>	No party, wedding, or gathering exceeding occupancy limits is permitted without prior written <b>approval by the city manager</b> at least 30 days in advance	Same as Current	<b>No events/gatherings</b> exceeding occupancy limits are permitted under any circumstances, including for owners & friends/family
<b>Guest Parking</b>	Requires <b>1 parking space per bedroom</b> , (minimum of 2) clearly delineated off-street paved parking spaces, with some grandfathered exceptions; no on-street parking at anytime	Same as Current	Required off-street parking <b>limited by lot size</b> : <5000 sq.ft. = 2 cars max, 5000-10000 sq.ft. = 3 cars max, 10000+ sq.ft. = 4 cars max; cars in garages not included in limits
<b>Music / Amplified Sound</b>	Indoors only & inaudible at property line	Same as Current	Same, but includes owners & friends/family
<b>Spa Use</b>	Rental use prohibited between 10pm & 7am	Same as Current	Same, but includes owners & friends/family

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Outdoor Activities	Any that disturbs the peace prohibited between 10pm & 7am; incessant dog barking always prohibited	Same as Current	Same, but includes owners & friends/family
Trash	Can't be stored at anytime	Same as Current	Similar, as required by City regulations
Signage	Must display # of allowed renters & cars, plus owner/agent contact info on exterior	Similar, adds license # posted inside unit & on any advertising	Similar, adds license # posted inside unit & on any advertising
Long Term Leasing	Not limited	Same as Current	12+ month leases can suspend existing license for up to 3 years
Transient Occupancy & TBID Taxes	Owner/Hosting platform must collect/pay current 8% TOT & 3% TBID	Same as Current	Same as Current
Owner/Agent Response	Must respond to City on site in person within 30 minutes	Same as Current	Must respond to City on site in person within 30 minutes, <b>must prevent any reoccurring offenses</b> , and perform evictions
Agencies	Owner can use agent, but ultimately owner is responsible	Same as Current	Same as Current
Hosting Platforms	Must disclose listing data, collect taxes, and publish valid license #	Same as Current	Same as Current
<b>Enforcement</b>			
Inspections & Audits	Owner/agent must provide access to property and all related (tax/bank) records	Same as Current	Owner/agent must provide access to property and all related (tax/bank) records; owner pays actual inspection costs not to exceed 1 hour

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<b>Violations &amp; Penalties</b>	Minor violations = \$500 - \$1000; Falsified info = \$2500; Non-license, 1st offense = \$5000 & ineligible for 1 year, further offenses = \$10,000+ & permanent ban; License suspension/revocation possible in many cases	Requires detailed public license & enforcement <b>database</b> ; enforcement <b>deviations require documented explanation</b>	Similar, but <b>removes any City discretion</b> (“may” to “shall”); adds penalties for contract summary violations; 3rd minor violation results in termination of license; <b>removes City’s flexibility to enact additional restrictions</b> on problem rentals; requires detailed public license & enforcement database
<b>Zoning</b>	Generally condos & single family homes without additional units are eligible, apartments and commercial units are not	Same as Current	Similar, but R-3 Zones with 2-4 Attached Single Family Units <b>reduced to 1 rental</b>
<b>Code &amp; Behavior Enforcement</b>	# of enforcement officers doubled in 2021, aided by increased TOT revenue; number and amount of fines up significantly & complaints down compared to pre/Pandemic period	Same as Current	Unknown impact (of eliminated PHRs, change in TOT revenue, post-Pandemic visitation levels) on need and ability to enforce desired visitor behavior & neighborhood qualities
<b>PHR Ordinance Modification</b>	By City Council action, commonly 45 days	By City Council action, commonly 45 days	<b>Only by another ballot measure</b> approved by voters, in 88 to 365 days, if successful