

ERRATA for Item No. 2 on the Planning Commission Meeting Agenda Packet for the September 15, 2026 Meeting. CONSIDER AN AMENDMENT TO THE CLAREMONT ZONING CODE (TITLE 16 OF THE CLAREMONT MUNICIPAL CODE) AMENDING CHAPTER 16.110 (SHORT-TERM RENTALS) PERTAINING TO HOMESHARING ELIGIBILITY, PERMIT SCOPE, AND SHORT-TERM RENTAL FACILITATOR REPORTING

Page four of the staff report has been amended as follows:

- **Administrative Streamlining:** The requirement that a host file a summary or abstract of each rental contract with the Enforcement Official prior to each occupancy is deleted. Hosts remain ~~the~~ required to enter into a contract with a guest for each stay and to collect the required guest and vehicle information. This section was a holdover from the original draft, which allowed unhosted vacation rentals. Staff has found that this requirement is not necessary for hosted stays.

The Exhibit to the Planning Commission Resolution sections have been amended as follows:

Page 5, Sixth Paragraph:

Local contact person shall mean the owner, a local property manager, **Host** or agent of the owner, who is available 24 hours per day, seven days per week for the purpose of responding in-person within 30 minutes to complaints regarding the condition, operation, or conduct of occupants of the short-term rental, or any agent of the owner authorized by the owner to take remedial action and who responds to any violation of this code.

Page 9 and 10, Agency. Sections A and B:

- A. An owner **or qualified tenant** may retain an agent with an exclusive listing arrangement or representative to assist in the compliance with the requirements of this chapter, including, without limitation, the filing of a complete application for a Short-Term Rental Permit, the management of the short-term rental unit, and compliance with the requirements of this chapter including the collection and payment to the City of all transient occupancy taxes due and payable on the short-term rental. The owner and any such agent or representative of the owner must have the authority to remove any guest of the short-term rental for violation of any provision of this chapter or regulation thereof. Except as provided in subsection (B) of this section and notwithstanding any agency relationships between an owner and an agent or representative, the owner of the short-term rental shall execute all applications and documentary requirements as provided in this chapter and shall remain responsible for compliance with the provisions of this chapter. The failure of an agent to comply with this chapter shall not relieve the owner of the owner's obligations under the provisions of this chapter.

- B. In the event an owner **or qualified tenant** enters into an exclusive listing arrangement, the Short-Term Rental Permit may be secured, and the transient occupancy registration certificate requirements provided in this chapter may be performed by the agent or representative and not by the owner **or qualified tenant**; however, the agent or representative shall separately account all revenues and costs on a per property basis, including without limitation transient occupancy taxes and the gross rent amounts used to calculate such taxes.

Page 11, Short-Term Rental Permit Application Requirements. Section D:

- D. Short-Term Rental Permits do not run with the land. Upon change of property ownership, the Short-Term Rental Permit shall automatically terminate, and the property shall not be used as a short-term rental until the new or successor owner **or qualified tenant** is issued a Short-Term Rental Permit. The provisions of Section 16.110.050(b) shall be applicable to any such new or successor owner **or qualified tenant**. In the event of a change in agent or the occurrence of any other material fact set forth in the annual registration, a new Short-Term Rental Permit shall be required to continue the operation of the short-term rental and within seven days of said change the owner **or qualified tenant** or their exclusive listing agent shall submit the required registration and fee.

Page 16, Specific Prohibitions. Section D:

- D. No person shall offer to rent ~~or rent~~ a junior accessory dwelling unit (JADU) for a rental period of less than 30 consecutive days.