



CITY OF PALM DESERT

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April 18, 2011

PALM SPRINGS RENTAL AGENCY
225 SOUTH CIVIC DR #7
PALM SPRINGS, CA 92262
PETER BROOKS

To PALM SPRINGS RENTAL AGENCY,

The Palm Desert City Council recently voted to require Conditional Use Permits (CUPs) for short-term vacation rentals. The decision, which applies only to homes in non-gated communities and neighborhoods, was approved because of issues with noise, parking, and so-called 'party homes', which can create conflicts with permanent residents.

Anyone operating a short-term rental in a non-gated community with a valid City business license and/or Transient Occupancy Tax permit has until July 13, 2011, to register with the City of Palm Desert-Planning Department. The homeowner must agree to operate the short-term rental in compliance with the conditions of approval for all short-term rentals to be grandfathered in without the CUP.

After May 14, 2011, all homeowners in non-gated communities wishing to operate their property as a short-term vacation rental will need to apply for a CUP. Existing short-term vacation rentals who have not registered by July 13, 2011 will also be required to apply for a CUP. These homeowners will be charged a **one-time fee** of \$500. Their CUP application will also be the subject of a noticed public hearing before the Palm Desert Planning Commission. Neighboring property owners within 300 feet will be notified of the hearing.

All short-term rentals in non-gated communities will have to operate under the following conditions and regulations:

Minimum Number for Rent or Lease: The minimum number of days that a short-term rental can be occupied for is three (3) days. Rentals or leases for fewer than three (3) days shall be prohibited.

Maximum Number of Occupants: The maximum number of overnight guests for a short-term vacation rental shall not exceed two (2) persons per bedroom. Additional daytime guests are allowed between the hours of 8:00 a.m. and 8:00 p.m., with the maximum daytime guests not to exceed one (1) additional person, per bedroom.

Appearance, Visibility or Location: A short-term vacation rental shall not change the residential character or the outside appearance of the residence, either by the use of colors, materials, lighting, or any other advertising mechanism.

Signs: No signs, either on-site or off-site, shall be used to advertise the availability of the short-term rental unit to the public.

On-site Parking Required: All parking associated with a short-term vacation rental shall be entirely on-site, in the garage, carport, driveway or otherwise off of the public street.

Noise: Occupants of the short-term vacation rental shall comply with the standards and regulations of the Palm Desert Municipal Code Section 9.24 Noise Control.

Contact Person: The owner, or his or her agent, shall be available 24 hours a day / 7 days per week, to respond to any tenant or neighborhood questions or concerns. The following information shall be provided:

- Name, address and telephone number(s) of the contact person responsible for the managing the short-term vacation rental. The name, address and telephone number(s) shall be provided to the City of Palm Desert Community Development/Planning Department and owners of property within 300 feet of the rental property, and shall be permanently posted in the rental unit in a prominent location. Any change in the contact person's address or telephone number shall be provided promptly to the parties described above.

Renter Notification: The owner, or operator, shall provide each occupant of the short-term vacation rental with the following information prior to occupancy of the unit and/or shall post such information in a prominent location within the unit:

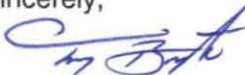
1. Owner or his or her agent contact with 24 hour availability.
2. The maximum number of overnight occupants and the maximum number of daytime occupants as permitted by the CUP
3. Trash pick-up day and applicable rules and regulations pertaining to leaving or storing trash on the exterior of the property.
4. A copy of the Palm Desert Municipal Code Section 9.24 Noise Control
5. Notification that the occupant or owner may be cited or fined by the City and/or in accordance with Palm Desert Municipal Code Section 9.24 Noise Control.

Transient Occupancy Tax: The operator of the short-term vacation rental shall comply with the regulations and standards set forth in the Palm Desert Municipal Code Section 3.28 Transient Occupancy Tax (9%), including making any required payment of transient occupancy tax for each short-term vacation rental.

Violations: Violations of these conditions shall result in the modification, discontinuation, suspension or revocation of the Conditional Use Permit by the Planning Commission.

These conditions are intended to ensure that short-term vacation rentals will be compatible with surrounding residential uses and not negatively affect the neighborhoods in which they are located. If you are an agent representing a homeowner, the homeowner will need to sign the 'grandfather letter' and indentify the agent representing the homeowner. If you have any questions, please contact me by phone or email.

Sincerely,



Tony Bagato, Principal Planner
Community Development / Planning
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