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3/21/22 - Big Bear Association of REALTORS® is in opposition to the initiative as written because it is an assault on private property rights. We support continuing healthy dialogue to solve challenges related to vacation rentals.

“Big Bear Lake United to Limit Short Term Rentals”
Citizens Initiative for Nov. 2022 Election

- A proposed Citizens Initiative (CI) to limit Short Term Rentals (STRs) in the City of Big Bear Lake has been formally presented to the City Clerk.
- The collection of signatures began February 5, 2022.
- The proponents need signatures from 10% of the City's Voters (approx. 300) to get the Measure on the November Ballot.
 - If passed by a majority of the Voters voting in November, the Measure would **require**:
- When **any** STR property in the City is sold, it immediately **loses its license** to operate as an STR.
- By attrition, the # of STRs allowed will be reduced from the current approximately 2,600 to a **maximum of 1,500**.
- (NOTE: The 1,500 limit vs. the 2,600 current licenses, means 1,100 owners **must lose** their license **before any** home can become a STR.)
- The **only** transfer of a STR license allowed is between spouses upon death or divorce.
- (NOTE: Property values in the City could decline by 20%. Potential Buyers who want to rent as a STR will be forced to look outside the City, or outside the Valley.)
- In addition to the Owners listed on the deed, **only 5** friends and family may occupy any STR home as non-paying guests.
- **All** STR Owners and their 5 friends and family, are governed by **all** the **same City regulations** for usage, occupancy limitations, quiet hours, parking restrictions, etc. **as their STR Guests are governed by**.
- The **maximum** # of rental contracts per year that will be allowed per STR is **30**. (NOTE: The City's average nights per stay (rental contract) is 2.2. So a 30 contract limit per year means a maximum limit of approximately 60-66 nights a year - this is a 60% reduction in the average # of nights available to house our Guests. The problem this creates for our City's economy is: 60-66 nights will be rented when the highest rental rates are achieved - Peak Winter and Summer times. The shoulder seasons of April - June and September - November will have very few rentals available to rent. The amount of Guests able to stay overnight in our City in the shoulder seasons will not be sufficient to support our restaurants, retail, etc. TOT, Sales Tax and Property Tax revenue for our City, Fire Department, Hospital, School District, etc. will be significantly reduced.)
- Parcels 5,000 sf or less may only have 2 cars parked. (NOTE: Owners and their friends and family included.)
- Parcels 5,000-10,000 sf may only have 3 cars parked. (NOTE: Owners and their friends and family included.)
- Parcels 10,000 sf or greater may only have 4 cars parked. (NOTE: Owners and their friends and family included.)
- The City shall not issue more than one license per parcel of land.
- An owner can only receive one STR license.



Jurisdictions: Big Bear Lake Valley, San Bernardino County, California

