

Commissioners,

I wasn't able to attend the 9/24 meeting where Short Term Rentals (STR) were discussed. I have a few questions and comments to share about exploring changing the STR permitting policy in the future.

Monitoring

The amount paid to the vendor that monitors STR, should be covered by permitting fees as TOT to my understanding is meant for infrastructure. How many unpermitted STR's have been identified and what is the penalty? Are the penalties a deterrent?

Residency

In the permit process the self reporting of applicants as to their residency is a problem. Affidateds could be helpful, what about some proof of residency? How will the permit process discern actual residency for owners with 2-4 properties?

Permit Categories

There are permit categories for 31 days or less and over 31 days which could actually be 365 days. Many hosted properties have permits over 31 days, hosts may state they live part time in the property but is there any monitoring for that a host is actually on premises part of a year? It's easy to see how a "hosted" STR can actually be rented year round. Some of you mentioned an ADU being a separate category, but I consider a hosted STR without an actual owner onsite for months to be not much different.

Consider exploring a category for over 31 days but much less than 365 days. As was mentioned, up to 90 days and so on. But again, not useful if not monitored.

Caps?

Many cases were made to stop providing non-hosted permits. Permits for commercial vs residential is not clear. A busy street does not mean it's not residential, a busy residential street likely has lower cost rentals and is occupied by lower resource families. Use a lens of equity, when STR concentrations are considered. It would help to tighten up definitions and proof for "hosted", "resident", "owner" and "STR concentration".

I would also respectfully ask if commissioners operate an STR, do check your own conflict of interest as policies are revised.

Thank you for considering my comments.
Michelle Kelly