

April 8, 2020

Dear Short-Term Rental Owner/Manager:

Carlsbad and its governmental partners are working to slow the spread of COVID-19 and protect the health and safety of Carlsbad residents. As such, this is a reminder about the currently applicable governmental orders affecting accommodations, specifically short-term rentals in the city.

Per the governor's executive order, short-term rentals used for commercial purposes are not considered "critical infrastructure" and should not be in operation. Short-term rentals may only operate under the following exceptions:

- To provide COVID-19 mitigation/containment measures, including housing of displaced persons or the homeless;
- As housing for essential, critical infrastructure workers; or,
- For the property owner and her/his immediate family members.

Guests staying in a short-term rental could very easily violate the San Diego county public health officer's order that prohibits gatherings and requires social distancing. "Gatherings" are defined by the county public health officer as any event or convening that brings together ten or more people in a single room or single space, indoors or outdoors. "Social distancing" is defined as maintaining 6-feet of separation from all people except for household members.

As of April 3, 2020, all beaches (both city and state controlled) are closed, along with beach parking lots. The city has also temporarily prohibited parking along Carlsbad Boulevard and Ponto Drive with the goal of maintaining our community's safety. All city parks (including dog parks, skate parks, sports fields and courts) are also closed.

Despite the public health orders regarding social distancing and gatherings of ten or less people, short-term rental owners and operators continue to advertise properties as available in the month of April at deeply discounted rates. Some advertisements have even suggested that renters "quarantine at the beach." This messaging is counter to government orders and could result in local enforcement action.

For these reasons, short-term rental reservations of 30 days or less should not be currently booked or accepted (other than for qualifying COVID-19 exceptions as outlined above), until all COVID-19 emergency declarations and public health orders have been lifted. Any bookings in violation of these governmental orders should immediately be cancelled.

We look forward to the time when Carlsbad residents and visitors alike can enjoy leisure travel and other such activities. Until that time, we strongly urge our residents to stay home and comply with all public health directives. If you have questions about this information, please contact short-term vacation rental enforcement at 760-434-5978 or STVR@carlsbadca.gov.

Sincerely,

A handwritten signature in black ink, appearing to read "Jeff Murphy", written over a white background.

JEFF MURPHY, Director
Community Development Department