

# PROPOSED ASSOCIATION RULE CHANGES POSTED 08/07/2020

## ARTICLE 22: RENTALS

22.01. The general rules of Article 3 also apply to this article.

22.02. Any owner who rents their **real-property residence** to a tenant, lodger or boarder for at least one night must complete the PMCPOA Property Rental Registration Form and submit a blank copy of their standard rental agreement for that property with the registration form. The owner must provide the name, phone number and email address of the tenant, lodger, or boarder who is the responsible party renting the property as well as the dates of occupancy and submit this information to the PMCPOA office before each new tenant, lodger, or boarder takes occupancy.

22.03 A. Any owner who acquired title to their real property prior to October 1, 2020 who rents their real-property residence or any part thereof to at least one tenant, lodger or boarder for fewer than 30 consecutive days in any calendar year (short term rental) must register with PMCPOA, submit a certificate of authority from Kern County to collect transient occupancy taxes, and pay to the PMCPOA Association an annual short term rental fee established by the board of directors, which fee shall be based upon a reasonable good faith estimate of the amount necessary to defray the costs of a short term rental to the Association.

B. Owners who acquire title to their real property on or after October 1, 2020 shall not allow their real property, residence or any part thereof to be utilized for a short term rental, home-sharing, lodging, hotel-like purposes, or transient uses, by any person for a period of less than 30 consecutive days.

C. Owners who acquire title to their real property on or after October 1, 2020 shall not allow their real property, residence or any any part thereof to be advertised, listed, booked, or otherwise offered on any hosting platform, website, or application such as Airbnb, VRBO, or VacationRentals.com for short term rental, home-sharing, lodging, hotel-like purposes, or transient uses.

D. Owners must pay their annual short term rental fee within 30 days of its expiration date.

E. Owners must comply with the Transient Occupancy Tax ordinance of Kern County to include registration with Kern County to acquire a certificate of authority to collect transient occupancy taxes. A copy of the certificate must be submitted to the PMCPOA office within 30 days of October 1, 2020.