

ORDINANCE NO. 16-1365

AN ORDINANCE OF THE CITY OF HERMOSA BEACH, CALIFORNIA, RELATING TO RENTAL OF RESIDENTIAL PROPERTIES FOR FEWER THAN THIRTY DAYS AND AMENDING THE HERMOSA BEACH MUNICIPAL CODE

THE CITY COUNCIL OF THE CITY OF HERMOSA BEACH, CALIFORNIA, DOES ORDAIN AS FOLLOWS:

SECTION 1. The following new definition is added to the list of alphabetical definitions in Section 17.04.040 of Chapter 17.04 of Title 17 of the Hermosa Beach Municipal Code to read as follows:

“Advertisement” means any printed or lettered announcement, whether in a magazine, newspaper, handbill, notice, display, billboard, poster, email, internet website or application, or any other form.

SECTION 2. Title 17, Chapter 17.08 of the Hermosa Beach Municipal Code is hereby amended by adding thereto a new section 17.08.025 to read as follows:

17.08.025 Short term rentals prohibited.

It shall be unlawful for any person to offer or make available for rent or to rent (by way of a rental agreement, lease, license or any other means, whether oral or written) for compensation or consideration a residential dwelling, a dwelling unit or a room in a dwelling for less than thirty consecutive days. It shall be unlawful for any person to occupy a residential dwelling, a dwelling unit or a room in a dwelling for less than thirty consecutive days pursuant to a rental agreement, lease, license or any other means, whether oral or written, for compensation or consideration.

SECTION 3. Title 17, Chapter 17.10 of the Hermosa Beach Municipal Code is hereby amended by adding thereto a new section 17.10.015 to read as follows:

17.10.015 Short term rentals prohibited.

It shall be unlawful for any person to offer or make available for rent or to rent (by way of a rental agreement, lease, license or any other means, whether oral or written) for compensation or consideration a residential dwelling, a dwelling unit or a room in a dwelling for less than thirty consecutive days. It shall be unlawful for any person to occupy a residential dwelling, a dwelling

1 unit or a room in a dwelling for less than thirty consecutive days pursuant to a rental agreement,
2 lease, license or any other means, whether oral or written, for compensation or consideration.

3 **SECTION 4.** Title 17, Chapter 17.12 of the Hermosa Beach Municipal Code is hereby
4 amended by adding thereto a new section 17.12.015 to read as follows:

5 17.12.015 **Short term rentals prohibited.**

6 It shall be unlawful for any person to offer or make available for rent or to rent (by way of a rental
7 agreement, lease, license or any other means, whether oral or written) for compensation or
8 consideration a residential dwelling, a dwelling unit or a room in a dwelling for less than thirty
9 consecutive days. It shall be unlawful for any person to occupy a residential dwelling, a dwelling
10 unit or a room in a dwelling for less than thirty consecutive days pursuant to a rental agreement,
11 lease, license or any other means, whether oral or written, for compensation or consideration.

12 **SECTION 5.** Title 17, Chapter 17.14 of the Hermosa Beach Municipal Code is hereby
13 amended by adding thereto a new section 17.14.015 to read as follows:

14 17.14.015 **Short term rentals prohibited.**

15 It shall be unlawful for any person to offer or make available for rent or to rent (by way of a rental
16 agreement, lease, license or any other means, whether oral or written) for compensation or
17 consideration a residential dwelling, a dwelling unit or a room in a dwelling for less than thirty
18 consecutive days. It shall be unlawful for any person to occupy a residential dwelling, a dwelling
19 unit or a room in a dwelling for less than thirty consecutive days pursuant to a rental agreement,
20 lease, license or any other means, whether oral or written, for compensation or consideration.

21 **SECTION 6.** Title 17, Chapter 17.16 of the Hermosa Beach Municipal Code is hereby
22 amended by adding thereto a new section 17.16.015 to read as follows:

23 17.16.015 **Short term rentals prohibited.**

24 It shall be unlawful for any person to offer or make available for rent or to rent (by way of a rental
25 agreement, lease, license or any other means, whether oral or written) for compensation or
26 consideration a residential dwelling, a dwelling unit or a room in a dwelling for less than thirty
27 consecutive days. It shall be unlawful for any person to occupy a residential dwelling, a dwelling
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1 unit or a room in a dwelling for less than thirty consecutive days pursuant to a rental agreement,
2 lease, license or any other means, whether oral or written, for compensation or consideration.

3 **SECTION 7.** Title 17, Chapter 17.18 of the Hermosa Beach Municipal Code is hereby
4 amended by adding thereto a new section 17.18.025 to read as follows:

5 17.18.025 **Short term rentals prohibited.**

6 It shall be unlawful for any person to offer or make available for rent or to rent (by way of a rental
7 agreement, lease, license or any other means, whether oral or written) for compensation or
8 consideration a residential dwelling, a dwelling unit or a room in a dwelling for less than thirty
9 consecutive days. It shall be unlawful for any person to occupy a residential dwelling, a dwelling
10 unit or a room in a dwelling for less than thirty consecutive days pursuant to a rental agreement,
11 lease, license or any other means, whether oral or written, for compensation or consideration.

12 **SECTION 8.** Title 17, Chapter 17.20 of the Hermosa Beach Municipal Code is hereby
13 amended by adding thereto a new section 17.20.015 to read as follows:

14 17.20.015 **Short term rentals prohibited.**

15 It shall be unlawful for any person to offer or make available for rent or to rent (by way of a rental
16 agreement, lease, license or any other means, whether oral or written) for compensation or
17 consideration a residential dwelling, a dwelling unit or a room in a dwelling for less than thirty
18 consecutive days. It shall be unlawful for any person to occupy a residential dwelling, a dwelling
19 unit or a room in a dwelling for less than thirty consecutive days pursuant to a rental agreement,
20 lease, license or any other means, whether oral or written, for compensation or consideration.

21 **SECTION 9.** A new Section 17.42.180 is added to Chapter 17.42 or Title 17 of the
22 Hermosa Beach Municipal Code to read as follows:

23 17.42.180 **Advertising of short term rentals prohibited.**

24 No person or entity shall maintain any advertisement of a rental prohibited under Sections
25 17.08.025, 17.10.015, 17.12.015, 17.14.015, 17.16.015, 17.18.025 and 17.20.015.

26 **SECTION 10.** The Ordinance shall take effect thirty days after the date of its passage.
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1 **SECTION 11.** Prior to the expiration of fifteen (15) days after the date of its adoption,
2 the City Clerk shall cause the Ordinance to be published in the Easy Reader, a weekly newspaper
3 of general circulation, published and circulated in the City of Hermosa Beach.

4 **SECTION 12.** The City Clerk shall certify to the passage and adoption of this
5 Ordinance, shall enter the same in the book of original ordinances of said City; shall make minutes
6 of the passage and adoption thereof in the records of the proceedings of the City Council at which
7 the same is passed and adopted.
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10 **PASSED, APPROVED and ADOPTED** this 24th day of May, 2016 by the following vote:

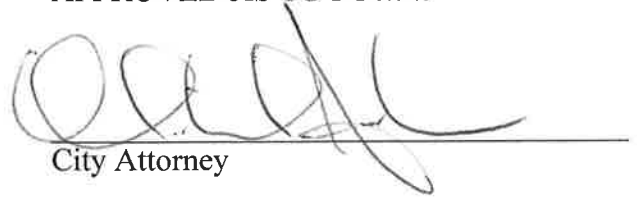
11
12 AYES: Armato, Duclos, Fangary, Massey, Mayor Petty
13 NOES: None
14 ABSENT: None
15 ABSTAIN: None

16 
17 _____
18 **PRESIDENT** of the City Council and **MAYOR** of the City of Hermosa Beach, California

19 ATTEST:

20 APPROVED AS TO FORM:

21 
22 _____
23 City Clerk

24 
25 _____
26 City Attorney

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES)
CITY OF HERMOSA BEACH)

I, Elaine Doerfling, City Clerk of the City of Hermosa Beach, California, do hereby certify that the foregoing Ordinance No. 16-1364 was duly and regularly passed, approved and adopted by the City Council of the City of Hermosa Beach at a regular meeting held at the regular meeting place thereof on the 10th day of May, 2016, and a summary of said Ordinance will be re-published in the Easy Reader newspaper on May 19, 2016.

The vote was as follows:

AYES: Armato, Duclos, Fangary, Massey, Mayor Petty

NOES: None

ABSENT: None

ABSTAIN: None

DATED: May 24, 2016



City Clerk