



CITY OF NEEDLES

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*Mayor Edward Paget, M.D.
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Councilmember Tony Frazier
Councilmember Jim Lopez
Councilmember Shawn Gudmundson
Councilmember Linda J Kidd
Councilmember Tom Darcy
City Manager Rick Daniels*

January 31, 2014

To Whom It May Concern,

On August 13, 2013, the Needles City Council held a duly noticed and advertised public hearing to receive oral and written testimony for or against adding Short Term Rentals to the Needles Municipal Code. Ordinance 555-AC "An Ordinance of the City of Needles Amending Chapter 12 "Licenses" of the Needles Municipal Code adding Short Term Rentals" was adopted on August 27, 2013.

Below is the language from the ordinance and if you are conducting such a business, please fill out and return the enclosed documents to me along with a check or money order payable to the City of Needles. Please call 760-326-2113 x345 or email me at ndlsclerk@citlink.net if you have any questions. If you are not renting your property (properties) as defined below, please so advise.

This ordinance added the following definitions to Section 12-1: Lodging unit or Unit (sometimes referred to as Dwelling unit) - A room or suite of rooms with a single kitchen used for the residential use and occupancy, and which is rented to person(s) other than the owner. (The density standards applicable to short-term lodging units shall be no greater than the density otherwise allowed in the underlying zone.) Owner - The person(s) or entity(ies) that hold(s) legal and/or equitable title to the lodging unit. Short-term - Occupancy of a lodging unit for a period of thirty consecutive calendar days or less. Short Term Lodging Rental Properties - The renting or letting of residential units for purposes of dwelling, sleeping or lodging for a period of thirty consecutive calendar days or less. Amended Section 12-5(h) to read as follows: The provisions of this chapter shall not be deemed or construed to require the payment of a license fee by any person carrying on, or engaging in, the renting or letting of three or less residential units, to serve as a primary residence for a period in excess of thirty days, for purposes of dwelling, sleeping or lodging (i.e., apartments, boarding houses and other residential property rentals). And added Section 12-68.1 Short Term Rental Property: (a) Overnight occupancy of short-term lodging unit(s) shall be limited to a specific number of occupants, and the number of occupants shall not exceed that permitted by the provisions of Titles 14 (Building and Construction) and 15 (Fire) of this code; (b) Occupants and/or guests of short-term lodging unit(s) shall not create unreasonable noise or disturbances, engage in disorderly conduct or violate provisions of this code or any state law pertaining to noise, collection and disposal of refuse, disorderly conduct, the consumption of alcohol or the use of illegal drugs; (c) A valid business license issued by the city for the separate business of operating short-term lodging unit(s) shall be obtained prior to renting short-term lodging; and (d) For every person engaging in, the renting or letting of residential units for purposes of dwelling, sleeping or lodging for a period of thirty consecutive calendar days or less, the gross annual receipts of which are as follows, the respective license fees shall be as follows: see Form 12-68.1 enclosed.

Thank you.

Dale Jones, CMC
City Clerk, City of Needles

Encl (2)