



ORDINANCE NO. ORD22-__

**AN INTERIM ORDINANCE OF THE MONO COUNTY
BOARD OF SUPERVISORS TEMPORARILY SUSPENDING NEW SHORT-TERM
AND TRANSIENT RENTALS OF RESIDENTIAL UNITS
IN ALL LAND USE DESIGNATIONS**

WHEREAS, Government Code §65858 authorizes the adoption of an interim ordinance as an urgency measure to prohibit any uses that may be in conflict with a contemplated general plan, specific plan, or zoning proposal that the Board of Supervisors, planning commission or planning department is considering or studying or intends to study within a reasonable time, when necessary to protect the public safety, health, and welfare; and

WHEREAS, the lack of affordable housing for workforce and full-time residents in Mono County is a current and immediate threat to the public health, safety and welfare, and may be exacerbated by the loss of residential units to nightly rental uses; and

WHEREAS, the Board has identified a need to preserve long-term residential housing stock by limiting nightly rentals; and

WHEREAS, the Board of Supervisors held a public hearing to receive public testimony on the matter on May 3, 2022; and

WHEREAS, in order to preserve residential housing for potential long-term use while staff and decision makers study the impact of nightly rentals on residential and workforce housing and develop a comprehensive housing strategy for the unincorporated county, including any adjustments to the regulation of nightly rentals, the Board of Supervisors desires to temporarily suspend processing new applications for short-term rentals of single-family residences in all land use designations; and

NOW, THEREFORE, THE BOARD OF SUPERVISORS OF THE COUNTY OF MONO FINDS AND ORDAINS that:

SECTION ONE: There is a current and immediate threat to the public health, safety and welfare as a result of the continuing conversion of single-family residential housing units within unincorporated Mono County into short-term or transient rentals. Such conversion and use negatively impacts the amount of available long-term housing for residents. Therefore, County processing and/or approval of short-term or transient rental applications for single-family residential units should be temporarily suspended in order to preserve existing housing stock and protect the public safety, health, and welfare of the residents of Mono County while the County analyzes possible revisions to its regulations regarding such uses.

SECTION TWO: No applications for short-term or transient rentals of single-family residential units under Chapters 25 and 26 of the Mono County General Plan shall be accepted

1 for processing as of the effective date of this Ordinance. Any application received prior to that
2 date shall be processed in accordance with County standards in effect at the time of submission.
3 This action is taken to allow for the proper study by staff and decision makers of the impacts of
4 short-term and transient rentals and potential options for modifying the County's existing
5 regulations, while preserving existing long-term housing stock by preventing single-family
6 residential housing units from receiving approvals to operate as short-term or transient rentals.

7 **SECTION THREE:** During the suspension, staff shall analyze the impacts of short-term
8 and transient rentals on long-term housing availability within Mono County and evaluate
9 possible modification to Chapter 25 and Chapter 26 of the Mono County General Plan or other
10 applicable regulations.

11 **SECTION FOUR:** This ordinance shall become effective upon adoption as an urgency
12 measure pursuant to Government Code sections 65858 and 25123 and shall remain in effect,
13 unless extended as allowed by law, for 45 calendar days. The Clerk of the Board of Supervisors
14 shall post this ordinance and also publish it or a summary thereof in the manner prescribed by
15 Government Code section 25124 no later than 15 days after the date of its adoption.

16 **PASSED, APPROVED and ADOPTED** this _____ day of _____, 2022,
17 by the following vote, to wit:

18 **AYES:**

19 **NOES:**

20 **ABSENT:**

21 **ABSTAIN:**

22 _____
23 Bob Gardner, Chair
24 Mono County Board of Supervisors

25 **ATTEST:**

26 **APPROVED AS TO FORM:**

27 _____
28 Clerk of the Board

29 _____
30 County Counsel