

FACT SHEET

Short-Term Rental Technical Amendment Ordinance

Summary

In response to a [motion](#) adopted by the Los Angeles City Council (see [Council File No. 14-1635-S13](#)) and in light of the erroneous decision in *People of the State of California v. Venice Suites, LLC* (*Venice Suites*), Los Angeles City Planning has prepared a [draft Short-Term Rental Technical Amendment Ordinance](#) (Ordinance) amending the Los Angeles Municipal Code (LAMC) to clarify the City's longstanding rules governing short-term rental occupancies of dwelling units. The proposed Ordinance will not change or amend any portion of the Home-Sharing Ordinance.

Background

The City's Zoning Code is considered "permissive," in that only expressly permitted uses are allowed, and all other uses are not allowed, as explained by [Section 12.21 A.1\(a\)](#) and other sections of Article 2 of Chapter 1 of the LAMC that identify the allowed uses in each zone. In 1992, the City Council adopted [Ordinance No. 167,689](#) introducing "Transient Occupancy Residential Structures" (TORS) into the Zoning Code, marking the first allowable use of dwelling units for short-term rental occupancy in the City. As confirmed by [Ordinance No. 167,689](#), all short-term rental occupancies in the City were prohibited before the enactment of the [Home-Sharing Ordinance](#) (HSO), except as expressly authorized.

Nonetheless, *Venice Suites* held that the Zoning Code permitted occupancies of any length (including short-term rental periods of 30 days or less) in a specific Apartment House prior to the HSO. While the court's decision applies only to the Apartment House involved in the case, it has served as the basis for subsequent claims from other illegal short-term rentals, including for vested rights to operations and exemptions from existing short-term rental regulations. These claims undermine the basic principle that such short-term rental occupancies are illegal except in specific and limited circumstances (e.g., Home-Sharing, Bed and Breakfasts, TORS).

Key Recommendations

The proposed Ordinance would amend [Section 12.03 of Article 2 of Chapter I of the LAMC](#) to update the definition of “Transient Occupancy Residential Structure” (TORS). The amended definition confirms that the use of any Dwelling Unit, Guest Room, or Suite in any Dwelling and Apartment House (as those terms are defined in [Section 12.03 of Article 2 of Chapter I of the LAMC](#)) for short-term rental occupancy is only allowed when explicitly permitted by the LAMC. This amendment is declarative of existing law, reflecting the City’s understanding at the time that [Ordinance No. 167,689](#) was originally enacted in 1992.

Frequently Asked Questions

Why is the proposed Ordinance necessary if short-term rental regulations are not changing?

The *Venice Suites* decision undermines the City’s basic principle that the use of dwelling units for short-term rental occupancies is illegal except in specific and limited circumstances (e.g., Home-Sharing, Bed and Breakfasts, TORS). As such, the proposed Ordinance would amend the LAMC to confirm the City’s longstanding rules governing the use of dwelling units for short-term rental occupancies.

What is the current status of the proposed Ordinance?

In September 2025, City Planning prepared a Staff Recommendation Report and a revised draft of the proposed Ordinance (both available [here](#)) for public review and City Planning Commission (CPC) consideration. The CPC approved and recommended that the City Council adopt the proposed Ordinance at its meeting on September 25, 2025, as summarized [here](#). Next, the City Council and its Planning and Land Use Management (PLUM) Committee will consider the proposed Ordinance at a future meeting.

Additional information, including the City Council and PLUM Committee meeting dates when they become available, can be found on the [Proposed Land Use Regulations](#) page of City Planning’s website.

Will there be any opportunities for public comment?

A public hearing was held during the September 25, 2025 City Planning Commission (CPC) meeting, where City Planning staff also presented their Staff Recommendation Report and draft Ordinance (both available [here](#)).

The City Council and its Planning and Land Use Management (PLUM) Committee will consider the proposed Ordinance at a future meeting, at which time the public will have additional opportunities for public comment.

Will the proposed Ordinance amend the Home-Sharing Ordinance?

No, the proposed Ordinance will not change or amend any portion of the Home-Sharing Ordinance (HSO).

Who can I contact for additional information?

If you have any questions, comments, or would like to be added to the interested parties list, please contact Lance Sierra at lance.sierra@lacity.org.