



NEWS UPDATE

October 30, 2020

Council Adopts Changes to Short-Term Rental Housing

NEWPORT BEACH, Ca. – The City Council has adopted a series of reforms aimed at reducing community impacts from short-term rental lodging in Newport Beach, and may consider further changes in the coming months.

Some of the new short-term lodging regulations approved by City Council between July and October include the following:

- A three-night minimum stay for all short-term lodging rentals.
- A cap on the number of short-term rental permits to 1,550 and create a waiting list for new permits once the cap is reached.
- No short-term rentals to anyone under 25 years of age.
- Short-term lodging permits can be transferred to immediate family members upon the death of a permit holder, and to new owners upon the sale of the property.
- Occupancy must align with existing building and fire codes.
- Permit numbers must be placed in all advertising to help prevent illegal rentals.
- Renters of short-term lodging and their guests must comply with all local and state parking laws or permit holders may be fined

A majority of the regulations are already in effect. The 25-year age limit and parking rules will take effect in late November. The cap on the number of permits and the minimum night stay will not go into effect until they are reviewed and approved by the California Coastal Commission, which is not expected until late 2021.

In addition, the City Council may consider additional restrictions specific to Newport Island. On Oct. 13, the Council directed staff to return with a draft ordinance that would restrict new short-term rental permits and require that property owners live in the short-term rental units. This would also require Planning Commission and Coastal Commission approval and would not take effect before late 2021.

At the Oct. 27 City Council meeting, Council members Joy Brenner and Diane Dixon directed staff to return with two items for further discussion. The first is to review the transferability provisions that were recently adopted for short-term lodging permits. The second is to discuss and possibly strengthen the municipal code provisions that related to enforcement of short-term lodging regulations.

For more information, visit the [City's short-term rental information page](#).

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