



City of Pinole
2131 Pear Street
Pinole, Ca. 94564

July 21, 2010

Honorable Mayor Long, Council members Swearingen, Murray, Fujita, Banuelos and City Manager Belinda Espinosa:

Pinole's Rental Inspection Ordinance is, as you know, three years old, so, for the first time since its enactment, those subject to the Ordinance are getting bills for inspection fees. This attracted the attention of the Chamber, because members who are owners of hotels and motels found themselves facing very large bills, because those fees are imposed per unit, and hotels and motels have many units. The Policy Committee of the Chamber, therefore, called a meeting, attended by hotel and motel owners, City Council members, City staff and other interested parties, to discuss the Ordinance. By the end of the meeting, all were in agreement that hotels and motels, at least those used for transient residence, should be exempt from the Rental Inspection Ordinance.

The Rental Inspection Ordinance was enacted presumably for the purpose of ensuring the quality and compliance of the rental housing stock in the City of Pinole, and out of concern that market forces and other regulations were insufficient to police them. That is not a concern for hotels and motels, which are heavily regulated and inspected by the County Health Department, and, in the case of hotels and motels affiliated with national name brands, by the branding organizations, who must maintain national standards of quality in order to preserve their reputations. Thus, there seems to be no need for inspections of hotels and motels by the City of Pinole.

The Pinole Chamber of Commerce, therefore, recommends that the Rental Inspection Ordinance be amended to exempt hotels and motels -- or, at least, those that are truly for transient accommodations, and not being used for long-term residency.

Sincerely,
Ivette Ricco
President, Pinole Chamber of Commerce
cc: Pinole Chamber of Commerce