



October 18, 2017

Property Owner
Address
City, State Zip

Subject: Vacation or Short-Term Rental Prohibition in Residential Zones

The City of Garden Grove is committed to working with property owners in a joint effort to preserve and maintain clean, well-kept neighborhoods that will preserve and enhance the quality of life of its residents and protect the public health, safety and welfare. Consistent with this purpose, we are notifying property owners in our residential zones that renting out of properties for a period of less than 30 days (“vacation rentals” or “short-term rentals”) constitute commercial uses of property (i.e., hotels and motels), which are prohibited in the City’s residential zones (GGMC § 9.32.020, 9.08.020.030 and 9.12.020.030). Violations of the Municipal Code are misdemeanors and can be prosecuted as such, and can subject offenders to fines of up to \$1,000, six months in jail, or both. Further, each day that a violation exists constitutes a separate offense and can result in these penalties for each violation.

Although the City has enforced the illegal use of residential properties as short-term or vacation rentals for many years, the number of complaints has recently increased substantially and the City is now allocating more resources to enforce the Municipal Code. Consequently, if you do not wish to be fined or prosecuted for violations of the Municipal Code, please ensure that your residentially-zoned property is not used as a vacation or short-term rental, or other transient occupancy of less than 30 days, and that your property manager and/or tenants refrain from using your property in that manner.

We appreciate your assistance and cooperation in this matter.

Sincerely,

A handwritten signature in black ink that reads 'Allison Wilson'.

Allison Wilson
Code Enforcement Manager
(714) 741-5139