

Home-Sharing

Regular and Extended Comparison Chart



Los Angeles City Planning is launching updated Home-Sharing Administrative Guidelines to enhance clarity and improve implementation of the Home-Sharing Ordinance. Please refer to the chart below to see how the requirements, process, rules and fees differ between Regular Home-Sharing (RHS) and Extended Home-Sharing (EHS) in the updated Administrative Guidelines.

Regular Home-Sharing and Extended Home-Sharing Comparison Chart

	Regular Home-Sharing (RHS)	Extended Home-Sharing (EHS)
Eligibility Requirements	Applicants must meet <u>all</u> of the following criteria: Primary Residence: Registered Hosts may only register their primary residence. Photo Identification: Applicants must provide a valid Photo ID (California Driver's License or California Identification Card) issued by the California DMV showing the Host's true full name and the Home-Sharing unit address. Proof of Primary Residency Documents: Applicants must provide <u>two</u> of the following proof of primary residency documents to their application. All documentation must show the applicant's true full name and the street address where the proposed Home-Sharing use will take place. – One (1) Property Tax Bill with Homeowner's Exemption; or – One (1) Utility Bill issued by Los Angeles Department of Water and Power (LADWP); or – One (1) California Vehicle Registration Certificate; or – One (1) Voter Registration Card or Voter Registration Abstract from Los Angeles County; or – One (1) Internal Revenue Service (IRS) Account Transcript or IRS File Return Transcript; or – One (1) or two (2) different notices or statements from a State of California or United States Federal Government Assistance Program showing proof of received benefits (e.g. Verification of Benefits document); or – One (1) Jury Summons issued by the Los Angeles Superior Court or United States District Court. Rent Stabilization Ordinance/Ellis Act/Low Income/Affordable Housing Covenant Restriction: The residence must not be subject to the City's Rent Stabilization Ordinance (RSO), Ellis Act, Low-Income Restriction and/or an Affordable Housing Covenant. Residential Zone/Use Limitations: The area to be used for Home-Sharing must be located in a zone wherein residential uses are permitted by right and in a structure approved for residential use by the Los Angeles Department of Building and Safety (LADBS).	Applicants must meet the eligibility requirements for an RHS registration <u>and</u> must meet the following additional criteria: Active Regular Home-Sharing Registration: The applicant has a current valid Regular Home-Sharing Registration. Hosted for 6 Months or Hosted for 60 Nights – Have maintained a valid Regular Home-Sharing registration for at least six months; <u>or</u> – Can provide evidence of having Hosted guests for at least 60 nights after having received a registration number. No More than One Citation/Violation Issued within the Prior Three Years: No more than one citation/violation was issued in regard to the Host, registered dwelling unit, and/or the property within the prior three years. Otherwise, the applicant may submit an application for Discretionary Review. Proof of Transient Occupancy Tax (TOT) Registration: The Host will be required to provide documentation demonstrating compliance with the TOT requirements, including proof of registration with the Los Angeles Office of Finance, if applicable. All Hosts must comply with the TOT requirements set forth in the Los Angeles Municipal Code (LAMC).

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Eligibility Requirements (cont.)	No Pending Citations/Violations: The Host, registered dwelling unit, and/or property shall not be subject to any open or pending Citations by any enforcement agency of the City. Property Owner Approval: Tenants must submit a Property Owner Authorization to Conduct Home-Sharing form that is signed and notarized by the property owner. Not prohibited from Home-Sharing due to Revocation or Suspension: Applicants may not participate as a Host in Home-Sharing if, at the time of application, they have been prohibited from participating in Home-Sharing due to a Suspension or Revocation.	
Booking Limit	Up to 120 days per calendar year.	Up to 365 days per calendar year.
Registration Period	A Home-Sharing Registration is valid for a 12-month registration period . After the 12-month registration period ends, the Registration Number expires and is no longer valid unless it is renewed.	
Renewal	Applicants may apply for an RHS renewal application beginning one month before the expiration of a registration number and anytime after. Applicants must meet the eligibility requirements for an RHS registration <u>and</u> must meet the following additional criteria: Past Compliance: Affirm via e-sign that all provisions of the Home-Sharing Ordinance during the prior registration period have been met. Information Accuracy: Confirm that the previous application information provided is still accurate and provide any updates. Home-Sharing Records: Hosts must complete a Home-Sharing Records Worksheet showing all bookings made during the registration year. A Home-Sharing Records Worksheet is not required for any listing on a hosting platform with a valid Platform Agreement with the City. Per-Night Fees (PNF): Hosts using a Hosting Platform without a Platform Agreement with the City must remit the per-night fee to the City themselves.	An EHS registration can be renewed annually following the same renewal requirements as an RHS registration renewal <u>and</u> must meet the following additional criteria: No more than one citation/violation issued within the prior three years: No more than one citation/violation was issued in regard to the Host, registered dwelling unit, and/or the property within the prior three years. Otherwise, the applicant may submit an application for Discretionary Review. Applications for EHS renewals will only be accepted before the expiration of the registration. If the Host does not submit a renewal application for their EHS Registration before it expires, they must submit a renewal application for an RHS registration instead. Additionally, if the Host no longer wants to participate in EHS, they may submit a renewal application for an RHS Registration instead.

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Renewal (cont.)	Proof of Transient Occupancy Tax (TOT) Registration: Upon renewal, the Host will be required to provide documentation demonstrating compliance with the TOT requirements, including proof of registration with the Office of Finance, if applicable. All Hosts must comply with the TOT requirements set forth in the Los Angeles Municipal Code.	
Fees and Taxes	RHS Application Fee: Application fees are set by ordinance and adjusted for inflation annually. The fee for a RHS registration is requested when the application is submitted. Per-Night Fee (PNF): All Home-Sharing activity in a given month is subject to the per-night fee. Hosts using a Hosting Platform without a Platform Agreement with the City must remit the per-night fee to the City themselves. Transient Occupancy Tax (TOT): Property owners engaged in Short-Term Rental activity within the City of Los Angeles are responsible for remitting TOT to the City of Los Angeles. Please refer to the Office of Finance for more information about the TOT and the current TOT tax rate.	The applicant must pay the PNF and TOT following the same requirements as an RHS registration. However, EHS has a different Application Fee and payment process, and requires a Neighborhood Notification Fee. EHS Application Fee: Application fees are set by ordinance and adjusted for inflation annually. The fee for an EHS registration is requested when the application is submitted. Neighborhood Notification Fee: Applicants must pay the City or the City's designated vendor to mail a notification of an EHS Registration to adjacent and abutting property owners and occupants. This is a one-time fee that is paid for new EHS registrations (it is not required for renewal applications) and is requested after application approval.