ORDINANCE NUMBER 679-AC

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF NEEDLES, CALIFORNIA, AMENDING CHAPTER 12, "SHORT-TERM RESIDENTIAL RENTALS," OF THE NEEDLES MUNICIPAL CODE TO IMPLEMENT SENATE BILL 346

WHEREAS, the City of Needles, located along the Colorado River, is a regional tourism and recreation destination; and

WHEREAS, short-term residential rentals contribute to the local tourism economy while requiring appropriate regulation to protect neighborhood livability, public safety, and quality of life; and

WHEREAS, in 2022, the City Council adopted Ordinance No. 649-AC, establishing a comprehensive regulatory framework for short-term residential rentals, including permitting requirements, operational standards, occupancy and parking limits, enforcement mechanisms, and Transient Occupancy Tax ("TOT") compliance; and

WHEREAS, while Ordinance No. 649-AC requires short-term residential rental operators to obtain permits and comply with local regulations, the City has experienced limitations in efficiently verifying compliance for listings advertised and facilitated through third-party hosting platforms; and

WHEREAS, in 2025, the California Legislature enacted Senate Bill 346, known as the *Short-Term Rental Facilitator Act of 2025*, codified at Government Code section 50990 et seq., which authorizes local agencies to adopt ordinances requiring short-term rental facilitators and hosting platforms to provide limited identifying information for listed properties and to display City-issued permit and tax registration numbers; and

WHEREAS, Senate Bill 346 is not operative within a local jurisdiction unless adopted by ordinance, and adoption of such implementing provisions is discretionary; and

WHEREAS, Ordinance No. 679-AC constitutes the City of Needles' formal election to implement Senate Bill 346 in order to strengthen enforcement of the City's existing short-term residential rental regulations and improve administration and equitable compliance with the City's Transient Occupancy Tax; and

WHEREAS, the reporting and display requirements authorized by Senate Bill 346 are intended primarily to support the City's administration and enforcement of Transient Occupancy Tax obligations and are not intended to expand land-use entitlements, modify operational standards, or alter permit fees or tax rates; and

WHEREAS, the information authorized to be collected pursuant to this Ordinance is expressly limited to that permitted by state law and is used solely for tax administration and enforcement purposes; and

WHEREAS, notice of the public hearing on this Ordinance was duly published and provided as required by law.

NOW, THEREFORE, the City Council of the City of Needles does ordain as follows:

SECTION 1. Incorporation of Recitals The foregoing recitals are true and correct and are incorporated herein by this reference as the factual basis and legislative findings supporting adoption of this Ordinance.

SECTION 2. CEQA Pursuant to California Environmental Quality Act (CEQA) Guidelines sections 15060(c)(2) and 15060(c)(3), adoption of this Ordinance will not result in a direct or reasonably foreseeable indirect physical change in the environment and therefore is not subject to CEQA, as it does not constitute a "project" as defined in CEQA Guidelines section 15378.

SECTION 3. Findings The City Council hereby finds and determines that facts do exist to approve an amendment to the Needles Municipal Code, as further described in Section 4 below.

SECTION 4. The City Council hereby finds and determines that adoption of this Ordinance is necessary and appropriate to implement state law, enhance compliance with existing short-term residential rental regulations, and support effective and equitable administration of the City's Transient Occupancy Tax.

SECTION 5. The City Council hereby amends Chapter 12 of the Needles Municipal Code, entitled *"Short-Term Residential Rentals,"* originally adopted by Ordinance No. 649-AC, to add and revise provisions implementing Senate Bill 346 (Government Code section 50990 et seq.), as set forth in **Exhibit "A"** attached hereto and incorporated herein by this reference.

This Ordinance does not repeal or replace Ordinance No. 649-AC but rather supplements and amends it solely to the extent necessary to implement Senate Bill 346.

SECTION 6. Effective Date This action shall become final and effective thirty (30) days after this decision by the City Council as provided by the Needles Code.

SECTION 7. Severability If any section or provision of this Ordinance is for any reason held to be invalid or unconstitutional by any court of competent jurisdiction, or contravened by reason of any preemptive legislation, the remaining sections and/or provisions of this Ordinance shall remain valid. The City Council hereby declares that it would have adopted this Ordinance, and each section or provision thereof, regardless of the fact that any one or more section(s) or provision(s) may be declared invalid or unconstitutional or contravened via legislation.

SECTION 8. Certification The City Clerk shall certify to the adoption of this Ordinance.

INTRODUCED AND READ for the first time and ordered posted at a regular meeting of the City Council of the City of Needles, California, held on the 10th day of February 2026, by the following roll call vote:

AYES: COUNCIL MEMBERS FORD, MCCORKLE, CAMPBELL, POGUE, BELT, LONGBRAKE
NOES: NONE
ABSENT: NONE
ABSTAIN: NONE

Janet Jernigan, Mayor

ATTEST: Candace Clark
Candace Clark, City Clerk

PASSED, APPROVED AND ADOPTED at a regular meeting of the City Council of the City of Needles, California, held on the 24th day of February 2026, by the following roll call vote:

AYES: COUNCIL MEMBERS FORD, MCCORKLE, CAMPBELL, POGUE, BELT, LONGBRAKE
NOES: NONE
ABSENT: NONE
ABSTAIN: NONE

Janet Jernigan, Mayor

ATTEST: Candace Clark
Candace Clark, City Clerk

Approved as to form:
Lena Wade, Deputy City Attorney

DIGITAL SEAL CALIFORNIA CITY OF NEEDLES

I hereby certify that this is a true and correct copy of Ordinance 679-AC adopted at the Regularly held meeting of the City Council of the City of Needles on the 24th day of February 2026.

Candace Clark
Candace Clark
City Clerk of the City of Needles