

RESOLUTION NO. 2025-**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLAREMONT, CALIFORNIA, ADOPTING THE INITIAL RATES AND ESTABLISHING STR ZONES FOR THE SHORT-TERM RENTAL ORDINANCE PURSUANT TO CHAPTER 16.110 OF THE CLAREMONT MUNICIPAL CODE**

WHEREAS, State Law authorizes local agencies to collect fees to defray the costs of providing programs and services; and

WHEREAS, the City desires to recover direct and indirect management support costs associated with the Short-Term Rental Permit application processing and managing the program; and

WHEREAS, the amount of such Short-Term Rental Permit fee must be established by City Council resolution; and

WHEREAS, City staff has conducted a fee study, which sets initial rates for processing Short-Term Rental Permit Applications, annual Short-Term Rental Permit renewal, Short-Term Rental Building, Fire and Safety Inspections, and Supplemental Review for Unverified Habitable Space (ADU/Accessory Structure); and

WHEREAS, to reduce the potential concentration of short-term rentals in any one area of the City, Chapter 16.110 of the CMC authorizes the Claremont City Council to establish Short-Term Rental Zones (STR Zones) by resolution; and

WHEREAS, during the Planning Commission's November 19, 2024 meeting, the Commission recommended utilizing Claremont City Council Districts as STR Zones; and

WHEREAS, on April 22, 2025, the City Council of the City of Claremont conducted a duly noticed public hearing concerning adding a new section 16.110 titled Short-Term Rentals to the Claremont Municipal Code.

NOW THEREFORE, THE CLAREMONT CITY COUNCIL DOES HEREBY RESOLVE:

SECTION 1. Recitals. The above recitals are true and correct and incorporated herein.

SECTION 2. Findings. The City Council finds and determines that the Short-Term Rental fees established by this resolution do not exceed the estimated reasonable costs of services for which they were imposed and otherwise comply with the provisions of California law and specifically Government Code Sections 66000 et seq.

SECTION 3. CEQA. It can be seen with certainty that setting fees for Short-Term Rental Permits and establishing STR Zones has no possibility of having a significant effect on the environment. Therefore, the adoption of this Ordinance is not a project subject to the

California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) of Title 14 of the California Code of Regulations.

SECTION 4. Effective Date. The short-term rental fees shall take effect immediately.

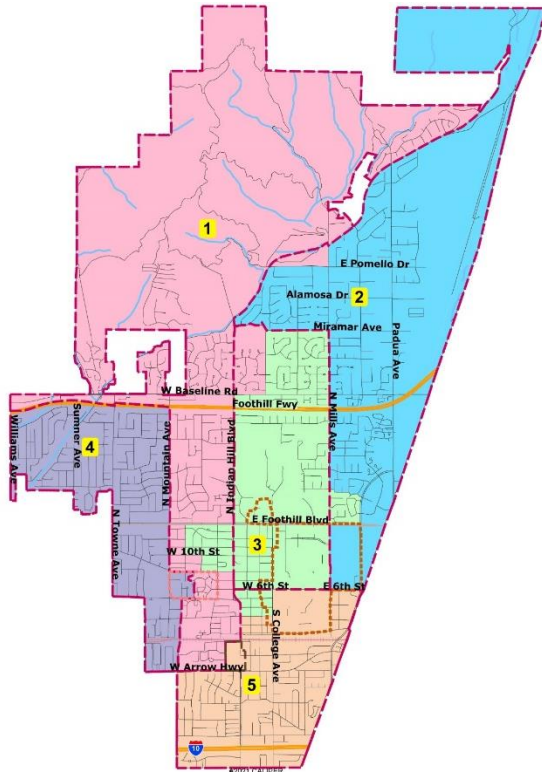
SECTION 5. Short-Term Rental Fees. Pursuant to Section 16.110.080(B) of the Claremont Municipal Code, the City Council hereby adopts the following fees for Short-Term Rental Permits:

- A. Initial Short-Term Rental Permit Application Fee: \$585.20
- B. Annual Short-Term Rental Permit Renewal Fee: \$435.73
- C. Short-Term Rental Re-Inspection Fee: \$95.21
- D. Supplemental Review for Unverified Habitable Space (ADU/Accessory Structure): \$81.38 per Hour

SECTION 6. Automatic Annual Cost of Living Fee Increases. All fees included in Section 5. Short-Term Rental Permit Fees shall be increased by the Consumer Price Index ("CPI") on July 1st of each year, provided that the proposed CPI increase is necessary to provide the cost of providing the services for which the fee is charged. These increases shall be based on the CPI for all urban consumers for the Los Angeles-Long Beach-Anaheim area, published by the United States Department of Labor, Bureau of Labor Statistics for the period of April of the previous year through April of the current year; provided, however, that no inflationary adjustments may exceed the cost of providing the service for which the fee is imposed. The City Manager shall approve the annual increase in fees administratively and present the increased fees to the City Council as an informational item.

SECTION 7. Establishing STR Zones. Pursuant to Section 16.110.030 of the Claremont Municipal Code, the City Council hereby adopts the following STR Zones. Any short-term rentals within these zones will be subject to the STR Zone Cap:

- A. STR Zone 1: Shall have the same boundaries as Claremont City Council District 1
- B. STR Zone 2: Shall have the same boundaries as Claremont City Council District 2
- C. STR Zone 3: Shall have the same boundaries as Claremont City Council District 3
- D. STR Zone 4: Shall have the same boundaries as Claremont City Council District 4
- E. STR Zone 5: Shall have the same boundaries as Claremont City Council District 5
- F. STR Zone Map:



SECTION 8. The Mayor shall sign this Resolution and the City Clerk shall attest and certify to the passage and adoption thereof.

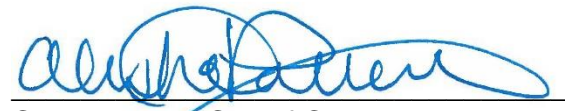
PASSED, APPROVED, AND ADOPTED this 13th day of May, 2025.

Mayor, City of Claremont

ATTEST:

City Clerk, City of Claremont

APPROVED AS TO FORM:



City Attorney, City of Claremont