

President, Board of Supervisors
District 3



City and County of San Francisco

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Board President David Chiu Amends Short-Term Rental Legislation in Advance of Land Use Committee Hearing

Amendments Regulate Single-Family Homes, Strengthen Enforcement, Protect Affordable Housing, and Ensure Building and Fire Safety Compliance

San Francisco, CA -- Board of Supervisors President David Chiu today introduced amendments to his short-term rental regulation legislation in advance of a September 15 Land Use Committee hearing on the item. The new version incorporates Planning Commission recommendations to regulate single-family homes, strengthen enforcement, protect affordable housing and ensure building and fire safety compliance.

This April, President Chiu proposed legislation to regulate a resident's ability to rent their principal place of housing on a short-term basis. The legislation requires residents to register with the City for permission to rent short-term. Residents would need to verify the apartment as their primary residence and provide documentation that they have complied with all city laws, including tax and rent control laws.

The legislation also reinforces the existing prohibition against "hotelization," which refers to the conversion of residential housing into full-time de-facto hotels. Only primary residents that live in their dwelling at least three-quarters of the year would be allowed to rent short-term. Secondary or vacation homes that do not have permanent residents occupying them would not be granted permission – a prohibition intended to protect the city's residential housing stock in the midst of the City's affordability crisis.

After an August 7 hearing, the Planning Commission approved the legislation with additional recommendations, many of which are included in the revised legislation submitted today by President Chiu. Among other changes, the amendments:

Regulate Single-Family Homes

- Requires residents of single family homes to register with the City for permission and comply with the principal place of residence requirement (*recommended by Planning Commission*)

Strengthen Enforcement

- Consolidates the enforcement function from two agencies into one and moves the responsibility to the Planning Department from the Department of Building Inspection *(recommended by Planning Commission)*
- Increases administrative penalties for repeat violations by doubling the fine for second offenses and tripling the fine for third offenses
- Requires the Planning Department to issue a registration number with approval and residents to include the registration number in any posting, to improve documentation and monitoring *(recommended by Planning Commission)*

Protect Affordable Housing

- Reinforces exclusion of subsidized and affordable housing from participation in short-term rental activity, specifically below market rate (BMR) units in the inclusionary affordable housing program and single room occupancy (SRO) units *(recommended by Planning Commission)*

Ensure Building and Fire Safety Compliance

- Deny permission to units that have outstanding Building, Electrical, Plumbing, Mechanical, Fire Health, Housing, or Planning Code violations, including notices of violation, notices to cure, orders of abatement, cease and desist orders, or other correction notice *(recommended by Planning Commission)*

President Chiu has requested that the legislation be heard at the Land Use Committee on Monday, September 15, and looks forward to feedback from the Committee members and the public at that time, including on issues such as the regulation of hosted units (rooms in units occupied by primary residents), requirements for hosting platforms, and the enforcement of quality of life nuisance violations.

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