

Leasing Your Unit

Las Palmas Leasing Requirements

As required in Article 8.6 of the CC&R's No Unit may be occupied or used for any purpose other than a single, private residence. The Board may establish guidelines in the Rules and Regulations to allow certain home occupations which (a) are consistent with normal residential usage of Las Palmas, (b) do not cause any external effects which are detrimental to neighboring Units or Las Palmas, and (c) are compatible with the characteristics of residential use in Las Palmas.

RULES AND REGULATIONS

Leasing Units

All leases and rental agreements must be in writing and on file with the Association staff. All leases must be for the entire unit unless the Unit Owner remains in occupancy. All leases must be for a minimum of 25 days as per the City of Coronado ordinance. A tenant must show a rental agreement of 90 continuous days or greater to have a pet and must comply with all requirements for pets.

A Unit Owner who leases or rents their Unis shall promptly notify the Association in writing the names of all tenants and members of a tenant's family occupying such Unit, provide make, model and license plate number of all residents' vehicles, a telephone number for the tenant, keep all information current, and provide any other information reasonably needed and requested by the Association.

All Unit Owners leasing their units shall notify the Association of the address and telephone number where the Unit Owner can be reached. Unit Owners shall provide their tenants with copies of the Governing Documents including the Rules and Regulations. A Unit Owner may request the Association provide these documents at the sole expense of the Unit Owner.

[LAS PALMAS TOWER CC&RS](#)

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Policies and Rules

Las Palmas Tower is first and foremost a homeowner's Association and will be treated as such. We are not a hotel, and no one should act as if they are staying in one. The following rules and policies should be given to and agreed upon by every prospective tenant.

Las Palmas has very strict rules concerning COVID-19 and we enforce these rules for the safety of all our residents. Those found to not be in compliance can and will be called to a Hearing where fines in the amount of \$750 to \$2,000 can be assessed. Unit Owners are responsible for the actions of their tenants and guests. Any tenant or guests seen not following these rules will cause the Unit Owner to be the one called to a Hearing. Violations do not reset at the end of each month.

COVID-19 BUILDING RULES

Smoking is not allowed within any Common Area or Exclusive Use Common Area. Smoking is only allowed within a Unit with the doors and windows closed. Although you can smoke inside your unit if smoke transfers to another unit causing a nuisance you will have to take reasonable steps to alleviate the situation.

SMOKING RULES

Storage can be very difficult at times especially in the Summer. Our Garage Storage Policy takes this into consideration. Please make sure Summer tenants know about these rules and all parking spaces are cleaned up after the Labor Day Holiday.

GARAGE STORAGE RULES

During the Summer months as well as the Holidays large amounts of packages are delivered multiple times throughout the day. It is the responsibility of Unit Owners and their tenants to be available to pick-up their packages in a timely manner. Below is the Association's Package Policy.

PACKAGE POLICY

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As stated previously Pets are only allowed for tenants with a lease of 90 days or more. All Pets must be registered at the front desk and follow the Association's Pet Policy.

PET POLICY

Subleasing and Cramming

Sometimes there is suspicion of Management and fellow residents of extra residents living in a unit "Cramming" or multiple families splitting a month so that each family or members of that family is here for less than a month at a time. The replacement of tenants is contrary to the intent of the City's Transient Occupancy ordinances, 86.78.020 through 86.78.060. Here, at Las Palmas we respect the City's ordinance and its intent incorporated in our own rules. Las Palmas landlord's and their property managers are required to abide by City ordinances as well as Association rules. The City and Association both take enforcement very seriously. The staff will be diligently checking rental agreements for named tenants.

If anyone suspects short-term rentals, they can report violations to the City – via an email to rentalviolations@coronado.ca.us or call the City Manager's Office at (619) 522-7335.

86.78.020 Definition – Transient occupancy.

"Transient occupancy" means the right to use, occupy or possess, or the use, occupancy, or possession of, a dwelling unit or a habitable unit for a period of 25 consecutive calendar days or less. (Ord. 1495)

86.78.030 Definition – Transient **rental.**

"Transient **rental**" means the renting, letting, subletting, leasing or subleasing of a dwelling unit or a habitable unit for "transient occupancy." (Ord. 1495)

86.78.040 Definition – Transient time-share occupancy.

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“Transient time-share occupancy” means “transient occupancy” when conveyed with consideration through any arrangement where the use, occupancy, or possession of real property circulates among purchasers of intervals of ownership according to a fixed or floating time schedule on a periodic basis for a specific period of time during any given year, regardless of the name used to describe the method of use, occupancy, or possession.

(Ord. 1495)

86.78.050 Definition – Time-share complex.

“Time-share complex” is a building or group of buildings containing one or more habitable units with such dwelling units as may be allowed by this code, whose ownership or right to use facilities are conveyed to multiple individuals for “transient time-share occupancy.”

86.78.060 Transient rental regulations.

- A. No dwelling or habitable unit in any Residential Zone (except as specified in subsection B of this section) shall be used as a transient **rental**.

Property Owner Settles Short-term Rental Lawsuit

CORONADO, CA (October 9, 2019) – The City has settled a legal action against a property owner for violations to Coronado’s short-term rental ordinance.

The property owner has remitted \$10,000 in costs related to enforcement and has agreed to stop renting four residential units on two properties on a short-term basis. Transient occupancy of homes, a period outlined in the City’s Municipal Code as being 26 days or less, is prohibited in residential neighborhoods.

In this case, the owner ignored multiple requests to comply with Coronado’s local codes and continued violating the ordinance, including entering into a short-term rental agreement contract, of which the City became aware, for one of their properties.

“The City hopes to send a clear and consistent message that it will enforce its ordinance and prosecute those who violate it,” said City Manager Blair King.

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For Your Information

Las Palmas Tower is one of ten Associations which make up the Shores. Woven around the ten buildings are multiple pools, tennis courts, Beach Club, gym, etc. These areas are governed by Landscape & Recreation (L&R) and have their own set of rules and regulations which need to be followed by all residents. Any violations of the L&R Rules and Regulations will be reported to management and the Board of Directors.

L&R RULES AND REGULATIONS

Disclaimer: This section is provided by the Association Staff. All rules and regulation are subject to change and updated accordingly.