



**City of Palm Springs
VACATION RENTAL ADMINISTRATIVE REGULATION**

SUBJECT: Operation of a Homeshare Interest in Violation of PSMC Chapter 5.25, including without a Registration Certificate

I. Purpose

To clarify and facilitate compliance with Palm Springs Municipal Code (PSMC) Chapter 5.25 , for the purpose of clarifying enforcement procedures for the operation of a Homeshare Interest without a Vacation Rental Registration Certificate.

II. Application

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

PSMC Chapter 5.25 defines Vacation Rental and states that the term "Vacation Rental" is synonymous with "short term rental" and "transient use" and does not include homesharing. PSMC 5.25 defines Homesharing separately.

Under PSMC 5.25.090 – Violations, section (c) states that any person who operates a Vacation Rental is liable for the penalties set forth in that section. The section does not specifically reference "Homesharing", however, there is nothing in the ordinance's text or legislative history that would suggest that the ordinance was not intended to apply the same penalties to Homesharing as it does to Vacation Rentals.

This administrative regulation will clarify enforcement penalties, so that penalties for operating a Homeshare without a Registration Certificate will be the same as operating a Vacation Rental without a Registration Certificate.

III. Regulation

- A. The operation of a Homeshare Interest in violation of Chapter 5.25, including, without limitation, operating a Homeshare Interest without a Registration Certificate, shall be subject to the same penalties as a person who operates a Vacation Rental in violation of Chapter 5.25, including operating without a Vacation Rental Registration Certificate. This includes the criminal, civil, administrative fines, suspension, and ineligibility penalties set forth in Section 5.25.090.

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