



# INTERMEDIATE LENGTH OCCUPANCY (ILO) PROGRAM UPDATE

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ILO Program Update/ April 25, 2022/ Land Use & Transportation Committee



**San Francisco**  
**Planning**

# Presentation Purpose

- General Program Overview
- Application Volume
- Current and Future Enforcement



# Key Program Details

- Max of 1,000 ILOs permitted
- Prohibited in rent-controlled units, BMR units, 1-3 unit bldgs, & MU Districts
- Lots with 10 or more dwelling units require a CUA for ILO
- No more than 1/3 ILOs approved by CUA may be:
  - Located outside downtown core
  - Located within Sensitive Communities
- Applications for existing ILOs due by 6/22/22

# Current ILO Program Statistics

ILO Program Data – April 25, 2022	
Total ILO Applications	11
Total ILOs (Units) Proposed	50
Total ILOs Proposed outside Downtown Core	50
Total ILOs Proposed in Sensitive Communities	45
Total ILOs Approved	37

# Existing and Future Enforcement

- Only enforcing prohibited ILOs until 6/22/22 filing deadline
- Enforcement Considerations
  - Planning Code enforcement is not punitive
    - No citation authority or automatic penalties
  - Ephemeral nature of ILOs (i.e., short leases)
  - Ease of amending leases
  - Enforcement staff capacity (nearly 1,900 open enforcement cases)
  - Proactive enforcement will either:
    - Increase backlog and/or timelines; or
    - Require additional staff

THANK YOU



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