

Proposed Anti-Vacation Home Rental Ordinance June 16, 2015 - 9:00 AM Hearing Before the City Council



About the Ordinance:

- Requires owners who want to rent their own home to have a short-term (vacation) rental permit. Every permit terminates upon sale of the property.
- Requires the City to notify all owners of neighboring properties when a vacation rental permit application is received, and allows neighbors to oppose the application for any reason.
- The short-term rental application review process has no standards, and could take up to 6 months without any guarantees of approval.
- Mandatory inspections of all properties will be conducted annually to determine compliance with building codes, costing homeowners unnecessary fees and resulting in an intrusive process.

Business / Employee Talking Points:

- The City benefits on being a vacation destination resort community.
- When vacationers are in our community, they boost our economy:
 - Local businesses, employees and their families rely on the tourist industry.
 - The health of the industry impacts hiring decisions, growth, and for some, the ability to simply stay in business.
 - We should encourage people to visit SLT to see and enjoy its beauty and wonder, not limit or make it unaffordable or unattainable.
 - Unfortunately, this proposal seriously restricts the number of approved rentable vacation homes, which will adversely affect all of our businesses and livelihood.
 - By limiting the number of available rental homes, which will increase costs and rates for everyone, fewer visitors will be able to vacation in SLT. Local businesses, employees and their families will therefore suffer as a result.
- By limiting short-term rental options and the number of available single-family homes for rent, while increasing rates, costs and fees for everyone, vacationers will be discouraged from staying in the City of SLT for the weekend, week, or longer. Vacationers instead will seek out other vacation destinations that offer short-term rentals including North Lake Tahoe.
- SLT's economic growth and designation as a top vacation destination has been aided by the growth and expansion of the Internet and other technologies. For example, Lake Tahoe visitors don't rely on travel agencies anymore. Instead, people log on to one website or another and reserve vacation homes, buy ski lift tickets, and make reservations at local restaurants. We should be taking advantage of this new technology, to get more people here to experience beautiful SLT.
- We encourage the City to study the economic impact of tourism as they have promised to do.
- The City recently adopted a number of new restrictions regarding vacation rentals, including occupancy limits, fees, fines, permit revocation, and the hiring of new officers to enforce these new laws. We do not oppose these new restrictions, because like others in the community, we understood and agreed with the policy and purpose of these needed changes. We support the City's new nuisance enforcement authority against all residential properties.
 - We urge the council to wait to see how effective these new laws will be before adopting new restrictions on vacation rentals.
 - We urge the City to join us and keep our City economically strong and preserve its self-identity of being a beautiful and popular vacation resort.
 - We ask the City to establish a working group comprised of all stakeholders to work together instead of apart.

To contact City Council, submit comments at www.SpeakUpSLT.org or call the City Clerk at 530.542.6004

For More Information visit: www.KeepTahoeVacationRentals.com

Paid for by the South Tahoe Association of REALTORS®