



IMMEDIATE RELEASE

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El Dorado County Superior Court Ruling Strikes Down Measure T

SOUTH LAKE TAHOE, CA, March 13, 2025- El Dorado County Superior Court Judge Gary S. Slossberg issued a ruling this afternoon striking down Measure T in its entirety. Measure T was a citizens initiative passed by the voters of South Lake Tahoe in November 2018 that prohibits short-term rentals in residential areas except that it allows for homeowners living at their property for a majority of the year to short-term rent their home for up to 30 days per year, through Qualified Vacation Home Rental (QVHR) permits. It is this "permanent resident exception" in the QVHR permits that the court found to be unconstitutional.

This ruling follows a trial held on November 27, 2024, before Judge Slossberg in Cameron Park. In the ruling issued today, the court found that plaintiff South Lake Tahoe Property Owners Group had standing to maintain their lawsuit, that the permanent resident exception in Measure T is unconstitutional because it violates the dormant Commerce Clause of the U.S. Constitution, and that the permanent resident exception is not severable from the remainder of Measure T. On the dormant Commerce Clause issue, the court found that while the permanent resident exception serves the legitimate local purpose of preventing nuisances, this purpose could be adequately served by reasonable nondiscriminatory alternatives. The City had argued that even if the permanent resident exception were unconstitutional, it should be severed from the remainder of Measure T so that the rest of the Measure could continue to be implemented. The court disagreed, finding that the ballot materials show that the permanent resident exception was an integral part of Measure T such that it is not severable.

Following notice of entry of judgment, which has not yet occurred, the City Council will have 60 days to decide whether to file an appeal.

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City of South Lake Tahoe

The City of South Lake Tahoe is a general law city in El Dorado County, CA, that was founded on November 30, 1965. Located 190 miles northeast of San Francisco, CA and 60 miles southwest of Reno, NV in the Sierra Nevada Mountains, South Lake Tahoe boasts one of the most unique settings in the world, at the edge of an alpine lake of great natural beauty and environmental value. The city limits encompass an area of approximately 16 square miles with an average elevation of 6,200 feet above sea level and a population of 22,525.