

Community Focus Statement D: Promote economic development that compliments the rural agricultural character and natural setting of the Oak Glen community.

D

Action Statement D.1: Enhance hospitality uses that allow overnight accommodations by promoting short-term rental opportunities and educating B&B and short-term rental owners on county regulations.

Benchmark: Committee formed to act as a liaison between community members and the San Bernardino County Economic Development Agency (EDA) with a training program for traditional B&B operations and a short-term rental review board that will review, on an annual basis, the status of and community sentiment toward short-term rental properties.

Champion: Volunteer group or person or can be identified by the community

Estimated Cost: \$500 - \$5,000



Traditional bed & breakfasts can be started in unique conditions, such as in smaller houses, and often are more appealing to travelers than larger hotels. Photo source: [Nicholas Mutton](#)

Growing the tourism sector of the economy can have a positive impact by bringing additional visitors, dollars, and captured taxes to a local economy. Oak Glen is already capitalizing on agritourism visitors during the apple picking season. The expansion of hospitality uses can capture guests for a longer period of time, resulting in more money spent per visitor and additional revenue for local restaurants and lodging providers. In addition, many tourists are looking for more nontraditional alternatives to hotels. Oftentimes, communities like Oak Glen may not be able to attract traditional lodging options. Nontraditional lodging options such as bed and breakfasts or short-term rentals can fill this need.

Traditional Bed and Breakfast

Traditional bed and breakfast-style lodging pairs well with the heritage and agritourism in Oak Glen. Tourists who stay in B&Bs tend to favor a more intimate environment, in which the lodging itself is part of the experience of the visit. B&Bs are typically found in historic homes, but they may also be found in other interesting structures, farmsteads, and orchards. A traditional B&B usually has the owner living on-site and interacting with travelers. Although profit margins are not high, owners of these types of businesses can earn a living, and B&Bs are considered a “lifestyle” choice by many owners and operators.

Improving the business climate for B&Bs includes providing training for operators to understand basic business operations, regulatory compliance, and opportunities for access to capital financing. Traditional B&Bs require permitting, startup financing, and compliance with health and development regulations. Traditional B&Bs are treated as commercial enterprises and are regulated by the San Bernardino County Development Code, County



Division of Environmental Health Services permit requirements, and the San Bernardino County Fire Department. More information on County regulations pertaining to bed and breakfasts can be found through the San Bernardino County Department of Environmental Health.

Short-Term Rentals

Short-term rentals are often residential properties that are rented for a short period of time, typically 1 to 30 days. Websites such as Airbnb have increased the average tourist's awareness of short-term rentals and their accessibility. While traditional B&Bs also use Airbnb for advertising, many short-term rentals that do not offer the same services as B&Bs or comply with permitting and taxing requirements often use Airbnb's services. Short-term rentals have a positive impact on the tourist economy by making short-term housing available at a low cost in areas where traditional lodging options are not available, as well as bringing in supplemental income to homeowners who may rent extra rooms or accessory units. Short-term rentals can also have a negative impact on a community by introducing unregulated businesses into a residential area, increasing risk to health and safety by not obtaining permits or complying with local and state safety regulations, avoiding Transient Occupancy Tax (TOT), which is a tax collected by the County, and decreasing the availability of housing units for long-term renters, especially when an entire residential unit is used as a short-term rental. Localities should carefully weigh the positive and negative impacts of short-term rentals.

Accessory Dwelling Units

Accessory Dwelling Units (ADUs) are secondary attached or detached residential units with kitchens on a parcel with an existing single-family residence. An ADU may be used as a short-term rental unit with appropriate land use approvals and permits.

Action	Action Leader	Timeline	Resources
1. Organize a committee of residents and business owners to act as a liaison with the San Bernardino County EDA.	Champion	Month 1	San Bernardino County Department of Public Health http://www.sbcounty.gov/dph/publichealth/
2. Develop a list of potential issues faced by new business owners looking to operate traditional B&B or short-term rentals.	Community committee	Month 2	San Bernardino County Economic Development Agency http://www.sbcountyadvantage.com/home.aspx
3. Coordinate with San Bernardino County Economic Development Agency to develop a training program for B&B and County Code Enforcement for short-term rentals that guides new and existing operators through the County process for operation.	Community committee	Months 2 – 4	San Bernardino County Department of Public Health - Bed and Breakfast Operator’s Guide http://www.sbcounty.gov/uploads/dph/dehs/Depts/EnvironmentalHealth/EHSDocuments/bedAndBreakfastBooklet.pdf
4. Create materials available through the EDA website and in print for interested residents.	Community committee	Months 2 – 4	San Bernardino County Land Use Services http://cms.sbcounty.gov/lus/Home.aspx
5. Set up quarterly meetings between the committee and the San Bernardino County EDA and County Code Enforcement to measure progress and make adjustments to the training program.	Community committee	On-going	Short Term Rental Permit Information: http://cms.sbcounty.gov/lus/CodeEnforcement/ShortTermRentals.aspx