



2015-16 CALIFORNIA LEGISLATIVE SESSION - SHARED ECONOMY POLICY REVIEW

Chaptered

- **Use of shared economy services by state employees:** Prevents state agencies from prohibiting employees on official business from using transportation network companies or short-term rentals (AB 229/ Chang)
- **Home or renters insurance:** Requires hosting platforms to provide notice warning individuals to review any restrictions on their homeowners' or renters' insurance policy related to short-term rental activities (SB 1092/Monning)
- **Landlord requirement on tenant risks:** A "landlord-tenant" law that is intended to educate tenants about the risks (violating rental leases or contracts) of listing a room on a rental website (SB 761/ Hall)

Vetoed

- **Taxicab regulations:** Would have prohibited cities and counties from creating additional rules and regulations on taxicab transportation services. The bill included intent language that regulation of taxicabs and drivers be consolidated with other modes of for-hire transportation regulated by the state. Governor Brown's veto message stated that the bill fundamentally alters the long-standing regulation of taxicabs by cities and counties and makes the determination that this responsibility should be shifted to the state. (AB 650/ Low)

Died

- **BOE: contracting authority: local tax collection:** According to the author's office AB 2006 is a 'back up' spot bill to possibly carry language related to local TOT revenue collection from short-term rentals; this bill did not have a hearing nor action beyond its 2016 introduction (AB 2006/ (Mullin)
- **Regulating land use impacts:** Intended to help local efforts to regulate land use impacts and collect applicable taxes; one of the first measures considered during the 2015-16 Legislative Session (SB 593/McGuire)
- **Collecting TOT revenue:** Intended to allow online platforms ("collecting platforms") to elect to participate and collect TOT revenues and the return the revenue to locals. The bill required local governments to take an action if it wanted to maintain its existing authority under state law to seek payment of TOT revenues directly from the responsible taxpayers. "Collecting platforms" would be subject to an annual audit or review conducted by the State Controller under the bill; locals would have to request that the Controller allow a review the Controller's audit findings; the bill one committee vote in mid-2016 (SB 1102/McGuire)
- **Platform process to collect TOT revenues:** Intended to set up a mechanism to allow locals and on-line platforms to 'opt in' to a process for collecting TOT revenues; the language was a 'gut and amend' in 2016 and did not have a hearing (SB 133/McGuire)
- **Prohibit local taxing:** Intent language to prohibit locals from levying a tax on occupying a residential short-term rental; this bill did not have a hearing nor action beyond its 2015 introduction (SB 1220/ Harper)

Considerations for Short-Term Rentals (MuniServices December 28, 2015 Policy Update)

http://www.muniservices.com/wp-content/uploads/122815_MuniServices_Policy_Report_-_Shared_Economy_-_Short_Term_Rentals_-_Considerations.pdf

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