

# ORDINANCE NO. ()

## AN ORDINANCE OF THE BOARD OF SUPERVISORS OF THE COUNTY OF SONOMA, STATE OF CALIFORNIA, AMENDING SONOMA COUNTY CODE SECTION 1-7.1 TO MODIFY CIVIL PENALTIES FOR UNPERMITTED AND UNLICENSED VACATION RENTALS

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The Board of Supervisors of the County of Sonoma, State of California, ordains as follows:

**Section I. Purpose and Authority.** This ordinance is adopted pursuant to California Government Code Sections 25123 and 25131 to establish a range of civil penalties applicable to unpermitted and unlicensed vacation rentals.

**Section II. Findings.**

- A. Sonoma County requires vacation rentals to obtain a land use permit under Sonoma County Code Section 26-28-160 and a vacation rental license under Sonoma County Code Chapter 4 Article VIII. County regulations are critical to ensuring that vacation rentals operate in a manner that does not create a nuisance and maintains the public health, safety, and welfare of the neighborhoods in which they operate and the County as a whole.
- B. It is necessary and desirable to amend the civil penalties applicable to unpermitted or unlicensed vacation rentals to be a range, consistent with other commercial violations, so that the civil penalties imposed take into effect the relevant facts of the violation.

**Section III (CODIFIED). Vacation Rental Penalty Amendments.** Amend SCC Section 1-7.1(a)(5)(i) as follows:

Unauthorized Vacation Rental. For a vacation rental operating without the required land use permit or vacation rental license, **from 3 times to** ~~ten~~ (10) times the normal application fee.

**Section IV. Environmental Determination.** This Ordinance is exempt from the provisions of the CEQA pursuant to CEQA Guidelines Section 15060(c), because adopting the Ordinance will not result in a direct or reasonably foreseeable indirect physical change in the environment, and because it is not a project as defined in CEQA Guidelines section 15378, as it has no potential for resulting in physical change to the environment, directly or indirectly. Additionally, or alternatively, the Ordinance is exempt under CEQA Guidelines Section 15061(b)(3) because it can be seen with certainty that it will not have a significant effect on the environment. The Ordinance amends civil penalties for certain vacation rentals violations to enforce county code fairly and effectively and does not authorize any new activity.

**Section V. Severability.** If any section, subsection, sentence, clause, or phrase of this Ordinance is for any reason held to be unconstitutional or invalid, such decision shall not affect the validity of the remaining portion of this Ordinance. The Board of Supervisors

hereby declares that it would have passed this Ordinance and every section, subsection, sentence, clause or phrase thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses or phrases be declared unconstitutional or invalid.

**Section VI. Effective Date.** This Ordinance shall be and the same is hereby declared to be in full force and effect from and after thirty (30) days after the date of its passage and shall be published once before the expiration of fifteen (15) days after said passage, with the names of the Supervisors voting for or against the same, in *The Press Democrat*, a newspaper of general circulation published in the County of Sonoma, State of California.

In regular session of the Board of Supervisors of the County of Sonoma, introduced on the 30th day of April, 2024, and finally passed and adopted this X day of X, 2024, on regular roll call of the members of said Board by the following vote:

**SUPERVISORS:**

Gorin:                      Coursey:                      Gore:                      Hopkins:                      Rabbitt:

Ayes:                      Noes:                      Absent:                      Abstain:

**WHEREUPON**, the Chair declared the above and foregoing Ordinance duly adopted and

**SO ORDERED.**

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Chair, Board of Supervisors  
County of Sonoma

ATTEST:

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M. Christina Rivera,  
Clerk of the Board of Supervisors