



BOARD OF SUPERVISORS
AGENDA LETTER

Clerk of the Board of Supervisors
105 E. Anapamu Street, Suite 407
Santa Barbara, CA 93101
(805) 568-2240

Agenda Number:

Submitted on:
(COB Stamp)

Department Name: Treasurer-Tax Collector
Department No.: 065
Agenda Date: 6/23/2026
Placement: Set-Hearing
Estimated Time: 45 MINUTES ON 7/7/2026
Continued Item: No
If Yes, date from: <Insert Date>
Vote Required: Majority

TO: Board of Supervisors *ZZ*
FROM: *f* Harry E. Hagen, CPA, CCMT, CPFA, CPFO, ACPFIM, CFIP, CGIP, Treasurer – Tax Collector
Contact: LeAnne Hagerty, CPA, CPFO, Treasury Finance Chief
Jeremy and Megan Raff Appeal of the Treasurer-Tax Collector’s Transient
SUBJECT: Occupancy Tax Final Audit Determination

County Counsel Concurrence

As to form: Yes

Other Concurrence:

As to form: N/A

Auditor-Controller Concurrence

As to form: N/A

Recommended Actions:

That the Board of Supervisors:

- a) On June 23, 2026, set a hearing for July 7, 2026, to consider an appeal of the Treasurer-Tax Collector’s Transient Occupancy Tax final audit determination for Jeremy and Megan Raff. The appeal was filed by Jeremy and Megan Raff.
- b) On July 7, 2026, conduct a hearing to consider the appeal of the final determination of Transient Occupancy Tax, interest and penalties assessed by the Treasurer-Tax Collector on Jeremy and Megan Raff in the amount of \$65,840.11; and
- c) On July 7, 2026, consider taking the following actions:
 - i. Uphold the Treasurer-Tax Collector's final determination and deny the appeal request for the waiver or meaningful reduction of Transient Occupancy Tax, penalties and interest totaling \$65,840.11; and
 - ii. Deny the appeal request for a payment plan arrangement for the Transient Occupancy Tax, penalties and interest; 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.

Summary Text:

The Treasurer-Tax Collector conducted an audit of the short-term rental activity of Dare 2 Dream Farms for the period of April 1, 2022 to March 31, 2025. The purpose of the audit was to determine compliance with the Santa Barbara County Code Chapter 32, Article II.

As a result of the audit, the Treasurer-Tax Collector determined that the amount due from Dare 2 Dream Farms was \$65,840.11, consisting of \$50,664.25 in Transient Occupancy Tax and \$15,175.86 in penalties and interest, and this amount was assessed against the owner/operators, Jeremy and Megan Raff.

Pursuant to County Code Section 32-18, Jeremy and Megan Raff have appealed the determination of the Treasurer-Tax Collector to the County Board of Supervisors.

Background:

Under the Santa Barbara County Code Section 32-14, it is a lodging operator's responsibility to apply for and obtain a Transient Occupancy Registration Certificate, and to collect, report and remit the Transient Occupancy Tax (TOT) monthly.

Santa Barbara County Code Section 32-17 describes the responsibility of the Treasurer-Tax Collector regarding the collection of TOT:

"If any operator shall fail or refuse to collect such tax and to make, within the time provided in this article any report and remittance of such tax or any portion thereof required by this article, the county tax collector shall proceed in such manner as he may deem best to obtain facts and information on which to base his estimate of the tax due. As soon as the county tax collector shall procure such facts and information as he is able to obtain upon which to base the assessment of any tax imposed by this article and payable by any operator who has failed or refused to collect the same to make such report and remittance, he shall proceed to determine and assess against such operator the tax, interest and penalties provided for by this article."

In September 2023, the Treasurer-Tax Collector's office received an application for a Transient Occupancy Registration Certificate from Jeremy and Megan Raff for their short-term rental located at Dare 2 Dream Farms on 890 La Salle Canyon Road, Lompoc. The operator filed returns and remitted TOT for September 2023 – February 2024. In May 2025, a letter was sent to the Ruffs advising them that the Treasurer-Tax Collector would be conducting an audit to review their compliance with the Santa Barbara County Code Chapter 32, Article II.

At the conclusion of the audit, a determination letter was sent to Jeremy and Megan Raff with the finding that they failed to report and remit TOT to the County and delineated the amount due of \$65,840.11.

The Ruffs requested a hearing with the Treasurer-Tax Collector on the amount assessed. A hearing was held on January 27, 2026, and a final determination letter was sent on April 24, 2026, showing that the amount due to the County remained at \$65,840.11.

Jeremy and Megan Raff are appealing the Treasurer-Tax Collector's final determination to the County Board of Supervisors, requesting the waiver of Transient Occupancy Tax, penalties and interest totaling \$65,840.11.

Special Instructions:

Clerk of the Board, pursuant to County Code Section 32-18:

1. Please send notice of hearing to the operators, Jeremy and Megan Raff.
2. After the hearing, please send the findings of the Board of Supervisors to Jeremy and Megan Raff.

Attachments:

Attachment A – Jeremy and Megan Raff's request for appeal hearing with the Board of Supervisors.

Attachment B – Jeremy and Megan Raff Proposed Findings of the County of Santa Barbara Board of Supervisors

Attachment C – Santa Barbara County Code Chapter 32, Article II

Contact Information:

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