



STAFF REPORT	
SUBJECT: Discussion and Consideration of Amendments to the City's Regulations for Short Term Rentals	MEETING DATE: June 4, 2026
SUBMITTED BY: Alan D. Flora, City Manager	
PURPOSE OF REPORT: <input type="checkbox"/> Information only <input checked="" type="checkbox"/> Discussion <input type="checkbox"/> Action Item	

WHAT IS BEING ASKED OF THE CITY COUNCIL/BOARD:

The City Council is to discuss possible amendments to the municipal code related to short term rentals. Action regarding amendments would be considered at a future meeting.

BACKGROUND/DISCUSSION:

Short term rentals have become an increasingly important choice for today's travelers. They provide the opportunity for families and other groups to enjoy more space and often private amenities than a normal resort or hotel. This activity in a primarily residential neighborhood can result in negative impacts to neighbors from large parties, noise complaints, parking congestion, etc.

The City adopted regulations to create a permit process for short-term rentals, a number of years ago. The goal was to provide the opportunity for short term rentals to be offered, but to protect neighborhoods from any negative impacts. Overall, the program seems to have worked well, but there have been some issues. We have received some complaints, particularly in the Highlands Harbor area. Staff, and more recently Mayor Slooten, have met with short term rental owners and concerned neighbors about issues and believe the Council may want to consider potential changes to the municipal code.

Various ideas have been raised such as increased enforcement for non-compliance, noticing prior to permit issuance, real estate disclosures as part of property purchases, etc. Attached is a draft redline for reference. Staff would like the Council's direction on how to move forward with any amendments.

OPTIONS:

1. Direction to Staff.

FISCAL IMPACT:

None \$ Budgeted Item? Yes No

Budget Adjustment Needed? Yes No If yes, amount of appropriation increase: \$

Affected fund(s): General Fund Measure P Fund Measure V Fund Other:

Comments:

STRATEGIC PLAN IMPACT:

- Goal #1: Economic Development
- Goal #2: Public Facilities and Infrastructure
- Goal #3: Celebrate Clearlake
- Goal #4: Clean
- Goal #5: Fiscal Sustainability
- Goal #6: Safe

SUGGESTED MOTIONS:

Direction to Staff.

- Attachments:** 1. Draft municipal code amendments – Short Term Rentals