



MAYOR REX RICHARDSON
CITY OF LONG BEACH

September 12, 2025

RE: Signature Request for SB 346 (Durazo)—Local agencies: transient occupancy taxes: short-term rental facilitator

Dear Governor Newsom,

On behalf of the City of Long Beach (City), the City is in strong support of SB 346, which would better equip cities like Long Beach to enforce local ordinances related to the collection and remittance of transient occupancy taxes (TOT) for short-term rentals.

Short-term rentals are regulated exclusively at the local level via the adoption of an ordinance that often includes regulations on permitting, tax compliance, noise, parking, occupancy, as well as other responsibilities for hosts and short-term rental facilitators. In some instances, ordinances limit the number of short-term rentals allowed to operate lawfully, other ordinances ban short-term rentals entirely. The City of Long Beach has worked with stakeholders including short-term rental owners, neighborhood associations and law enforcement to create a balanced ordinance that prioritizes safety and quality of life for residents and visitors.

However, if not monitored, short-term rentals can present numerous challenges to neighborhoods and adjacent property owners. Without thoughtful planning and comprehensive local ordinances, they may create additional noise, traffic, parking, and public safety issues, and decrease available housing stock, creating additional demands on local public services and first responders.

The City of Long Beach is fortunate to have a good relationship with most of the short-term rental facilitators, but the enforcement of TOT ordinances and the collection and remittance of these taxes from short-term rentals can be inconsistent, even when voluntary collection agreements are in place with a short-term rental facilitator. Cities lack access to property addresses or other property-related information, even under these agreements, resulting in a difficult choice to either accept tax payments without any way to verify their accuracy and legality or attempt to collect taxes directly from property owners—a costly and time-consuming process.

SB 346 would address the above issues by providing cities with the assessor parcel number of each short-term rental listed on the facilitator's website and full audit authority of TOT dollars. This would allow the City of Long Beach to have clarity of its rights and support any necessary auditing of financial transaction.

These changes would ensure the correct amount of TOT is being collected and remitted and would allow for more efficient enforcement against unlicensed units. For these reasons, the City strongly requests your signature for SB 346.

Sincerely,

A handwritten signature in black ink, appearing to read "Rex Richardson", with a long horizontal flourish extending to the right.

Rex Richardson
Mayor of Long Beach