

STVR QUARTERLY REPORT

OCTOBER 1, 2025 - DECEMBER 31, 2025

THE STVR PROGRAM CONSISTS OF PERMITTING, LICENSING, TAX COLLECTION, AND COMPLIANCE MONITORING AND ENFORCEMENT

PERMITTING

The City Clerk's Office issues all new and renewed STVR permits and related business licenses, handles Transient Occupancy Tax (TOT) collections, and assists STVR property owners with keeping their property in compliance with the STVR program.

Number of STVR Permits:

December 2025 Total STVR Permits:

1,215

(Estate Permits: 66)

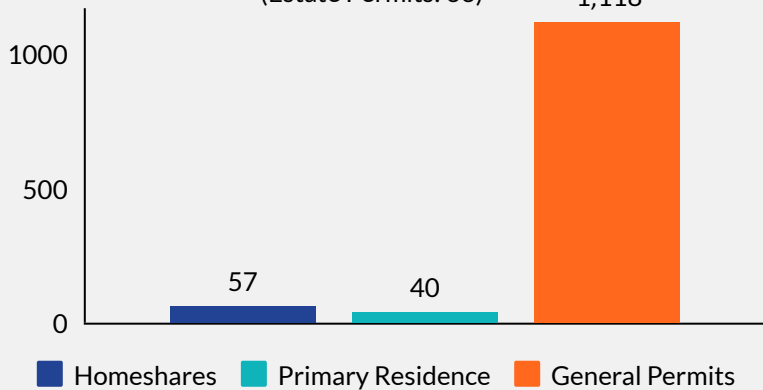


Figure 1

Section 3.25.055 of the La Quinta Municipal Code imposes a permanent ban on issuing new STVR permits in General and Primary permit categories. STVR permits in these categories can only be issued to properties located in Exempt areas.

Effective January 4, 2024, STVR Homeshare permits were exempted from the permanent ban.

STVR zones are depicted in Attachment 1.

Active STVR Permits by Area Per Year from 2021 to 2025:

	JAN-21	JAN-22	JAN-23	JAN-24	JAN-25	DEC-25
North La Quinta	140	115	110	110	112	100
Mid La Quinta	148	122	92	90	90	87
The Cove	292	252	236	226	223	208
South La Quinta (PGA West)	470	354	317	301	282	268
Permit Ban Area Totals	1,050	843	755	727	707	663
STVR Exempt Areas	270	331	434	530	543	552
Citywide Totals	1,320	1,174	1,189	1,257	1,250	1,215

Table 1

Enclosed at the end of this report as Attachment 2 is a list of Active STVR Permits categorized by development.

Density of STVR Permits by Area Per Year - from 2021 to 2025:

2025 STVR PERMITS BY AREA CITYWIDE							
	JAN-21	JAN-22	JAN-23	JAN-24	JAN-25	DEC-25	2023 Parcels
North La Quinta	140	115	110	110	112	100	2,462
Mid La Quinta	148	122	92	90	90	87	958
The Cove	292	252	236	226	223	208	4,744
South La Quinta (PGA West)	470	354	317	301	282	268	3,082
Permit Ban Area Totals	1,050	843	755	727	707	663	11,246
STVR Exempt Areas	270	331	434	530	543	552	983
Restricted Parcels							9,928
Citywide Totals	1,320	1,174	1,189	1,257	1,250	1,215	22,157

Table 2

Table 2 above lists the total number of STVR permits by Area from January of each year since 2021 through December 2025, along with the total number of approved parcels in those areas as of 2023. Since January 2021, the data shows a decline of 387 STVR permits (37%) in permit ban areas due to attrition related to home sales and non-renewals.

	JAN-21		JAN-22		JAN-23		JAN-24		JAN-25		DEC-25	
North LQ	140	5.44%	115	4.47%	110	4.47%	110	4.47%	112	4.55%	100	4.06%
Mid LQ	148	14.47%	122	11.93%	92	9.60%	90	9.39%	90	9.39%	87	9.08%
The Cove	292	6.20%	252	5.35%	236	4.97%	226	4.76%	223	4.70%	208	4.38%
South LQ	470	15.46%	354	11.64%	317	10.29%	301	9.77%	282	9.15%	268	8.70%
STVR Exempt Areas	270	28.54%	331	34.99%	434	44.15%	530	53.92%	543	55.24%	552	56.15%
Total Permits Citywide	1,320		1,174		1,189		1,257		1,250		1,215	

Table 3

STVR density is calculated as a percentage by dividing the number of STVR permits by the number of developed parcels within each area, as listed in Table 2.

Table 3 shows the year over year change in permit density from 2021 to 2025.

Figure 2 shows the change in active STVR permits within the Exempt and Ban areas since January 2021 to December 2025

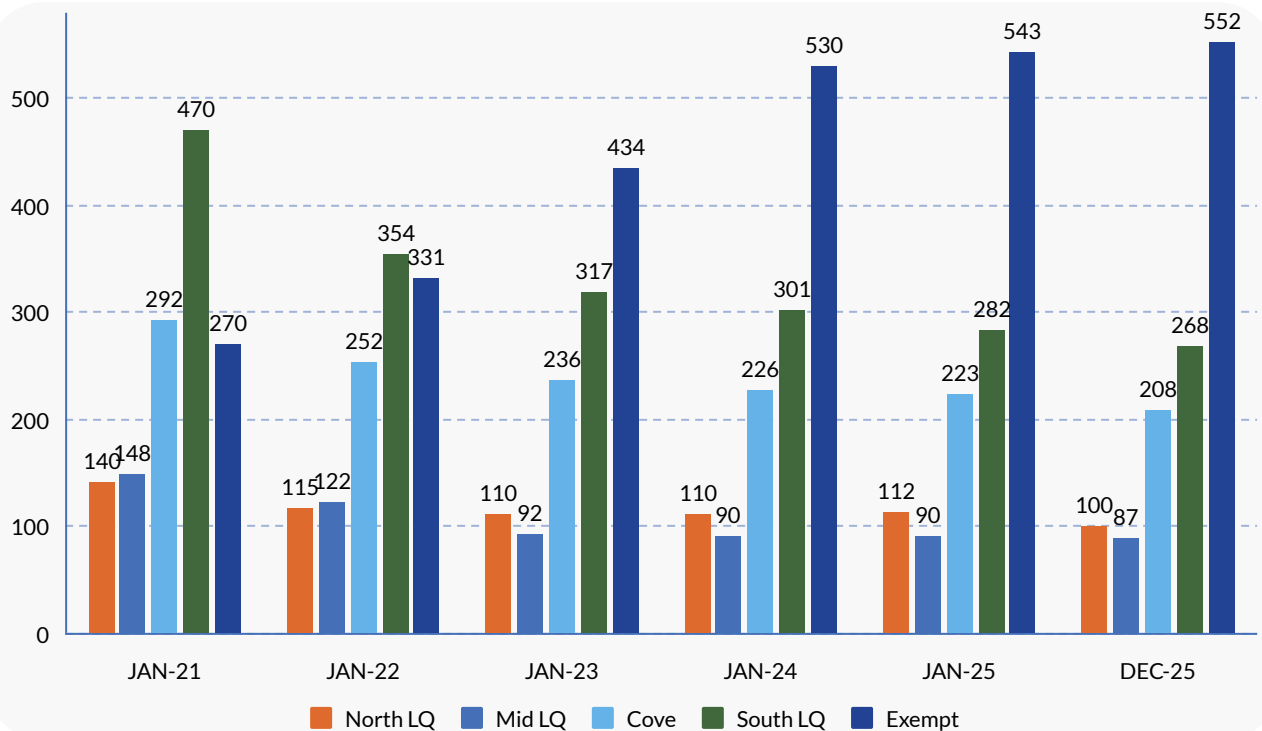


Figure 2

COMPLIANCE

The Code Compliance Department handles all compliance related matters for the STVR program, which includes managing complaints, conducting investigations, and taking enforcement actions, such as issuing notices of violations, administrative citations, and STVR permit suspensions.

Complaints:

The STVR program features a 24/7 STVR Hotline available to residents to call and report complaints or potential issues regarding STVR properties. These calls are answered by City staff or the call center vendor (see Picture-Chart included as Attachment 3), and each call is directed accordingly to a Code Enforcement Officer or the Local Contact on file for the STVR property. Calls can be reported anonymously.

24/7 STVR Hotline: (760) 777-7157

2024 & 2025 STVR Complaints Citywide by Area

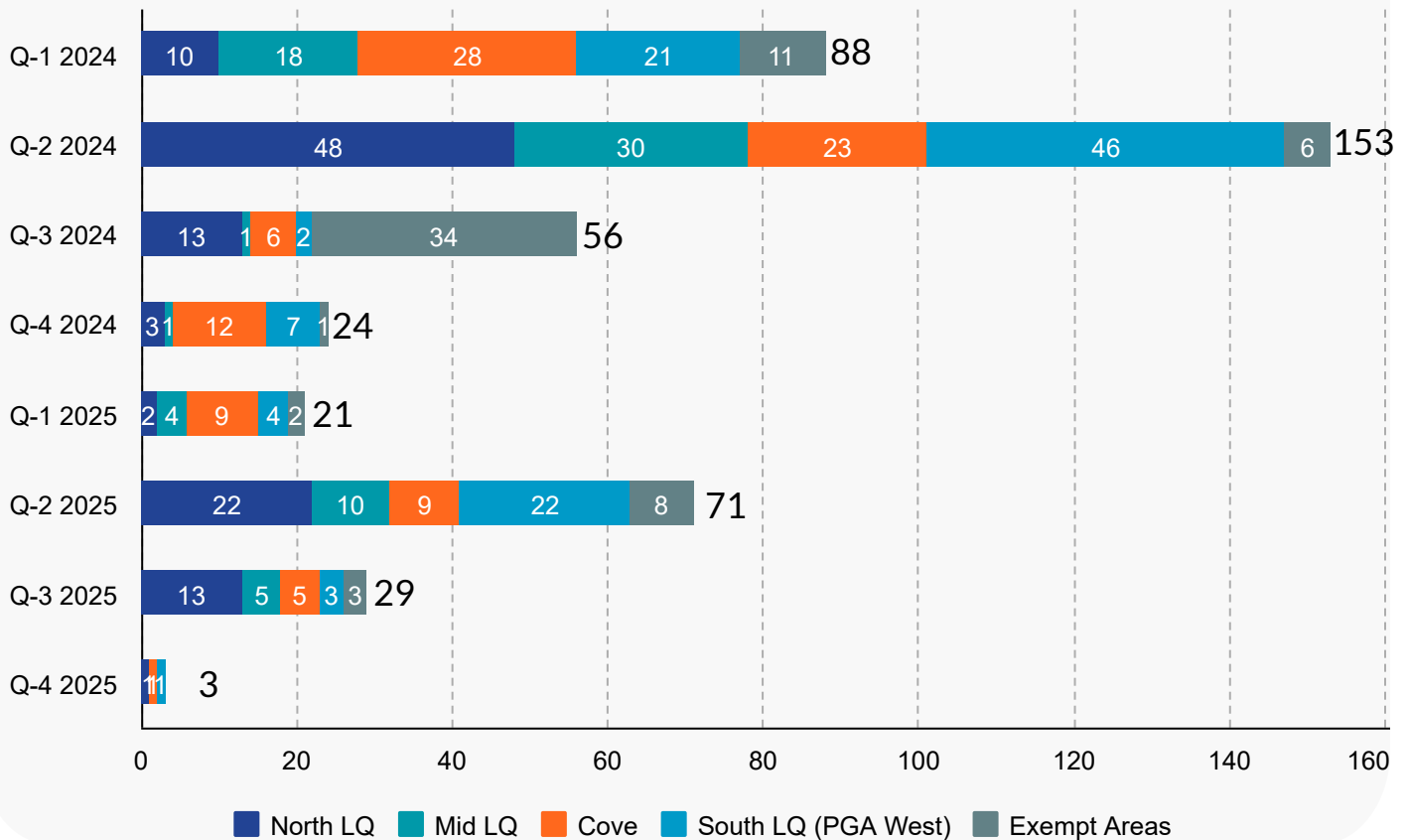


Figure 3

Figure 3 above shows the complaints received citywide for each Area quarterly in 2024 and 2025.

Complaints: January - December 2025 Permitted vs. Unpermitted

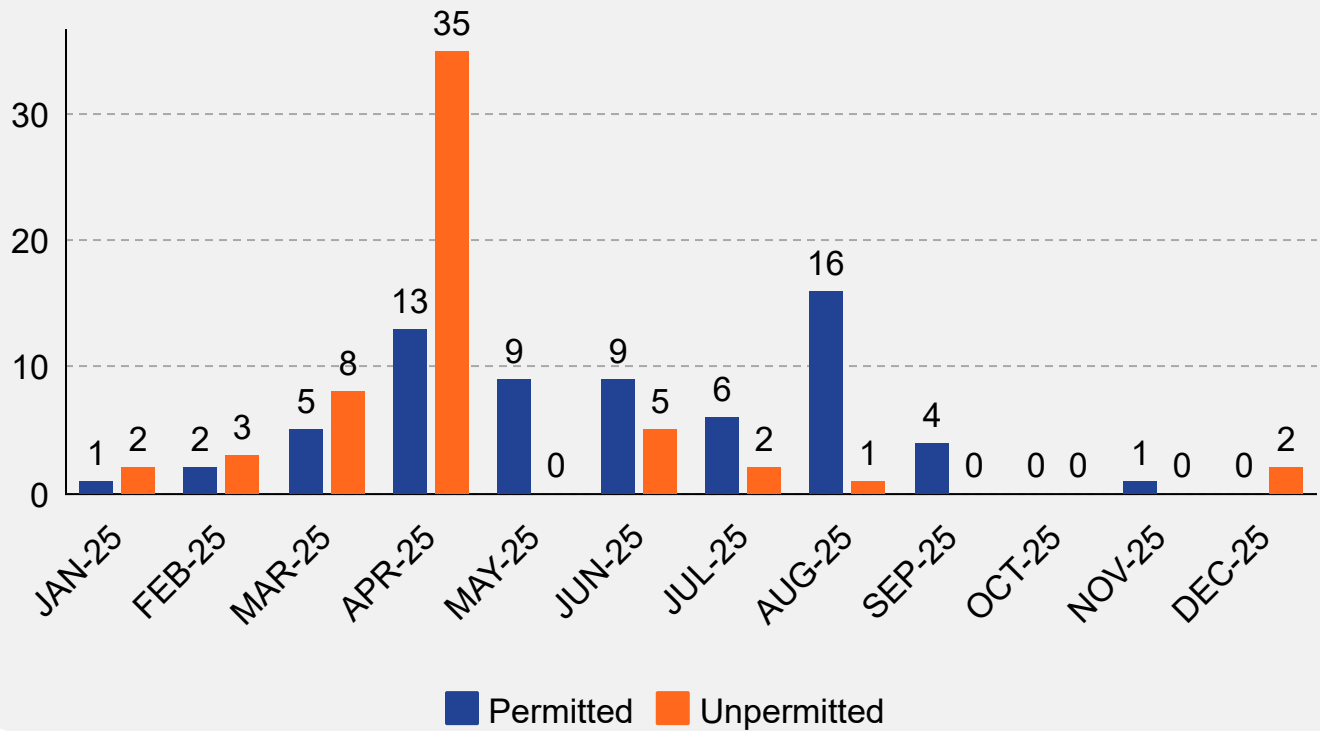


Figure 4

Figure 4 shows that 47% of complaints received in 2025 were for unpermitted STVR properties.

Figure 5 shows the number of complaints received for each quarter in 2022, 2023, and 2024 were generally consistent, while, in 2025, there was a considerable reduction in comparison to the previous years.

YOY Quarterly Complaints: 2022 - 2025

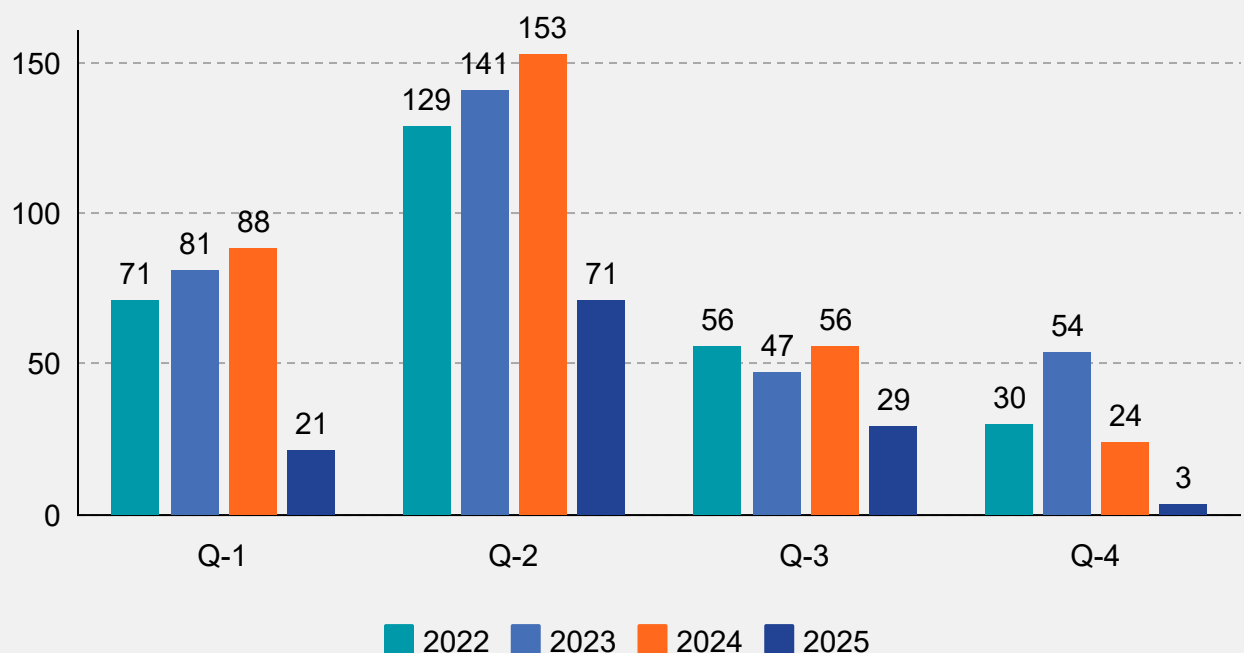


Figure 5

Citations:

2024 & 2025 STVR Citations:
Permitted vs. Unpermitted

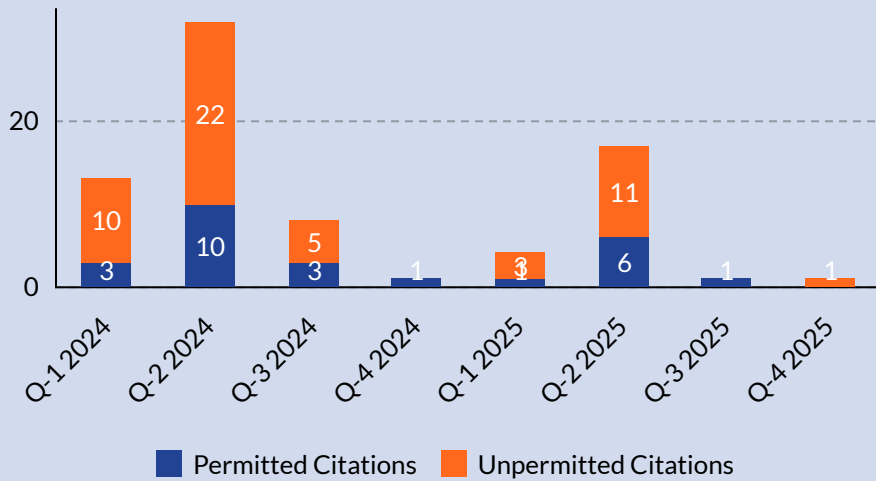


Figure 6 shows the majority of citations in 2024 and 2025 were issued to unpermitted properties:

- 65% in 2025
- 69% in 2024

Figure 6

Disturbance - the majority of disturbance compliance activities are due to noise, generally caused by large events or gatherings, children running/screaming/laughing, popping balloons, construction, slamming doors, etc. Other complaints include excessive parking, bright lights, trash, unsecured pool access, unmaintained yard, etc.

Administrative - the overwhelming majority of administrative compliance matters are related to operating/advertising without an STVR permit or business license, or failure to display the STVR permit number on listings. Others include incorrect or missing occupancy limit advertised on listings, failure to report/remit transient occupancy tax, etc.

Figure 7 shows the vast majority of citations in 2024 and 2025 were issued for administrative matters, primarily for operating and/or advertising without an STVR permit:

- 87% in 2025
- 70% in 2024

2024 & 2025 STVR Citations: Administrative vs. Disturbance

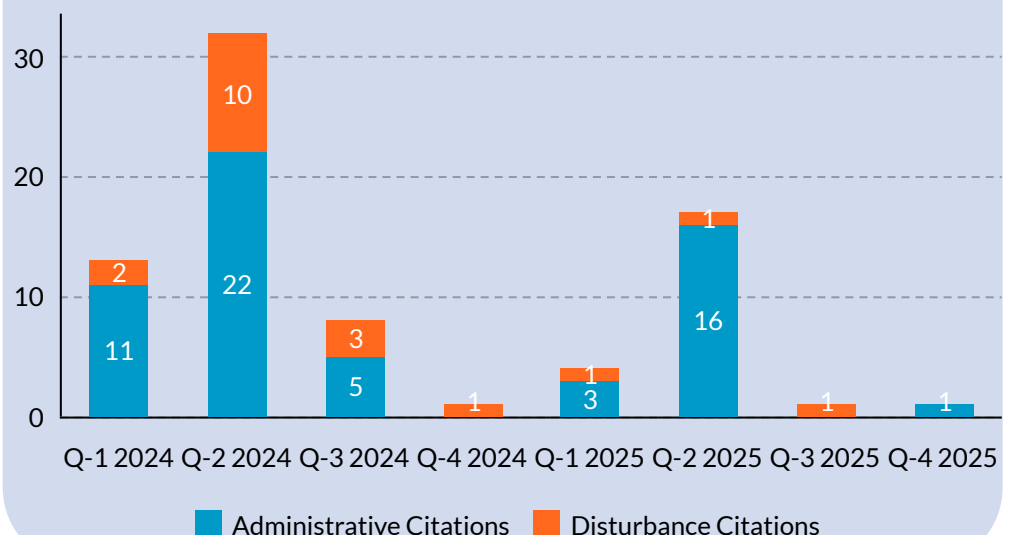


Figure 7

TAXES, FEES & STVR PROGRAM COSTS

The STVR program collects Transient Occupancy Tax (TOT), fees for citations and inspections, and all program operating costs such as STVR permit and business licensing fees.

- TOT is a 10% tax due to the City each month on all STVR stays of 30-days or less.
- Permit and licensing fees and fine collections covered STVR program operational costs in 2021, 2022, and 2023. These fee and fine collections nearly covered program costs in 2024, and 2025.
- TOT collections remained generally consistent over the last 5 calendar years (2021 - 2025).

Table 4 below provides an overview of the annual STVR program revenues for calendar years 2020, 2021, 2022, 2023, 2024, and 2025.

STVR Annual Revenue Summary: 2020-2023, 2024, & 2025

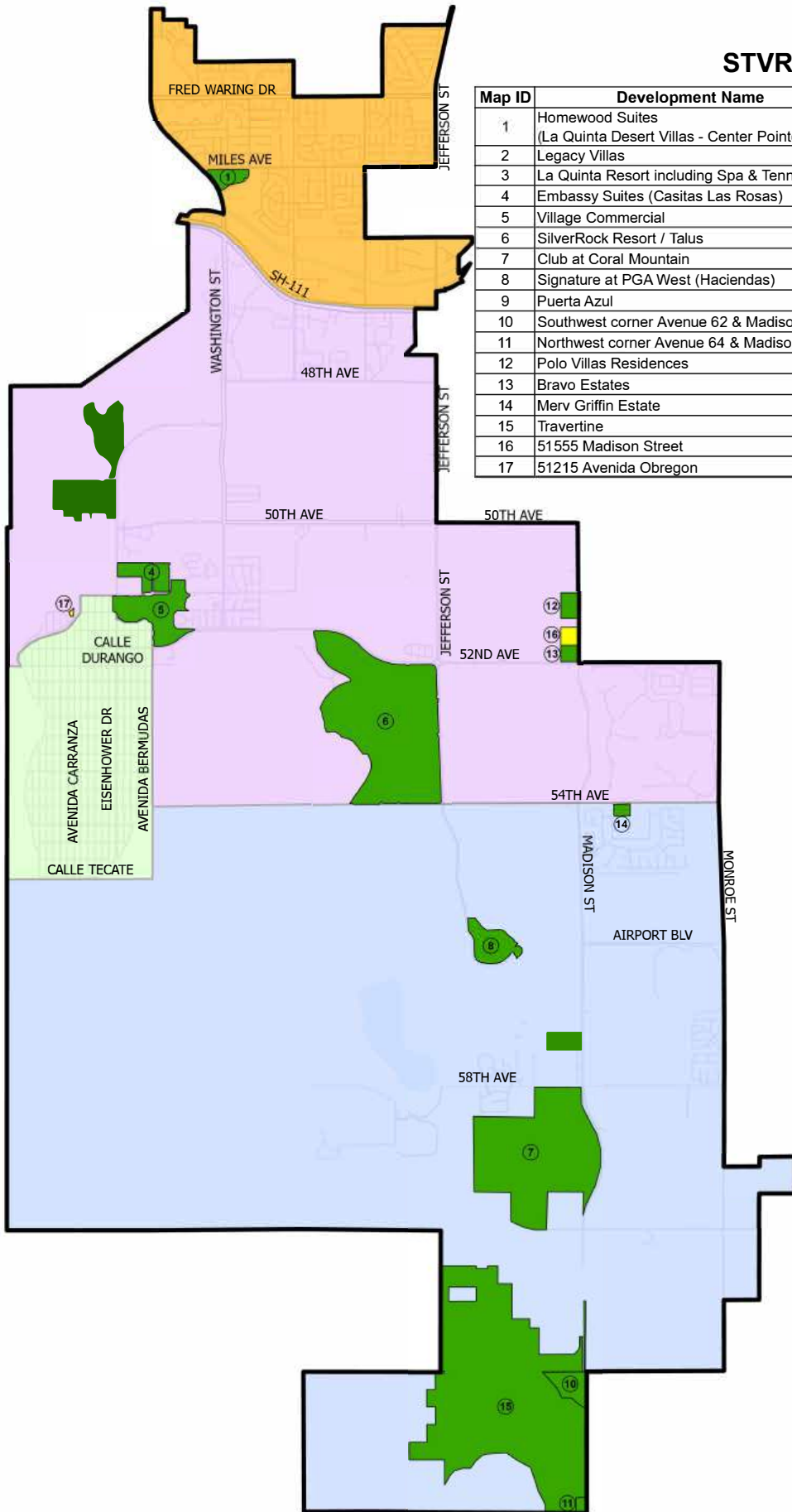
Revenue Type	2020	2021	2022	2023	2024	2025
Transient Occupancy Tax Revenue (TOT)	\$4,513,085	\$5,921,344	\$6,586,848	\$6,179,125	\$5,747,595	\$5,894,764
*Citation Fine Collections:	\$327,112	\$447,950	\$180,750	\$242,592	\$71,739	\$61,487
STVR Permit Fee	\$307,781	\$758,780	\$943,150	\$957,750	\$924,500	\$898,653
STVR Permit Inspection Fee	\$9,425	\$1,950	\$1,300	\$1,950	\$1,950	\$332
STVR Permit Business License Fee <i>(estimated 2020, 2021, 2022)</i>	\$55,000	\$50,000	\$47,000	\$50,786	\$51,064	\$51,402
Total STVR Permits/Licensing Fees :	\$372,206	\$810,730	\$991,450	\$1,010,486	\$977,514	\$950,387
Total Annual STVR Revenues:	\$5,212,402	\$7,180,024	\$7,759,048	\$7,432,203	\$6,796,848	\$6,906,638

Table 4

*Citation Fine Collections are current as of February 26, 2026

STVR Exempt Areas

Map ID	Development Name	Exemption
1	Homewood Suites (La Quinta Desert Villas - Center Pointe)	Tourist Commercial District
2	Legacy Villas	Tourist Commercial District & Development Agreement
3	La Quinta Resort including Spa & Tennis Villas	Tourist Commercial District & Adjacent to TC District
4	Embassy Suites (Casitas Las Rosas)	Village Commercial District
5	Village Commercial	Village Commercial District
6	SilverRock Resort / Talus	Tourist Commercial District / SilverRock Resort Specific Plan
7	Club at Coral Mountain	Development Agreement (Ordinance No. 613)
8	Signature at PGA West (Haciendas)	Tourist Commercial District
9	Puerta Azul	Entitlement Approval
10	Southwest corner Avenue 62 & Madison St	Tourist Commercial District - Undeveloped
11	Northwest corner Avenue 64 & Madison St	Tourist Commercial District - Undeveloped
12	Polo Villas Residences	Development Agreement (Ordinance No. 599)
13	Bravo Estates	Development Agreement (Ordinance No. 620)
14	Merv Griffin Estate	Estates at Griffin Lake Specific Plan
15	Travertine	Development Agreement (Ordinance No. 617)
16	51555 Madison Street	Large Lot Qualified & Certified; Resolution No. 2024-011
17	51215 Avenida Obregon	Large Lot Qualified & Certified; Resolution No. 2024-012



- City Boundary
- STVR Exempt Area
- STVR Exempt Area - Large Lot Qualified & Certified
- City Areas**
- North La Quinta
- Cove
- Mid La Quinta
- South La Quinta

**Number of Permitted STVR Properties per Development
1,215 Active STVR Permits as of 12/31/2025***

North La Quinta		Cove	
Acacia	9	The Cove	207
Bella Vista	8	Large Lot Qualified & Certified	1
Cactus Flower	7	Cove Total STVR Permits	208
Del Rey	2		
Desert Pride	10	Mid La Quinta	
Indian Springs Neighborhood	6	Avenida La Fonda Neighborhood (Desert Club TR Unit 2)	2
La Quinta Del Oro (Not Gated)	7	Calle Fortuna Neighborhood (Desert Club TR Unit 1)	3
La Quinta Highlands	13	Desert Club Estates (Desert Club TR Unit 5)	13
Marbella	5	Enclave	1
Monticello	8	Haciendas at La Quinta	1
Quinterra	2	Highland Palms Neighborhood	15
Rancho Ocotillo	3	Montero Estates (No HOA)	1
Sonrisa	7	Large Lot Qualified & Certified	1
Topaz	10	Renaissance	1
Vista Grande	2	Sagebrush Neighborhood (Desert Club Manor TR 1)	7
Westward Ho/Westward Shadows	1	Santa Rosa Cove	41
North La Quinta Total STVR Permits:	100	Seasons at La Quinta (Residential)	1
		Mid La Quinta Total STVR Permits:	87
		Exempt	
		Casitas Las Rosas	72
		Legacy Villas	217
		Merv Griffin Estate	1
		PGA West:Signature	157
		Polo Villas	18
		Puerta Azul	44
		Spa Villas at LQ Resort	10
		Tennis Villas	32
		Village Hospitality Homes	1
		Exempt Total STVR Permits	552
South La Quinta			
Estates at La Quinta	2		
La Quinta Fairways	4		
PGA West: Fairways	84		
PGA West: Res I	120		
PGA West: Res II	53		
Village at the Palms	5		
South La Quinta Total STVR Permits:	268		

*This information is current as of December 31, 2025 and is updated on a quarterly basis

24/7 STVR HOTLINE - (760) 777-7157

ALL CALLS MADE TO THE 24/7 STVR HOTLINE ARE ROUTED ACCORDINGLY DEPENDING ON THE DAY/TIME OF THE CALL AS SHOWN BELOW

HOTLINE CALLS BUSINESS-HOURS: MONDAY - FRIDAY: 8:00 AM - 4:30 PM OR SATURDAY: 8:30 AM - 4:30 PM

CALL TO HOTLINE IS RECEIVED



CITY CODE COMPLIANCE ANSWERS THE CALL AND GATHERS COMPLAINT AND PROPERTY INFORMATION FROM CALLER*



CITY CODE OFFICER IS DISPATCHED TO PROPERTY. DEPENDING ON SITUATION, LOCAL CONTACT MAY BE CALLED**



HOTLINE CALLS EXTENDED-BUSINESS HOURS: FRIDAY - SUNDAY: 6:00 PM - 2:00 AM (MONDAY)

CALL TO HOTLINE IS RECEIVED



HOTLINE VENDOR ANSWERS CALL AND GATHERS COMPLAINT AND PROPERTY INFORMATION FROM CALLER



CITY CONTRACTED SECURITY PATROL OFFICER IS DISPATCHED TO PROPERTY. DEPENDING ON SITUATION, LOCAL CONTACT MAY BE CALLED**



HOTLINE CALLS AFTER-HOURS: MONDAY - FRIDAY: 4:30 PM - 8:00 AM OR SUNDAY - MONDAY: 2:00 AM - 8:00 AM (MONDAY)

CALL TO HOTLINE IS RECEIVED



HOTLINE VENDOR ANSWERS CALL AND GATHERS COMPLAINT AND PROPERTY INFORMATION FROM CALLER



HOTLINE VENDOR CONTACTS LOCAL CONTACT ON FILE FOR STVR PROPERTY TO ADDRESS COMPLAINT OR SHERIFF'S DEPARTMENT IF NEEDED



*IF THE CODE OFFICER IS UNAVAILABLE OR UNABLE TO RETURN CALLS IMMEDIATELY, HOTLINE CALLS ARE FORWARDED TO THE HOTLINE VENDOR UNTIL THE CODE OFFICER BECOMES AVAILABLE

**SHERIFF MAY BE DISPATCHED AT ANY TIME DEPENDING ON THE CIRCUMSTANCES OF THE CALL