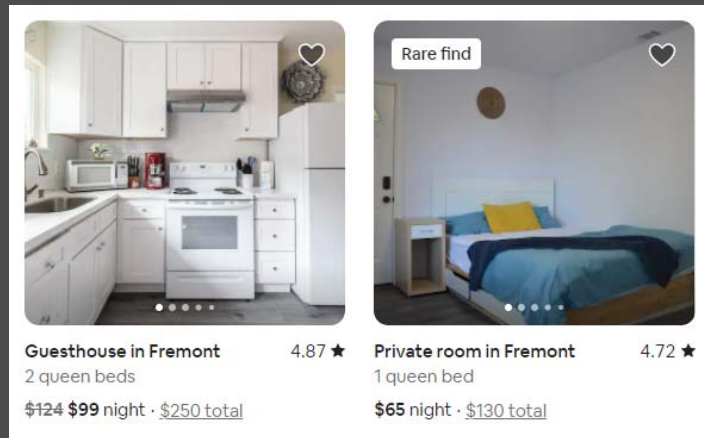


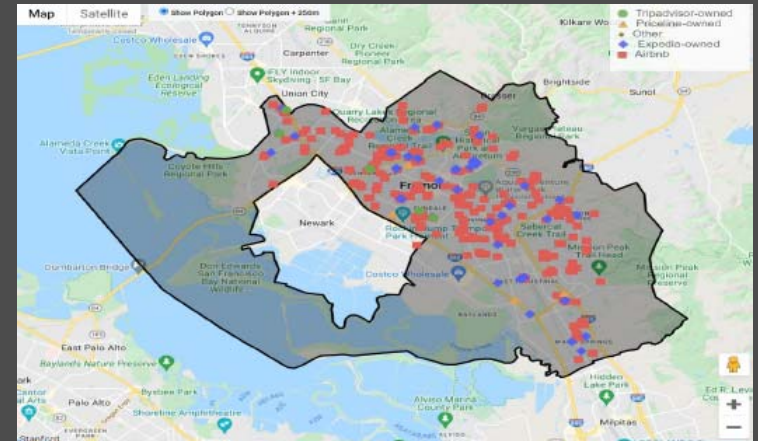
# Short Term Rental Ordinance

City Council Meeting  
December 12, 2023



# Background and Introduction

- What is a Short-term Rental (STR)?
- FMC does not have specific STR Provisions
- Why STR Ordinance?
  - Address community impacts
  - Part of the CE work program
  - Impacts on housing/Housing Element implementation



# Impacts of STRs

## Negative:

- ❑ Not following FMC regulations
- ❑ Neighborhood impacts
- ❑ Party houses
- ❑ Conversion of units impacts housing stock

## Positive:

- ❑ Impact on local economy
- ❑ Supplemental income



# STR Enforcement

- Complaints from residents
- Referrals from PD
- Difficult to enforcement on problem properties
  - Lack of STR standards
  - Collection of evidence



# STR Ordinance Objectives

- Prevent loss of housing stock
- Preserve and protect neighborhoods
- Respond to nuisances
- Balance needs and rights of property owners and neighbors
- Allow economic gain for residents
- Promote health and safety for guests and residents



# STR Ordinance

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## Key Provisions:

- STRs allowed with a permit
  - No fee permit
  - Primary residence requirement for host
  - Alternative contact person
  - Number of guests
  - STRs not allowed in ADUs or JADUs
  - Process for permit revocation
- Host monitoring company



# Public Outreach

## External Stakeholders

- Virtual community meeting
- Office hours
- Discussion forum
- City publications

## Internal Stakeholders

- Outreach to City staff

City of Fremont Short-Term Rental Ordinance

STAY INFORMED  
Subscribe for project updates

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67 members of your community are following this project

**Who's Listening**  
David Wage  
Code Enforcement Manager  
Community Development Department  
Phone: 510-494-4447  
Email: dwage@fremont.gov

**Timeline**

- Public Outreach: September 26 to December 2022
- Community Meeting: October 19, 2022
- Draft Ordinance Development: Winter 2022 to Summer 2023
- Draft Ordinance Available for Public Comment: November 30, 2023
- City Council Meeting: December 12, 2023
- Ordinance Adopted: Early 2024

SURVEY | DISCUSSION FORUM | VIRTUAL OFFICE HOURS | QUESTIONS

# Conclusion

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- Staff Recommendation
  - Staff recommends the City Council waive a full reading and introduce a Short-term Rental Ordinance



Questions?