



Office of the San Diego City Attorney

Mara W. Elliott
City Attorney

August 11, 2020

The Honorable Steve Glazer
California State Senate
State Capitol
Room 5108
Sacramento, CA 95814

Senate Bill 1049 (Glazer): Short-Term Rental Properties -- Support

Dear Senator Glazer:

The San Diego City Attorney's Office is pleased to support Senate Bill (SB) 1049.

SB 1049 would increase the administrative penalties that local agencies may impose on short-term rental properties that allow "disruptive and dangerous events" from a maximum of \$500 to a maximum of \$5,000, subject to local approval.

The bill is necessary in light of the mass shooting in Orinda last year, where five people died and four others were injured during a Halloween party hosted at a short-term rental property. Here in San Diego County, our communities have also suffered from short-term rentals being used as "party houses," disrupting neighborhoods and sometimes even resulting in crime.

I believe an increase in penalties for the owners of such rentals is long overdue. Hopefully it will serve as an incentive to property owners to crack down on the conduct their of renters and keep closer tabs on how their properties are being used.

Since short-term rentals are not defined or regulated in San Diego, our Office has taken the position that they are not a permissible land use under the San Diego Municipal Code. These rentals should be defined and regulated in a clear and comprehensive manner that respects the rights of all property owners and protects our neighborhoods.

Until a regulatory framework for short-term rentals is established, our City relies on our Police and Code Enforcement departments to enforce laws regarding excessive trash, noise and other nuisances associated with these properties. Stiffer penalties for short-term property owners that allow disruptive conduct would be a welcome and effective enforcement tool.

The quality of life in our communities and safety of our neighbors requires that renters and landlords alike act responsibly and follow the law.

For these reasons, my Office strongly supports SB 1049 and urges its passage.

Sincerely,

A handwritten signature in blue ink that reads "Mara W. Elliott".

Mara W. Elliott