



City of Palm Springs VACATION RENTAL ADMINISTRATIVE REGULATION

SUBJECT: Operational Requirements and Standard Conditions – Refuse Service at a registered Homesharing property (“Walk-in” service).

I. Purpose

To clarify and facilitate compliance with Palm Springs Municipal Code (PSMC) Chapter 5.25 and Ordinance Number 2057 adopted November 28, 2022, for the purpose of interpreting and carrying out requirements associated with Registration Certificate requirements in Chapter 5.25.070, Section (k) related to storage of refuse, specifically “walk-in service”.

II. Application

PSMC Section 5.25.070(t) authorizes the City Manager to establish administrative regulations for the purpose of implementing, interpreting, clarifying, carrying out, furthering, and enforcing the requirements of the provisions of PSMC Chapter 5.25.

PSMC Section 5.25.078 authorizes Homesharing in the City of Palm Springs provided that the owner complies with each of the requirements listed in PSMC 5.25.078(a) and PSMC 5.25.078(b), notwithstanding any provisions of Chapter 5.25 – Vacation Rentals and regulations promulgated pursuant to Chapter 5.25.

Homesharing as defined in PSMC 5.25.030 means that the Owner of a property hosts visitors in the Owner’s home, for compensation, for periods of twenty-eight (28) consecutive days or less, while the Owner lives on-site and, in the home, throughout the visitor’s stay.

Palm Springs Municipal Code section 5.25.070(k) provides, in part, “The Owner of the Vacation Rental unit shall use reasonably prudent property ownership/management practices to ensure compliance with all the provisions of Chapter 6.04 of the Municipal Code (Waste Disposal and Diversion), and shall provide “walk-in service” or as may otherwise be approved by the Enforcement Official.”

The requirement to have “walk-in service” at a Vacation Rental is due to the nature of the Owner not being present for a guest stay. However, the nature of Homesharing requires that the owner is present during the guests’ stay and will be present and responsible for compliance with section 5.25.070(k)’s waste disposal requirements.

As such, the City Manager herein further establishes and interprets Sections 5.25.070(k) where Trash and refuse shall not be left stored within public view, except in proper containers for the purpose of collection by the collectors and between the hours of five a.m. and eight p.m. on scheduled trash collection days. The Owner of the Vacation Rental unit shall use reasonably prudent property ownership/management practices to ensure compliance with all the provisions of Chapter 6.04 of the Municipal Code (Waste Disposal and Diversion), and shall provide “walk-in service” or as may otherwise be approved by the Enforcement Official.

III. Procedure

- A. PSMC 5.25.070(k) requires that owner of a Vacation Rental unit shall use reasonably prudent property ownership/management practices to ensure compliance with all the provisions of Chapter 6.04 of the Municipal Code (Waste Disposal and Diversion), and shall provide "walk-in service" *or as may otherwise be approved by the Enforcement Official.*
- B. At the time of an application or renewal submitted to the Enforcement Official, the Vacation Rental owner authorizes the City of Palm Springs to upgrade their trash service on their behalf.
- C. For registered Homesharing properties, at the time of application or renewal application, the applicant can request to not participate in the "walk-in service" and will be approved by the Enforcement Official.

IV. Effective Date

This Administrative Regulation has been approved on October 4, 2023.

APPROVED:

AS TO FORM:



Scott Stiles
City Manager

Jeffrey Ballinger
City Attorney