

Pacific Grove Chamber of Commerce presents

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Thursday, July 4th
11:00am to 3:00pm
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P.G. gets tough on STR offenders, places liens

By KELLY NIX

THE PACIFIC Grove City Council on Wednesday OK'd a plan to record liens on two homes the city contends were rented in violation of its short-term rental rules. The owners also failed to pay thousands of dollars in taxes that were due and ignored administrative penalties that were subsequently assessed.

On Wednesday, the P.G. City Council OK'd a resolution allowing the city to place liens on Maya Kakis Pechak, who was ordered to pay \$30,361.67 for a home at 1029 Del Monte Blvd., and Birgit Maddox, who must pay \$8,000 for her property at 250 Lighthouse Ave.

The homeowners, according to city hall, violated the city's municipal code with regard to short-term rentals. The city requires homeowners to obtain licenses before renting out their homes.

After an administrative hearing, Pacific Grove ordered Pechak to pay the \$30,361.67, which includes administrative fees, taxes, late fees and penalties.

"Pursuant to the Pacific Grove Municipal Code, the city may place a lien on the property to ensure collection of the amounts owed," the staff report said. The code "authorizes special assessments on real property when penalties and/or costs imposed by a hearing officer are not timely paid."

A Dec. 3, 2018, administrative hearing for Maddox resulted in the city determining that she also violated P.G.'s short-

term rental regulations. She was ordered to pay a total of \$8,000 in taxes, penalties and late fees.

"In accordance with the hearing officer's order," Pacific Grove "seeks to honor the terms of a settlement dated April 9, 2018, and limit its recourse to a lien against the property," the city said.

The liens against the homeowners "shall further accrue penalties and fines until the lien is paid in full," and the time to appeal the decisions has lapsed, the city said.

The moves come after Pacific Grove city manager Ben Harvey told The Pine Cone in May that it would crack down on homeowners who violate the vacation rental rules.

In April, more than 50 homeowners lost their right to rent out their homes for less than 30 days after losing a lottery in 2018 that sought to reduce the number of vacation rentals in residential neighborhoods.

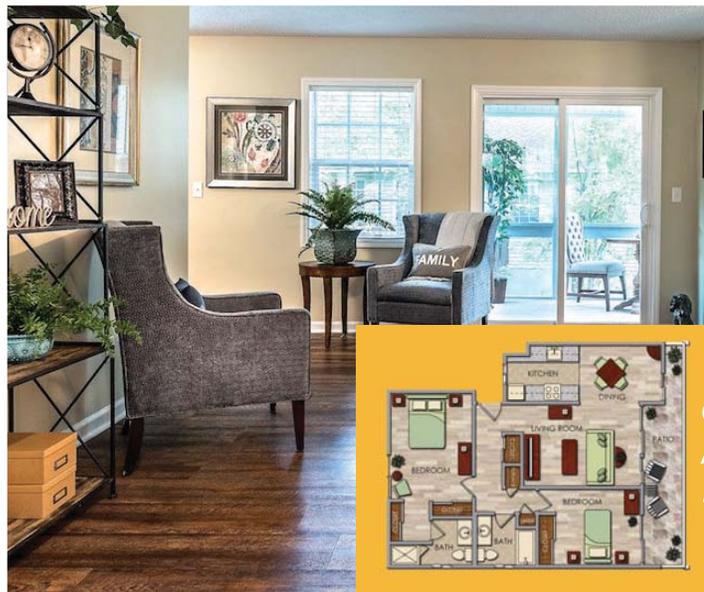
In November 2018, P.G. residents passed Measure M which established an 18-month sunset period for other short-term rentals in residential neighborhoods.

City attorney David Laredo told The Pine Cone that the city in early 2018 placed another lien to secure compliance with its short-term rental laws. Eight other liens have been imposed over the past several years in cases where homeowners violated the city's municipal code.

"Liens are used only in circumstances where payment cannot be assured within a short time," Laredo explained. "This ensures the city will receive full payment of amounts it is due."

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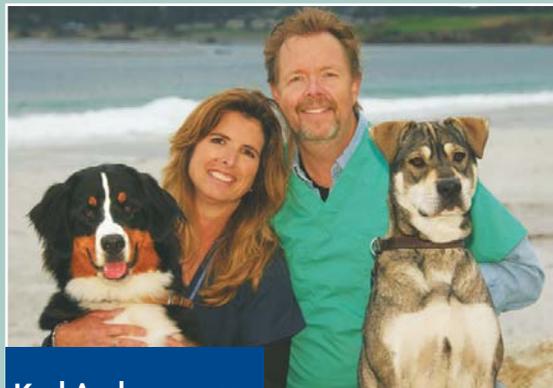
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