

Jeremy & Megan Raff Appeal
of the
Treasurer-Tax Collector's
Transient Occupancy Tax (TOT) Audit
Final Determination

Santa Barbara County Board of Supervisors

July 7, 2026

County of Santa Barbara
Treasurer-Tax Collector
LeAnne Hagerty, CPA
Treasury Finance Chief

Overview

Santa Barbara County Transient Occupancy Tax (TOT) Ordinance (Santa Barbara County Code Chapter 32, Article II)

- Every hotel, motel, and short-term rental operator in the unincorporated area of Santa Barbara County is required to collect TOT from transients who stay for a period of thirty (30) consecutive days or less.
- Operators are required to register their short-term rentals with the County Tax Collector within thirty (30) days after commencing business.
- If any operator fails to collect and remit the tax to the Tax Collector, then the Tax Collector may obtain facts and information to determine and assess the tax, interest and penalties due from the operator.

Audit Overview

Jeremy & Megan Raff

- Unreported short-term rental activity was noted for Jeremy & Megan Raff's Dare2Dream Farms on our TOT compliance software.
- A letter was sent to the operator requesting that the operator complete the application for a Transient Occupancy Registration Certificate and begin remitting TOT to the County for its short-term rental business.
- The operator submitted the application and remitted TOT for the period of September 2023-February 2024.

Audit Overview

Jeremy & Megan Raff

- The Raffs were selected for a TOT audit covering the period of April 2022 – March 2025.
- The Tax Collector reviewed various confidential financial documents & rental activity reports.
- Final audit determination: the amount due to the County was \$65,840.11.

Jeremy & Megan Raff Appeal Requests

Request 1 –

The Raffs request a waiver or meaningful reduction of the Transient Occupancy Tax, penalties & interest totaling \$65,840.11

Response 1 –

The Tax Collector's website & the short-term rental platforms used by the operator have instructions on the responsibility of the operator to collect & remit TOT to the County.

Request 2 –

The Raffs request a payment plan arrangement.

Response 2 –

County Code Chapter 32, Article III does not have a provision for the creation of a payment plan for outstanding payment obligations.

Proposed Findings

Jeremy & Megan Raff Appeal

- The amount due from Jeremy & Megan Raff is \$65,840.11, consisting of \$50,664.25 in Transient Occupancy Tax and \$15,175.86 in penalties and interest.
- This amount assessed against Jeremy & Megan Raff is immediately due and payable to the County of Santa Barbara Treasurer-Tax Collector upon the service of notice by the Clerk of the Board.

Board Actions

Staff recommends that your Board take the following actions:

- A) Conduct a hearing to consider the appeal of the final determination of Transient Occupancy Tax (TOT), interest & penalties assessed by the Treasurer-Tax Collector on Jeremy & Megan Raff in the amount of \$65,840.11; and
- B) Uphold the Treasurer-Tax Collector's determination and deny the appeal request for the waiver or meaningful reduction of TOT, penalties & interest totaling \$65,840.11; and
- C) Deny the appeal request for a payment plan arrangement; and
- D) Adopt the findings proposed by the Treasurer-Tax Collector; and
- E) Determine that the above actions involve government funding mechanisms and/or fiscal activities and are not a project under the California Environmental Quality Act (CEQA), pursuant to Section 15378(b)(4) of the CEQA Guidelines.