

City of Big Bear Lake



Re: City Ordinance Relating to Vacation Rentals

Dear Property Owner,

On January 11, 2021, the City Council approved Urgency Ordinance No. 2021-488 regulating the short-term (< 30 days) rental of homes in Big Bear Lake. This ordinance replaces regulations that were approved in 1999 and 2007 that also regulated vacation rentals (referred to as transient private home rentals TPHR). The ordinance, staff reports, associated documents, and license application can be found on the Vacation Rental Program page on the City's website at www.citybigbearlake.com.

This letter serves as additional notice to all property owners in the City that vacation rental regulations exist, and that the regulations require property owners to obtain a license from the City prior to renting their homes for periods of less than 30 days. **Failure to obtain a vacation rental license WILL result in a \$5,000 citation and a lifetime ban from the vacation rental program. Subsequent violations will result in a \$10,000 fine per day.** Each existing TPHR permit is deemed to be a vacation rental license until the existing permit expires, and each TPHR is immediately subject to the new vacation rental regulations, as of January 11, 2021.

Property owners that are currently renting or advertising their homes for rent without a TPHR permit have until **March 1, 2021** to apply for a vacation rental license. As part of the application process, the City will estimate Transient Occupancy Taxes that are due based upon previous rental activity. In most cases, the City knows the address, rental activity, nightly rate, and owner information for illegal vacation rentals. This is your **ONE OPPORTUNITY** to become compliant without being assessed fines and penalties.

Beginning March 2, 2021, the City will take legal action against those owners who are in violation of the urgency ordinance. Legal action may include all remedies available to the City. These remedies include administrative citations, fines, lifetime bans, penalties, franchise tax board intercepts, citations to guests, removal of listings from online rental platforms, and criminal prosecution for tax fraud.

Please take this warning seriously. All owners and guests of a vacation rental must pay their share of applicable fees and taxes. These revenues help offset the impacts that tourism has on our community and pay for administering the vacation rental program. This revenue also pays for important capital projects and services that benefit residents, vacation rental owners, and visitors.

Thank you in advance for your cooperation.
Department of Tourism Management

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