

PROPOSED EXTENDED STAY ORDINANCES



If enacted, these extended stay ordinances would limit the number of days an individual can stay at a hotel, motel or other lodging facility.

South El Monte, California – The ordinance would require hotels, motels, boarding houses and rooming houses to limit stays to 30 consecutive days or 60 days total within a six-month period. The proposal came after an inspection of one area motel, the Sierra Inn, found several families taking up residence. If passed, it would take effect in 30 days.

Greenwood Village, Colorado – City officials voted unanimously on June 16 in favor of an ordinance to limit the length of motel and hotels stays to 29 days; the final vote will take place on July 7. The proposal was a result of speculation that individuals residing long-term in hotels or motels often bring into the space items such as heaters or hot plates that could possibly “endanger others”. Individuals who violate the proposed ordinance would face a \$499-a-day fine. Extended stay facilities, however, would be allowed to continue long-term rentals, although these would be limited to 25 percent of total rooms.

Toccoa, Georgia – Officials are looking into the possibility of implementing an ordinance that would regulate extended stay hotel and motels. This is the result of a 50 percent drop in hotel and motel tax collection that the City Manager attributes partially to extended stay lodging. There is no proposed exact number of days that the city would restrict visitors to at the moment, the city is strictly looking into what options it has to regulate extended stay lodging facilities.

AAHOA'S CONCERNS

- Hoteliers offer significant discounts for extended stays making it a viable housing option.
- These ordinances will hurt the working poor. Many people have poor credit and cannot rent. Additionally, many people do not have necessary down payments for rental housing or utilities.
- If passed, extended stay ordinances will impact local businesses and tax bases.
- Business people frequently come to cities for work and use extended stay hotels as lodging options.
- Guests in hotels pay both transient occupancy tax and may also pay X% in other taxes (business improvement, etc.). Forcing these people into definite homelessness will prevent local community from collecting these taxes
- Reducing housing options will increase homelessness