



CITY OF HUNTINGTON BEACH

SHORT-TERM RENTAL

ENFORCEMENT

1. Violations of this chapter include, but are not limited to:
 - a. Failure of the Local Contact Person to take action to respond to a complaint within one (1) hour after the complaint is received or a contact is attempted, and the Local Contact Person cannot be reached;
 - b. Failure to notify the City when the Local Contact Person's information changes;
 - c. Violation of the STR maximum occupancy, noise, or other requirements as set forth in this Chapter;
 - d. Providing false or misleading information on a STR Permit application, or other documentation required by this Chapter;
 - e. Any attempt to rent an unregistered STR by advertising the property for Short-Term Rental purposes;
 - f. Completing a Booking Transaction in the City without a valid City-issued STR Permit number;
 - g. Completing a Booking Transaction where the STR Permit has been revoked or suspended by the City;
 - h. Violations of State, County, or City health, building, or fire regulations;
 - i. Conduct or activities at the STR that constitute a public nuisance or which otherwise constitute a hazard to public peace, health, or safety;
 - j. Authorizing, permitting, facilitating or otherwise allowing any Un Hosted STR occupancy or activity in any dwelling unit in the City, except as legally permitted in Sunset Beach.
2. The Fine for violations of any provision of this Chapter shall be one thousand dollars (\$1,000) for each violation. Each separate day in which a violation exists may be considered a separate violation. However, a thirty (30) day warning period shall be provided prior to issuing fines for advertising a STR without a valid STR Permit number.
3. If three (3) fines have been issued against a STR Host or Operator within a twelve (12) month period, the STR Permit may be revoked, or suspended, or additional conditions may be imposed by the Director of Community Development by providing written notice to the STR Host or Operator setting forth the basis of the

intended action and giving the STR Host or Operator an opportunity, within fourteen (14) calendar days, to present responding information to the Director. After the fourteen (14) day period, the Director shall determine whether to revoke the STR Permit, suspend the STR Permit, or impose additional conditions upon the STR Permit and thereafter give written notice of the decision to the STR Host or Operator. If a STR Permit is revoked, the STR may not be re-registered with the City for a period of twelve (12) months from the date of revocation.

4. The City hereby finds and declares that repeated violations of this Chapter constitute a public nuisance which may be enjoined under all applicable laws including Code of Civil Procedure Section 731.
5. Any person, Hosting Platform, or STR Host or Operator convicted of violating any provision of this Chapter in a criminal case or found to be in violation of this Chapter in a civil or administrative action brought by the City shall be ordered to reimburse the City its full investigative and enforcement costs, pay back all unpaid TOT if applicable, and remit all illegally obtained rental related revenue to the City.
6. Pursuant to the Huntington Beach Charter, the City may issue and serve administrative subpoenas as necessary to obtain specific information regarding STR listings located in the City, including, but not limited to, the names of the persons responsible for each such listing, the address of each such listing, the length of stay for each such listing, and the price paid for each stay, to determine whether the STR listings comply with this Chapter. Any subpoena issued pursuant to this Section shall not require the production of information sooner than thirty (30) days from the date of service. A person, Hosting Platform, or STR operator that has been served with an administrative subpoena may seek judicial review during that thirty (30) day period.
7. The remedies provided in this Section are cumulative and not exclusive, and nothing in this Section shall preclude the use or application of any other remedies, penalties, or procedures established by law.
8. The City Manager, or designee, shall have the authority to establish administrative rules and regulations consistent with the provisions of this Chapter for interpreting, clarifying, carrying out, furthering, and enforcing the requirements and the provisions of this Chapter.
9. If any provision of this Chapter conflicts with any provision of Title 20-25 (Zoning), the terms of this Chapter shall control.