

Section 26.90.015 Additional Exemptions

A. Notwithstanding the general application of Section 26,90.010, the following rental units are exempt from the requirements of this Chapter:

1. Rental units in hotels, motels, inns, tourist homes, lodging and rooming houses and boarding houses, or other similar temporary lodgings, including lawfully permitted short term vacation rentals, provided that the occupancy is for 30 days or fewer. The computation of the 30 days shall include days in which the tenant was required to:

a. Move into a different guestroom or efficiency unit before the expiration of 30-day occupancy;

b. Check out and re-register before the expiration of 30-day occupancy to avoid application of this ordinance, or

c. Enter into successive or overlapping rental agreements, extensions, or renewals, whether for the same or a different unit, before the expiration of 30 day-occupancy.

2. Rental units in:

a. A hospital, convent, monastery, extended medical care facility, asylum, non-profit home for the aged;

b. Fraternity or sorority house, or in a building owned, leased, occupied or managed by a bona fide education institution for occupancy by students of that institution.

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c. A facility that has the primary purpose of operating a treatment or recovery program, where such rental units are contingent upon a client's participation in the treatment or recovery program and where the client has been informed in writing of the temporary or transitional nature of the housing at the inception of his or her participation in the program.

3. Rental units owned, leased, operated, or managed by a public agency or not-for-profit organization and subject to a recorded covenant or other restriction that requires renting the unit at rents affordable to very low-, low-, or moderate-income households according to affordability standards adopted by a local, state, or federal agency.

4. Rental Units where the landlord is participating in a federally subsidized tenant-based rental assistance program (commonly referred to as Section 8) so long as the contract rent for the unit is equal to or below the adopted payment standard established by the Housing Authority of the City of Santa Barbara. This exemption applies only so long as the unit is participating in the rental assistance program.

5. Rental units that a government unit, agency or authority owns, operates, or manages, if an applicable federal or state law or administrative regulation specifically exempts such units from municipal rent control.

B. In addition to any other notice required to be given by law and concurrently with the offer of a lease required under Section 26.40.010 of this Code, a landlord renting a unit that is exempt under this Section shall provide each tenant or prospective tenant of the exempt

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rental unit with a written notice that the rental unit is exempt from this Chapter, including reference to the specific basis for the exemption. .

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