

File No. 151245

Committee Item No. 5

Board Item No. _____

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: Land Use and Transportation

Date April 25, 2016

Board of Supervisors Meeting

Date _____

Cmte Board

- | | | |
|-------------------------------------|--------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | Motion |
| <input type="checkbox"/> | <input type="checkbox"/> | Resolution |
| <input type="checkbox"/> | <input type="checkbox"/> | Ordinance |
| <input type="checkbox"/> | <input type="checkbox"/> | Legislative Digest |
| <input type="checkbox"/> | <input type="checkbox"/> | Budget and Legislative Analyst Report |
| <input type="checkbox"/> | <input type="checkbox"/> | Youth Commission Report |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Introduction Form |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Department/Agency Cover Letter and/or Report |
| <input type="checkbox"/> | <input type="checkbox"/> | Memorandum of Understanding (MOU) |
| <input type="checkbox"/> | <input type="checkbox"/> | Grant Information Form |
| <input type="checkbox"/> | <input type="checkbox"/> | Grant Budget |
| <input type="checkbox"/> | <input type="checkbox"/> | Subcontract Budget |
| <input type="checkbox"/> | <input type="checkbox"/> | Contract/Agreement |
| <input type="checkbox"/> | <input type="checkbox"/> | Form 126 - Ethics Commission |
| <input type="checkbox"/> | <input type="checkbox"/> | Award Letter |
| <input type="checkbox"/> | <input type="checkbox"/> | Application |
| <input type="checkbox"/> | <input type="checkbox"/> | Form 700 |
| <input type="checkbox"/> | <input type="checkbox"/> | Vacancy Notice |
| <input type="checkbox"/> | <input type="checkbox"/> | Information Sheet |
| <input type="checkbox"/> | <input type="checkbox"/> | Public Correspondence |

OTHER (Use back side if additional space is needed)

<input type="checkbox"/>	<input type="checkbox"/>	_____
<input type="checkbox"/>	<input type="checkbox"/>	_____
<input type="checkbox"/>	<input type="checkbox"/>	_____
<input type="checkbox"/>	<input type="checkbox"/>	_____
<input type="checkbox"/>	<input type="checkbox"/>	_____

Completed by: Andrea Ausberry Date April 21, 2016

Completed by: _____ Date _____

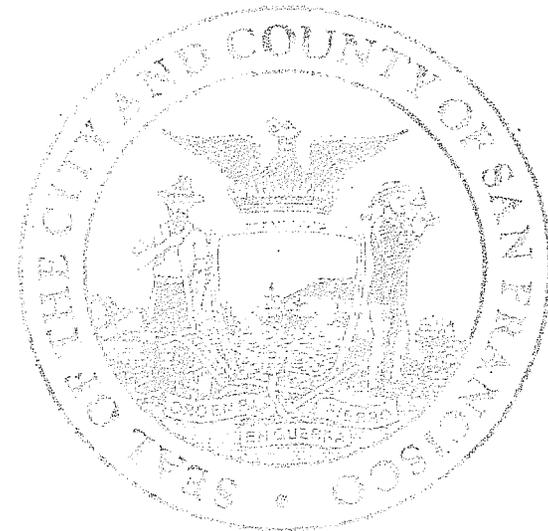
File No. 151245

1/11/16. Presented in Committee

(Kevin Guu, Director, Office of Short-Term Residential Rental Administration & Enforcement)

PROGRAM OVERVIEW

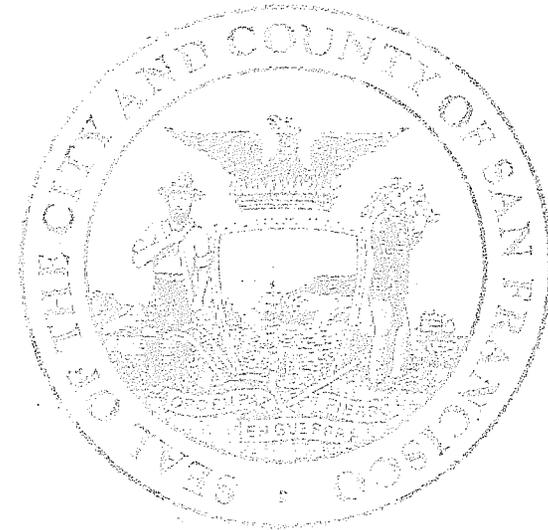
Office of Short-Term Rentals





AGENDA

- 1. PROGRAM OVERVIEW**
- 2. REGISTRATION STATUS**
- 3. OUTREACH TO PLATFORMS**
- 4. ENFORCEMENT STATUS**
- 5. WEBSITE CHANGES**





Program Overview

- Regulations effective February 1, 2015
- Allows permanent residents to rent homes < 30 days
- OSTR established in July to administer STR Program
- Oversees registration and enforcement

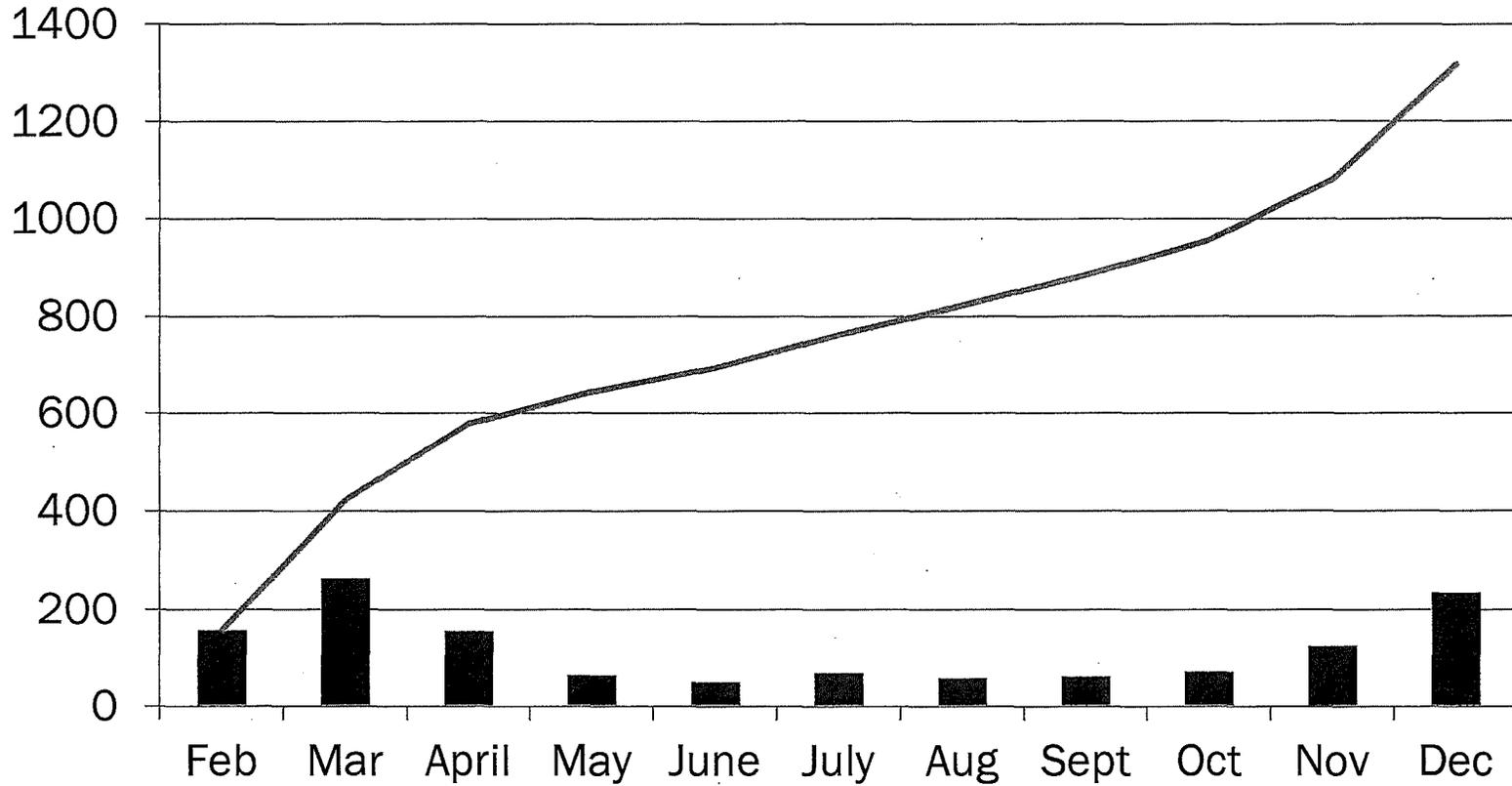


Registration Status

- 1,318 applications received
- 879 registered hosts
- 170 applications rejected/incomplete
- 269 applications pending review
- Approx. 150 appointments in January



Registrations Applications in 2015

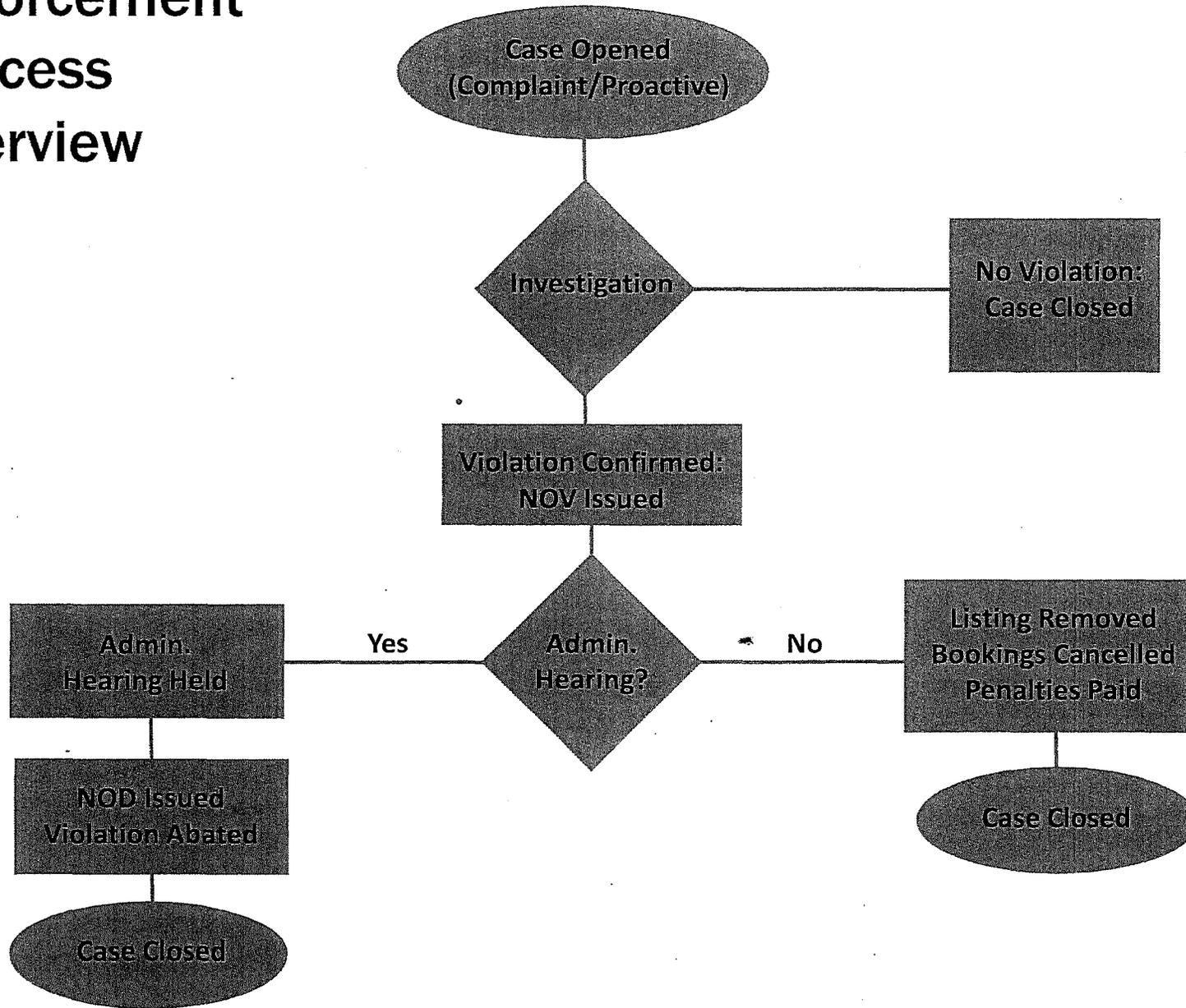




Requests to Hosting Platforms

- Identify hosts with listings for multiple properties in San Francisco.
- Require that website users/hosts include a registration number for their SF listings.
- Deactivate listings of year-round vacation rentals.
- Link listings to specific addresses when provided to OSTR by complainant.
- Push content to SF hosts regarding requirements (registration, reporting, business tax, etc.)

Enforcement Process Overview





Enforcement Status

- 264 cases opened since February 1, 2015
- 155 cases under investigation
- 14 cases issued Notices of Violation, pending closure
- 95 cases fully closed



Enforcement Status

- \$475,000 in penalties assessed
- Cases involving 64 dwelling units
- \$124,000 in penalties collected
- Outstanding penalties referred to BDR
- Procedures emphasize abatement without hearings
- Increased proactive enforcement activity
- Enhanced monitoring for future compliance



Website Changes: Quarterly Host Reporting

- Required per Admin. Code 41A
- Hosts report activity for last quarter, or from date of initial registration
- On-line form reporting form active on January 4, 2016
- Reports due February 1, 2016



Office of Short-Term Rentals Quarterly Rental Reporting



After you file your report you will not be able to come back and change it. Please check your information before submitting.

[Homepage](#)

How to contact us
Office of Short-Term Rentals
1825 Mission Street, Ste 400
San Francisco, CA 94103
[View location on map](#)
shorttermrentals@sfgov.org
415-575-8175

What is your name?
Do I need to report my hosting?

Which best describes you?
Permanent resident

What is your registration number?
How do I find my registration number?

What is the address of the hosting property?
Street address
Apartment, suite, unit, etc.
San Francisco, CA
Zip

- Please check all hosting platforms you used this quarter.
- AirBnB
 - VRBO
 - HomeAway
 - FlipKey
 - Other

Please report the dates for each individual stay that occurred from
February 1* - December 31, 2015
*Or from date of initial registration
How do I report stays in multiple rooms?

List your hosted stays below:
What is a hosted stay?

Date checked-in	Date checked-out
dd/mm/yyyy	dd/mm/yyyy

+ Add another stay

List your unhosted stays below:
What is an unhosted stay?

Date checked-in	Date checked-out
dd/mm/yyyy	dd/mm/yyyy

+ Add another stay



Pending Website Changes

- On-line Complaint Form
- Posting of enforcement notices
- Real-time registration and enforcement data
- “Heat maps” of STR clusters

BOARD of SUPERVISORS



City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco 94102-4689
Tel. No. 554-5184
Fax No. 554-5163
TDD/TTY No. 554-5227

MEMORANDUM

TO: Kevin Guy, Office of Short-Term Rental Administration and Enforcement

FROM:  Alisa Somera, Assistant Clerk, Board of Supervisors

DATE: December 9, 2015

SUBJECT: LEGISLATION INTRODUCED

The Board of Supervisors' Land Use and Transportation Committee has received the following request for hearing, introduced by Supervisor Wiener on December 1, 2015:

File No. 151245

Hearing on short-term residential rentals registration and enforcement activity, current staffing levels of the Office of Short-Term Residential Rental Administration and Enforcement, and any need for additional resources of policies to adequately enforce the law; and requesting the Office of Short-Term Residential Rental Administration and Enforcement to report.

If you have any comments or reports to be included with the file, please forward them to me at the Board of Supervisors, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

Print Form

Introduction Form

By a Member of the Board of Supervisors or the Mayor

Time stamp
or meeting date

I hereby submit the following item for introduction (select only one):

- 1. For reference to Committee. (An Ordinance, Resolution, Motion, or Charter Amendment)
- 2. Request for next printed agenda Without Reference to Committee.
- 3. Request for hearing on a subject matter at Committee.
- 4. Request for letter beginning "Supervisor [] inquires"
- 5. City Attorney request.
- 6. Call File No. [] from Committee.
- 7. Budget Analyst request (attach written motion).
- 8. Substitute Legislation File No. []
- 9. Reactivate File No. []
- 10. Question(s) submitted for Mayoral Appearance before the BOS on []

Please check the appropriate boxes. The proposed legislation should be forwarded to the following:

- Small Business Commission Youth Commission Ethics Commission
- Planning Commission Building Inspection Commission

Note: For the Imperative Agenda (a resolution not on the printed agenda), use a Imperative Form.

Sponsor(s):

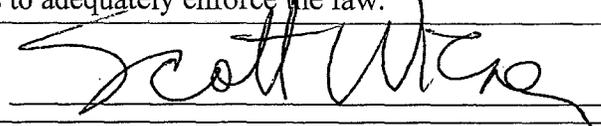
Wiener

Subject:

Short Term Rentals Enforcement

The text is listed below or attached:

Hearing requesting the Office of Short Term Rentals to report on registration and enforcement activity, current staffing levels, and any need for additional resources or policies to adequately enforce the law.

Signature of Sponsoring Supervisor: 

For Clerk's Use Only:

