

V. PROHIBITIONS

The following activities are prohibited and may result in Citation. A full list of prohibitions is outlined in the Ordinance. These may also be considered Citations for purposes of the Suspension, Revocation and Modification provisions of the Ordinance.

- 1) **Non-Compliance with Home-Sharing Ordinance.** No Person shall offer, advertise, book, facilitate or engage in Home-Sharing or Short-Term Rental activity in a manner that does not comply with LAMC Section 12.22 A.32.
- 2) **Advertising without Registration Number.** A Host may not participate in Home-Sharing unless all advertisements clearly list the City-issued Home-Sharing Registration Number or Pending Registration Status Number.
- 3) **Operating Beyond 120 Day Cap.** No Host shall engage in Home-Sharing for more than 120 days in any calendar year, unless the City has issued the Host an Extended Home-Sharing registration as described in Section IV. All nights booked for a Listing after a valid Home-Sharing Registration Number or Pending Number has been issued (whichever is earlier) in a calendar year count towards the 120-day cap.
- 4) **Hosting More than One Booking at a Time.** If a Host Lists a Primary Residence on multiple Listings and/or on multiple Hosting Platforms, this must be disclosed to the Department, and only one Listing may be booked at any given time.
- 5) **Hosting More than One Group of Guests at a Time.** A Host may not rent all or a portion of his Primary Residence for the purposes of Home-Sharing to more than one group of guests (or a single guest party) under more than one booking, at any given time.
- 6) **Non-Residential (Commercial Use).** Except for allowable Home Occupations, non-residential uses including, but not limited to, sales or exchange of products, events that charge a fee, or the promotion, display or servicing of any product shall not be permitted during Home-Sharing activity.
- 7) **Advertising on Platforms without Notice.** A Host shall only advertise on a Hosting Platform and URL that was listed on the Host's approved Home-Sharing application form, unless the Host has submitted a subsequent request through the Online Registration Portal providing the City with the specific Listing URL(s) within 24 hours of Listing his/her unit on any Platform.
- 8) **Exceeding Occupancy Limits.** No more than 2 overnight guests (not including children) are allowed per habitable room, not including kitchens, during Home-Sharing activities. Hosts are therefore not allowed to book or advertise a maximum

occupancy/sleeping capacity that is larger than what has been approved by the City at the time of registration.

- 9) **Exceeding Noise Limits.** There shall be no use of sound amplifying equipment, as defined in LAMC Section 111.01(j) after 10:00 pm and no evening outdoor congregations after 8:00 pm of more than 8 people (excluding children) during Home-Sharing activities. Home-Sharing activities are subject to the noise regulations in the LAMC.

VI. HOST REQUIREMENTS

All registered Hosts shall comply with the following requirements. Several of the Host requirements described in the Ordinance are incorporated in Sections III and IV as Home-Sharing application requirements. Hosts and/or property owners are responsible for violation of any of the Prohibitions section in the Ordinance as described in Section V above. Violation of one or more of these requirements shall constitute a violation of the LAMC and may be subject to enforcement as specified in LAMC Section 12.22 A.32(g) and as described in Section VII.

- 1) **Only List with a Valid Registration Number or Pending Number.** A Host may not participate in Home-Sharing unless all Listings clearly list the City-issued Registration Number or Pending Registration Number. In the event a Host's Registration Number or Pending Registration Number expires or is revoked, the Host must remove all Listings within 24 hours.
- 2) **Responsible for Nuisance Violations.** A Host may be responsible for any nuisance violations, as described in LAMC Section 12.27.1, arising at the Host's Primary Residence during Home-Sharing activities. The Host, or owner of the Host's Primary Residence if not owned by the Host, may be assessed a minimum inspection fee, as specified in LAMC Section 98.0412 for each site inspection.
- 3) **Preserve Records.** The Host shall keep and preserve, for a minimum period of three years, all records regarding each Home-Sharing stay, including the length of stay for each booking.
- 4) **Comply with Transient Occupancy Tax (TOT) Requirements.** The Host shall fully comply with all the requirements of the Transient Occupancy Tax (Article 1.7 of the LAMC and successor Sections) as determined by the Office of Finance. This includes the collection and monthly remittance of the Transient Occupancy Tax.
- 5) **Pay any Applicable Per Night Fee.** The Host shall pay any applicable per-night fee for each night of Home-Sharing in the amount identified by a Resolution at such time it is adopted by City Council, which will be deposited into the Short-Term Rental Enforcement Fund. Further information on how to pay the per-night fee will be provided at such time a fee is adopted by City Council.