



NEWS RELEASE

James Ramos, Third District
Board of Supervisors

May 23rd, 2016

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Board Considers Ordinance for Short-Term Rentals

SAN BERNARDINO - On Tuesday, during the regularly scheduled meeting, the Board of Supervisors conducted a public hearing to consider an ordinance to amend provisions in the Development Code relating to Short-Term Private Home Rentals.

Short-Term Private Home Rentals (STRs) are regulated by the Development Code and are issued permits by the Code Enforcement Division of the County's Land Use Services Department. Currently, STR permits are issued only in the Mountain Region. Additional amendments are under review to add requirements for STRs in the Desert Region.

The amendments to the Development Code were proposed to address issues relating to noise, parking, overcrowding, and other potential impacts on neighborhoods. Code enforcement worked on this draft for about two years, and received a lot of input from stakeholders from across the Mountain Region. One of the more prominent community partners was the Big Bear Valley Vacation Rental Association and its executive director Michael Perry. This group commented extensively on past drafts as well hosted community meetings between County Code Enforcement staff and owners and managers of rental properties in the Big Bear area.

Some of the key provisions of the proposed ordinance include expanding permit requirements to apply to multi-family units, notification of the STR permit application expanded to a 300-ft. radius, more specific maximum occupancy standards, on-site parking requirements amended to be based on the number of occupants, prohibiting rental for commercial use, more stringent standards for owner response to complaints, more explicit and more enforceable standards regarding nuisance complaints, and enhanced provisions for enforcement and revocation.

"I commend Code Enforcement and Land Use staff for working on these amendments for the past couple of years." Supervisor James Ramos stated. "Community input from mountain residents was also a crucial factor in amending the existing development code. These proposed modifications will help bring some resolve to the issues created by STRs."

During the public hearing, Andy Wingert, Code Enforcement Chief, also stated that they are very close to hiring a vendor to establish a 24/7 hour hotline where residents can call to report any issues with STRs. More information on this hotline and STRs can be found on the Code Enforcement website at

<http://cms.sbcounty.gov/lus/CodeEnforcement/CodeEnforcementHome.aspx>

The ordinance is scheduled for final adoption on Tuesday, June 13, 2017 on the consent calendar.

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