

***Before the Board of Supervisors
County of Monterey, State of California***

Resolution No. 25-262

A Resolution of the Monterey County Board of Supervisors to:

Amend IX (Housing and Community Development) of the Monterey County Fee Resolution to establish renewal fees for the Vacation Rental Operation License.

WHEREAS, on September 10, 2024, the Monterey County Board of Supervisors (“Board”) passed and adopted an ordinance to add Chapter 7.120 to the Monterey County Code;

WHEREAS, Chapter 7.120 requires vacation rentals to obtain an annual Vacation Rental Operation License to operate a vacation rental in accordance with state and County law;

WHEREAS, the fee addition made by this Resolution is to recover staff costs of processing applications for the renewal of the Vacation Rental Operation License and associated planning, monitoring, and enforcement activities performed by the HCD. The fees do not exceed the estimated reasonable or actual costs of performing the services, processing applications and entitlements, and associated permitting, monitoring, and enforcement activities. The new fees reflect no more than the actual costs of the services or benefits received by the payor. To the extent that the fees do not result in full cost recovery, the shortfall may impact the County General Fund;

WHEREAS, previous amendments to Article IX became effective September 10, 2024;

WHEREAS, Section 1.40.010 of the Monterey County Code provides that all fees, penalties, refunds, reimbursements and charges of any kind by the County may be specified in the Monterey County Fee Resolution;

WHEREAS, any and all adjustments to fees for services reflect no more than the actual and reasonable cost of the service or benefit received by the payor and burdened on the County. Any discount applicable to these surcharges have a de minimus impact on the departmental budget and implementation of that discount does not result in increased fees or costs for other patrons;

WHEREAS, by definition, these fees are not a “tax” and is exempt from voter approval pursuant to Article XIII C, section 1(e)(3) of the California Constitution (charges imposed for the reasonable regulatory costs to a local government for issuing licenses and permits);

WHEREAS, the purpose of this action is to establish two renewal fees for the Vacation Rental Operation License; and

WHEREAS, this action to add two new fees for Vacation Rental Operation License renewals is not a project under the California Environmental Quality Act (“CEQA”) because it is

a governmental funding mechanism which does not involve any commitment to any specific project which may result in a potentially significant physical impact on the environment. (CEQA Guidelines section 15273.)

NOW, THEREFORE, BE IT RESOLVED, the Board of Supervisors of the County of Monterey does hereby adopt a resolution to:

- I. Certify that the foregoing recitals are true and correct;
- II. Find that establishment of permit fees is statutorily exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15273 of the CEQA Guidelines;
- III. Amend Article IX (Housing and Community Development) of the Monterey County Master Fee Resolution, as set forth in the attached **Attachment A** (redline), **Attachment B** (clean) incorporated herein by reference;
- IV. Find that these amendments do not change the other fees set forth in Article IX, which remain in full force and effect; and
- V. Find that said amendments to Article IX shall take effect immediately after the Board of Supervisors adopt this resolution.

PASSED AND ADOPTED on this 5th day of August 2025, by roll call vote:

AYES: Supervisors Alejo, Church, Lopez, Askew, and Daniels

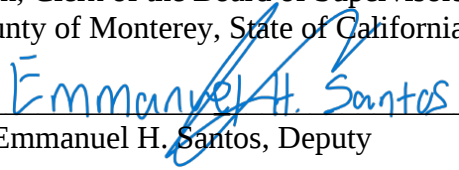
NOES: None

ABSENT: None

I, Valerie Ralph, Clerk of the Board of Supervisors of the County of Monterey, State of California, hereby certify that the foregoing is a true copy of an original order of said Board of Supervisors duly made and entered in the minutes thereof of Minute Book 82 for the meeting on August 5, 2025.

Dated: August 7, 2025
File ID: RES 25-118
Agenda Item No. 10

Valerie Ralph, Clerk of the Board of Supervisors
County of Monterey, State of California


Emmanuel H. Santos, Deputy