

“Arguments in support or opposition of the proposed laws are the opinions of the authors”

ARGUMENTS IN FAVOR

VOTE YES for a Short Term Rental (STR) policy that prioritizes SERVING RESIDENTS FIRST. The spread of hotel-like STR businesses for investors in residential neighborhoods could cause problems concerning management, violations, safety, parking, noise, trash and partying. All neighborhoods should be protected.

- REDUCES the number of STRs allowed in Dana Point by approximately 50% to help preserve available housing, including for residents who rent.
- RESIDENT HOMEOWNERS are awarded STR permits for their primary homes first before being awarded to investors to accommodate residents with financial need and help reduce possible negative impacts on residents and neighborhoods.
- ALLOWS STR PERMITS FOR RESIDENT HOMEOWNERS to rent rooms in their homes while on-site called Home-Stay STRs or for up to 60 days in as many as 10 stays while away or on vacation called Primary STRs.
- AWARDS PERMITS ANNUALLY so all PROPERTY OWNERS can participate in the permitting process and eliminates all "grandfathered" STRs that allow continuous renewals favoring investors.
- HOSTING PLATFORMS are required to validate permits on listings and submit Transient Occupancy Tax (TOT) to the city to improve enforcement and efficiency.
- PRIORITIZES the granting of permits in commercial and mixed-use zones to further protect residential neighborhoods.
- REQUIRES AN STR REGISTRY that includes STR addresses, the owners, agents, the TOT paid and other relevant information, which will keep residents informed about STR activity in their neighborhoods.
- CHANGES TO THE POLICY can be made by the city council in an election with a vote of the people to ensure support.
- HOA and CC&R regulations for residents in neighborhoods that prohibit STRs continue to be honored.
- CALIFORNIA COASTAL COMMISSION'S perceived goals are addressed to gain its approval for the Coastal Zone.

VOTE YES

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