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For Immediate Release

Councilmembers Koretz and Ryu Introduce Motion to Fight the Spread of COVID-19 By Preventing ‘Party-House’ Rentals

Los Angeles, CA - August 12, 2020 – In reaction to recent large parties that could spread COVID-19, Los Angeles City Councilmembers Paul Koretz (CD5) and David Ryu (CD4), co-presented a motion today instructing the LA City Planning Department to prepare an Interim Control Ordinance (ICO) that will prohibit home-sharing, or short-term rentals, citywide for more than ten guests during the COVID-19 pandemic. Over the past few months, short term rentals have increasingly become gathering spots for large, loud parties that are not only in violation of the city’s ‘party house’ ordinance, they seriously endanger the health and safety of both the attendees and staff with no protocols or requirements for social distancing as outlined in Mayor Garcetti’s [Safer At Home](#) emergency order that curtails large gatherings.

Furthermore, the motion asks that the Planning Department amend the [Home-Sharing Administrative Guidelines](#) and [Home Sharing Guest Code of Conduct](#), to include a series of public safety, health, and welfare standards related to the COVID-19 pandemic that include no more than six habitable rooms and no more than 3,000 square feet. In addition the ordinance should include a prohibition of valet and catering services; amplified music/ DJs; live entertainment, tents and dance floors. In order to ensure tractable consequences, the motion outlines that Property Owners, Lessees, and Property Managers shall be equally responsible for any violations and shall reimburse the City and County for the full cost of all enforcement and contact tracing related to violations of this ordinance.

“For too long Home Sharing and Short Term Rentals have been opportunities for privately-held parties and large gatherings at the expense of neighborhoods and communities. Especially in the wake of the Covid-19 pandemic, those kinds of parties are a perfect storm for exponentially spreading the virus through both attendees and staff, most of whom do not physically distance nor wear masks. The purpose of my proposal is to provide enforceable safety standards and to hold the property owners, event planners and lessees equally responsible for these public health violations. The ICO starts by making sure large homes can’t be rented to too many people at the same time.”

“This is another key step in shutting down problem house parties and keeping people safe,” Councilmember Ryu said. “We must go further to keep home-sharing safe during the COVID-19 pandemic and stop homeowners who rent out their home to party promoters. I’m proud to join Councilmember Koretz in bringing this legislation forward.”

Due to the unforeseen timing of the Coronavirus pandemic, the motion includes options for the ICO to be extended up to two years, or until the adoption of the appropriate zoning/ land use regulatory controls have been prepared by the Planning Department, adopted by the Council and become effective, whichever occurs first.

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