

## **SUMMARY**

### **AN URGENCY ORDINANCE OF THE MENDOCINO COUNTY BOARD OF SUPERVISORS EXTENDING INTERIM RESTRICTIONS ON THE ESTABLISHMENT OF SHORT-TERM/VACATION RENTALS OF RESIDENTIAL PROPERTY PENDING THE STUDY AND CONSIDERATION OF LAND USE AND OTHER REGULATIONS PERTAINING TO SUCH RENTALS**

This urgency ordinance extends interim restrictions on the establishment of short-term/vacation rentals of residential property, as defined in the ordinance. If adopted, this urgency ordinance will extend the provisions of the urgency ordinance adopted on August 1, 2017, for a period of 10 months and 15 days, pursuant to the provisions of Government Code section 65858.

Under the ordinance, no person shall commence or establish a vacation rental within the County (excluding the Town of Mendocino), and the County shall not make any determination that would authorize or approve any application for any permit, license or entitlement which has as its result the approval or allowance of the operation of a vacation rental. The ordinance contains an exemption process by which evidence of operation of a vacation rental prior to the date of the ordinance may be provided and the owner of the vacation rental business may then apply for a business license, subject to payment of all applicable unreported taxes, assessments, penalties and interest, and subject to requirements related to the County's zoning code. Vacation rentals established on or after the date of adoption of the ordinance are deemed to be a public nuisance and violations may be enforced by the Department of Planning and Building Services. The ordinance contains findings establishing the urgency as required by Government Code section 65858. The ordinance contains findings establishing the urgency as required by Government Code Section 65858. The ordinance may be extended for an additional 12 months, following notice and a public hearing.