

**Updated Fact Sheet: [Second and Final City Council Hearing on STRs, 12/14/17](#)**

**Action before Council:** Public hearing, followed by [second and final](#) of two readings of ordinance on short-term rentals within Palm Desert, and Council deliberation and decision

**FINAL Decision:** No new permits for short-term rentals in R1 and R2 zones, except for on-site owner STRs; existing STRs to phase out by December 31, 2019; new penalties and enforcement citywide

**Status:** [New ordinance takes effect on January 13, 2018](#)

**What this means for R1/R2 residents:**

- Actual neighbors on our streets and public spaces, not a stream of strangers
- Enhanced quality of life, as current STRs are phased out
- Crackdown on illegal STRs

**What this means for R3/PR residents:**

- Enhanced quality of life from stricter enforcement
- Stiffer penalties for repeated violations and “bad apples”
- Crackdown on illegal STRs

**What this means for the vacation rental industry:**

- Owners in R1/R2:
  - On-site owners can use rooms/casitas as either STRs or long-term rentals
  - Other STR owners can move into, sell, or convert STRs to long-term rentals or leases
- Owners in R3/PR:
  - Owners of permitted STRs can still operate them, in compliance with the new ordinance
  - Homeowners can apply for new permits if they wish, except where prohibited by CC&Rs
- Operators:
  - Operators can operate permitted STRs in R3 and PR, except where prohibited by CC&Rs
  - Operators can operate long-term rentals citywide, except where prohibited by CC&Rs

**What this means for the city:**

- Restoration of the integrity of the city plan and zoning
- Higher enforcement and administrative costs, with offsets from higher fees, penalties and TOT

**What this means for visitors:**

- We welcome visitors! Visitors still have the same variety of accommodation options:
  - Short- and long-term stays in any of the city’s many hotels, motels and resorts
  - Short-term, home-style stays in any of the city’s 952 units permitted in zones R3 and PR (where the number of permitted units can be expanded to meet demand)
  - Long-term, home-style stays anywhere in the city