



MAYOR STEVEN SCHARF
sscharf@cupertino.org

CITY HALL
10300 TORRE AVENUE • CUPERTINO, CA 95014-3255
TELEPHONE: (408) 777-3191 • FAX: (408) 777-3366
CUPERTINO.ORG



July 28, 2020

The Honorable Steven Glazer
State Senator, 7th District
State Capitol, Room 5108
Sacramento, CA 95814

RE: SB 1049 (Glazer) – SUPPORT

Dear Senator Glazer,

On behalf of the City of Cupertino, I am writing to express our support for SB 1049, your measure that would allow a local government to increase the administrative penalties that local agencies may impose for violations of short-term rental ordinances.

Current law allows cities to assess administrative fines and penalties for violations of a local ordinance. While the fine amounts can vary, based on several factors, most fines and penalties are limited to a maximum of \$1,000 per violation. SB 1049 would specify that a first violation could result in a fine not exceeding \$1,500; a \$3,000 fine could be imposed for a second violation of the same ordinance within one year; and a fine not exceeding \$5,000 could be imposed for each additional violation of the same ordinance within one year.

Short-term rentals have increased in popularity over the last decade with the rise of numerous hosting platforms that offer residents a way to earn extra income by renting out rooms in their homes. The increase in the number of short-term rentals has allowed bad actors to use the platform to advertise and secure homes for large gatherings, which may be contrary to locally approved rules for such rentals. More commonly, short-term rental properties are becoming sites of underage drinking, noise complaints, and in some instances, violence.

Over the past years, some city and county officials have criticized short-term rentals for creating public safety concerns, which resulted in some California local jurisdictions creating strict short-term rental ordinances and others outright banning short-term rentals. SB 1049 provides local governments with another tool to help ensure that short-term rentals comply with locally adopted ordinances governing their operations. By increasing the amount that can be levied for violating a short-term rental ordinance, this bill still allows local governments to set a short-term

rental policy that is appropriate for their community, and provides an additional tool to increase the likelihood of compliance with local rules.

It is for these reasons that we are glad to support SB 1049.

Sincerely,

A handwritten signature in blue ink that reads "Steven M. Scharf". The signature is written in a cursive style with a clear, legible font.

Steven Scharf
Mayor
City of Cupertino

cc: Senator Jim Beall
Assemblymember Evan Low
Assemblymember Marc Berman