

**NOTICE OF INTENT TO CIRCULATE PETITION**

Notice is hereby given by the persons whose names appear hereon of their intention to circulate the petition within West Hollywood for the purpose of adopting an initiative that will reenact certain rules restricting the use of residential property for vacation rentals, and promote the health, safety, and welfare of West Hollywood's residents by ensuring that short-term vacation rentals do not contribute to the housing crisis in the City.

A statement of the reasons of the proposed action as contemplated in said petition is as follows (up to 500 words):

The affordable housing and homelessness crisis is one of the greatest challenges facing the City of West Hollywood. This is an initiative to protect the welfare of residents of West Hollywood by regulating short-term rentals that worsen housing scarcity.

The purpose of this initiative is to reenact certain existing vacation rental and home share regulations in full through the popular vote. Reenacting these regulations through the popular vote is intended to ensure that city councils cannot repeal or amend these regulations without the consent of the voters. The initiative will allow a city council to amend the vacation rental provisions of the ordinance only to strengthen the restrictions on the use of residential property for vacation rentals that are set forth in the initiative. Specifically, the initiative will reenact provisions that include the following:

- Prohibitions on offering vacation rentals to transients, to ensure that these units are not taken out of the housing market, which worsens housing scarcity.
- Prohibitions on advertising vacation rentals prohibited by the initiative, as well as on advertising vacation rentals that show the location as within West Hollywood, but where the actual vacation rental is located outside of the City. This protects consumers against deceptive practices.
- Requirements that hosting platforms not complete any booking transactions for vacation rentals in the City if they receive a fee for such booking transactions and that hosting platforms not receive or collect fees for services ancillary to a vacation rental such as concierge services, catering, restaurant bookings, tours, guide services, entertainment, cleaning, property management, maintenance of the dwelling unit, and insurance. These provisions protect consumers, support local businesses, and remove incentives for hosting platforms to facilitate the removal of residential units from the housing market.
- An exemption for home sharing, so long as it takes place in accordance with Chapter 5.66 of the West Hollywood Business License Code. This permits existing, permissible home sharing, an approach that

increases the availability of housing.

- Home share regulations, including limitations on home sharing and advertising, operating, and recordkeeping requirements. This helps ensure that home sharing is conducted in a way that is beneficial to the community.

- Definitions for short-term vacation rentals, booking transactions, hosting platforms, and other related terms for the regulation of home sharing.

- Administrative and criminal remedies against individuals and host platforms who facilitate, attempt to facilitate, or advertise short-term vacation rentals in West Hollywood.

Signature: /s/

Print Name: Danielle Wilson

Address: [street address omitted for privacy reasons]

West Hollywood, CA 90046

Signature: /s/

Print Name: Jorge Seperak

Address: [street address omitted for privacy reasons]

West Hollywood CA 90046

Signature: /s/

Print Name: Vincent Voss

Address: [street address omitted for privacy reasons]

Los Angeles CA 90046

**AN INITIATIVE MEASURE PROPOSING TO REENACT THE CITY'S EXISTING VACATION RENTAL REGULATIONS AND REENACT THE RECENTLY EXPIRED HOME SHARING REGULATIONS TO PREVENT THEIR FUTURE AMENDMENT WITHOUT SUBSEQUENT VOTER APPROVAL**

Over the last several years, the West Hollywood City Council has added Chapter 5.66 and Sections 19.36.331, 19.80.120 and 19.90.020 to the Municipal Code regarding vacation rentals and home sharing, which provide as follows:

- Except for "home sharing", leasing, renting, offering or advertising a vacation rental to any transient (a stay of 30 consecutive days or less) is prohibited in West Hollywood.
- Hosting platforms are prohibited from booking vacation rental transactions or receiving a fee to facilitate vacation rentals, and from collecting a fee for ancillary vacation rental services, including concierge services, tours, entertainment, cleaning, property management, or maintenance of the dwelling unit, subject to certain "safe harbor" provisions.

• Until the ordinance recently expired in April 2024, "home sharing" was allowed, with a license and upon payment of applicable Transient Occupancy (Hotel) Taxes on home sharing stays as provided by the Municipal Code. Home sharing was subject to certain restrictions, including:

- The activity is limited to renting a room or part of a room for 30 days or less while the owner/leaseholder resides in the unit during the guest's stay;
- The property is approved for residential use;
- The property is not a rental unit, inclusionary housing or other income-restricted housing unit;
- The property owner resides there as a primary residence for at least 270 days per year.

• Home sharing is also subject to certain operating requirements, such as (i) prompt response to complaints, (ii) guest information to be included on-site, (iii) safety standards such as smoke/CO detectors, prominent display of emergency exit routes, fire extinguisher equipment, occupancy and parking limits.

• Violations are subject to criminal and administrative penalties, civil remedies, reimbursement of the City's enforcement costs including attorney's fees and revocation/non-renewal of a home sharing business license.

• The City is authorized to subpoena documents from responsible parties, including hosting platforms, to verify compliance with these regulations.

This initiative does not alter these substantive provisions. Rather, it seeks to reenact them as an initiative measure and repeal the home sharing ordinance's April 17, 2024 sunset.

Under State law, if this initiative secures sufficient resident voter signatures to qualify for the ballot, and if either (i) the City Council adopts this initiative as an ordinance without an election or (ii) the City Council places it on the ballot and a majority of West Hollywood voters approve it, the provisions outlined above could not be amended by a future City Council, except as provided by the initiative measure itself.

This initiative measure permits the City Council to make limited amendments without an election, provided the amendments increase, enhance or expand upon the restrictions provided therein. Otherwise, the City could not amend these provisions without subsequent majority voter approval.

/s/ Lauren Langer, City Attorney

**AFFIDAVIT OF POSTING**

State of California )  
County of Los Angeles )  
City of West Hollywood )

I declare under penalty of perjury that I am employed by the City of West Hollywood in the Office of the City Clerk and that I posted this agenda on:

Date: August 16, 2024

Signature: [Handwritten Signature]