

ACTIONS TO SOLVE LA QUINTA'S STVR PROBLEMS

- PROBLEM MEASURED BY THE NUMBER OF HOTLINE COMPLAINTS & CORRESPONDENCE WITH CITY
- ROOT CAUSE OF PROBLEM - LENGTH OF RENTAL

POLICY	ACTION	IMPACT ON STVR PROBLEMS	ELIMINATE STVR PROBLEMS
Continue Current Policy	Award new permits to all STVR requests	Complaints will increase proportional with increase in number of STVR permits. Will overwhelm an overstressed Hotline and code compliance enforcement team.	
Moratorium	Freeze the number of permits at the current number, 1278	No change in number of STVR properties. Current unacceptable high number of complaints continues. Full time resident frustration increases.	
Increase Fines and Revoke Permits of Problem Properties	Increase in policing and security.	Tax payers bearing burdened for STVR security. Relies on Neighbors reporting violations. Does not address the problem of large number of complaints.	
Raise Minimal Rental Period to 8 Days	Extend minimum rental period beyond Coachella, Stage coach, Multiple family vacation, & golf group outings.	The longer the rental period the larger the reduction in complaints. Does not eliminate the need for Code Compliance enforcement.	
Raise Minimal Rental Period to 30 Days	STVR permit requires a minimum rental period of 30 days.	Significantly reduces number of transient visitors. Long term renters become part of the neighborhood. Enforcement challenge.	
Eliminate the rental of any house that is not a primary residence	No STVR in R1 communities. Rental permits awarded only to Home-Share primary residence.	Eliminates complaints and the need for code compliance enforcement. Returns peace, quiet and safety to residential communities	