



Vacation Home Rentals

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Attachment: summary of vacation-home-rental survey results Oct 2018 (3640 : BOCC Update re Vacation Home Rentals)

Vacation Home Rentals

Do you think Vacation Home Rental should be allowed in Douglas County?

		%	Count
No		60.3%	604

QUESTION 4

Are you a resident of outside the Lake Tahoe Area (Carson Valley, East Fork Township?)

		%	Count
Yes		52.2%	519
No		47.8%	476

QUESTION 5

Do you own or operate a Vacation Home Rental?

		%	Count
Yes		16.4%	165
No		83.6%	841

QUESTION 6

Do you live in a neighborhood that has Vacation Home Rentals?

		%	Count
Yes		53.2%	533
No		46.8%	469

QUESTION 7

Where would you like to see Vacation Home Rentals allowed?

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Vacation Home Rentals

Do you think Vacation Home Rental should be allowed in Douglas County?

		%	Count
Tahoe Area		23.7%	237
Countywide		46.9%	470
I am against Vacation Home Rentals anywhere		24.6%	246
I don't care		4.9%	49

QUESTION 8

Do you think there should be a cap on the amount of Vacation Home Rentals in the Lake Tahoe Area?

		%	Count
Yes		49.1%	487
No		50.9%	505

QUESTION 9

Do you think there should be a cap on the amount of Vacation Home Rentals Countywide, if approved?

		%	Count
Yes		50.9%	505
No		49.1%	488

QUESTION 10

Would you be in support of the County allowing owners to rent rooms out of their homes as short term rentals?

		%	Count
Yes		66.4%	659
No		33.6%	333

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Vacation Home Rentals

Do you think Vacation Home Rental should be allowed in Douglas County?

QUESTION 11

Would you be in support of the County allowing owners to rent their entire home as a short term rental?

		%	Count
Yes		61.9%	617
No		38.1%	379

QUESTION 12

If you do not support short term rentals, please check the reasons why:

		%	Count
Parking Impact		2.3%	11
Traffic Impact		2.3%	11
Possibility of the home being rented as a "party house" for the weekend		29.9%	141
Strangers in the neighborhood (public safety concern)		23.1%	109
Would support renting of rooms since the owner would be present, but not entire house		8.9%	42
N/A or don't know		7.0%	33
Other		26.5%	125

QUESTION 13

Do you have any other comments or concerns about short term/Vacation Home Rentals in Douglas County?

Answered	507
Skipped	503

all allowed also area community **county do** douglas from home homes lake live local long more need neighborhood noise out owners parking people **property rent rental rentals** renters s short t tahoe **term them they** think vacation want what **who**

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Vacation Home Rentals

Do you think Vacation Home Rental should be allowed in Douglas County?

Survey Questions

QUESTION 1

What is your age?

- 18-35 years old
- 35-60 years old
- 60 years and older

QUESTION 2

Did you know that the County prohibits the short term rental of property outside of the Lake Tahoe Area (Tahoe Township)?

- Yes
- No

QUESTION 3

Are you a resident of the Lake Tahoe Area?

- Yes
- No

QUESTION 4

Are you a resident of outside the Lake Tahoe Area (Carson Valley, East Fork Township?)

- Yes
- No

QUESTION 5

Do you own or operate a Vacation Home Rental?

- Yes
- No

QUESTION 6

Do you live in a neighborhood that has Vacation Home Rentals?

- Yes
- No

QUESTION 7

Where would you like to see Vacation Home Rentals allowed?

- Tahoe Area

- Countywide
- I am against Vacation Home Rentals anywhere
- I don't care

QUESTION 8

Do you think there should be a cap on the amount of Vacation Home Rentals in the Lake Tahoe Area?

- Yes
- No

QUESTION 9

Do you think there should be a cap on the amount of Vacation Home Rentals Countywide, if approved?

- Yes
- No

QUESTION 10

Would you be in support of the County allowing owners to rent room out of their homes as short term rentals?

- Yes
- No

QUESTION 11

Would you be in support of the County allowing owners to rent their entire home as a short term rental?

- Yes
- No

QUESTION 12

If you do not support short term rentals, please check the reasons why:

- Parking Impact
- Traffic Impact
- Possibility of the home being rented as a "party house" for the weekend
- Strangers in the neighborhood (public safety concern)
- Would support renting of rooms since the owner would be present but not entire house
- N/A or don't know

Vacation Home Rentals

Do you think Vacation Home Rental should be allowed in Douglas County?

- Other

QUESTION 13

Do you have any other comments or concerns about short term/Vacation Home Rentals in Douglas County?

Vacation home rentals could be great for our economy, allowing folks to travel here with better options versus just staying at a hotel. It would bring money into the area, and although I'm a staunch Republican, it would be taxable thus offering more money for our police and fire departments.

The City of Scottsdale is a great model for Vacation Rentals By Owner.

Other - Site only allows one reason to be chosen. I'm concerned about parking, traffic, party house/noise, strangers in the neighborhood, trash left out prior to trash day which attracts bears, etc

Ordinance restrictions are very difficult to enforce and are after the impact occurs. Vacation rental generate enough income to cover the cost of fines. Therefore fines aren't a great enough deterrent. If vacation rentals are allowed countywide a use permit should be required so that a public hearing is required and neighbors within 500 feet are notified.

There is a need for people to be able to stay in places that are not hotels for a variety of reasons. If homeowner is not onsite, it is not unreasonable that there should be someone (prop manager) available to take care of problems with renters if they arise. Taking the ability for someone to be able to rent a room out in their home for extra income is unfair. As things get more expensive around here, it may be the only way some people are able to hang on to their homes.

This is Nevada. You shouldn't be telling property owners what they can or can't do with their property's. I don't care if you regulate it. But it must be allowed. Address party concerns with regulations and Benefit from the added revenue stream.

Other - Parking, traffic, party house, strangers.. these aren't just theoretical. They are painful realities all over Tahoe. We don't want this, certainly not any more of it!!

I didn't answer several of the questions because they were too binary, but this is a nuanced issue. VHRs and short term room rentals may be okay in some cases and in some places, but as stated above, can be very problematic, particularly when present in quiet, established residential neighborhoods.

Our home and neighborhood is our sanctuary. Other neighbors who wish to earn money from their properties should not be able to do so at the expense of others.

Other - Parking Impact, Strangers Impact, Traffic Impact, Party House Impact, rent availability disappears, character of the area is changed from a small town atmosphere forever.

Please do not approve this - We moved here because short term rental

are illegal.

The last question says:"please check the reasons why" but allows only one answer. I want to check all of the first four answers. Allowing STR's essentially nullifies private property rights because they turn residential areas into commercial zones. We bought our house in a neighborhood so we would know who our neighbors are. If there are STR's in our - or any - neighborhood, we don't know who is coming or going. Eventually property values will decrease. I lived in a small town where STR's ran rampant. It all but eliminated the long term rental inventory and forced renters out of their homes so landlords could make three to four times the normal rent rates.

Other - We already have a housing problem and super high rent with low wages. Taking more space from locals just pushes out the workforce and creates homelessness.

Only people that can afford a vacation or to buy a home want these. Not your average, everyday, working, local, long term renter that makes it possible for people to even enjoy their vacations here. I know to many people that have left tahoe because of the VHR problem. There's no where to live and it's getting harder and harder to find housing in douglas or even carson city.

Have done home exchanges and had Trusted House Sitters/Pet Sitters many times in our home and don't see that it is much different.

Don't mess with success. Chichester is a really great residential area where owners/families feel safe. The first house I owned in Gardnerville was in the Ranchos. House next door was a rental. Drug dealers moved in and it was awful.

I like idea of a cap on #, concern would be that Tahoe area takes all of the "permits" and thus limits those available for other areas in County. I know folks who have been saved financially by being able to list their home on a short term rental basis. If done right, it can provide positive economic flow to businesses and residents. If done poorly, there would be a strong concern regarding public safety, or homeowners risk.

Other than individuals gaining personal revenue, rentals have no benefit to the full-time residents of a community. "Shopping" in local businesses, restaurants, etc. does not off-set the negative aspects. More often than not, landlords do not even live in the area and view the rental properties as " investment opportunities". They are often difficult to identify and contact if problems arise. Definitely reduces the quality of life for the community. The desires of full-time residents (and voters) are paramount in these situations.

Other - I also wanted to select parking traffic impacts, strangers in the neighborhood and issues with party houses. Survey structure did not allow multiple choices

Please do not ruin our community by passing short term rentals in Douglas County.

Other - Absentee landlords will take advantage of this if passed. OK to allow room rentals as long as owners are present.

Douglas County is a beautiful area and needs to take advantage of short term/vacation home rentals for the entire county to bring in additional needed revenue for the county.

In my opinion short term rentals are a viable way for people to supplement income and/or allow for vacations that they would not otherwise be able to enjoy by house swapping. However, I have concerns about safety and quality of life for neighbors. I would support residential rentals only with strict guidelines and written permission by neighbors.

I am a seasonal owner in the Valley. I spend five months of winter in Southern Nevada. I do not want rent my home in the winter, but I would consider it on a monthly basis, never weekly.

There should be permitting and you can implement restrictions and citations for owners that are not compliant but banning something county wide for fear of a small minority of owners permitting parties and such is short sighted and foolish. Sites like Airbnb eliminate many of these concerns as hosts and guests rate each other after each stay. Guests are reluctant to throw parties or be a nuisance to the neighborhood because they will receive a bad rating and not be allowed to rent on Airbnb anymore.

I believe homeowners should have a right to short term rentals and that the regulations must be very clear to protect them he neighborhoods from any sort of party house or parking issue. I believe the regulations and fining of homeowners if they fail to return county regulations on disturbances. I see properties being improved in an effort to make a property available for short term rentals.I support putting restructuins but not an out right forbidence. Homeowners have rights.

This survey is kind of one side if you are in favor but regulations need to be imimented. We have a rental 2 houses down that is insanely busy, loud party house. I think the size is the problem. If you rent something that has 2 bedrooms that sleeps 4 to 5 people you will not have issues. It is when these bigger houses get rented out they become wild party houses that brings in multiple cars and trash left all over the place. Vacation rentals are important in Tahoe because the town relies upon tourism for economics. However some guidelines need to be put into effect.

Other - Investors buying up homes for rental property use who may or may not live here, thus driving up home prices and the use of infrastructure and government services, all for their own profit.

If they rent their homes, they are a commercial business. They should pay commercial insurance, pay extra for the use of government services and infrastructure repairs and upgrades as a commercial user of property in our county.

There will be never enough resources available to attend to the needs and concerns surrounding vacation rentals in Douglas County

I live next door to a VHR and Parking, Traffic, Partying/Noise, Strangers, Safety are issues. Long Term is a win/win solution. Great idea about renting rooms as long as the owner is physically living there and present thereby enforcing accountability. Regardless, VHRs are here to stay and will continue their dynamic trends and as such, there must be aggressive enforcement and severe penalties in order to protect the community. Being that money is a motivator, the VHR owner subject to truly enforceable regulations may be compelled after all to protect the community and wallet. The County potentially collects revenue in all scenarios.

If the county approves short term rentals the fines for not complying need to be substantial. As they are listed now it's pocketbook change.

Other - This only lets me give one option and several of the above apply. Parking impact, Traffic Impact, Party House and Strangers in the neighborhood all apply.

I think that deciding what people can do with the property they own is infringing their rights. There are already laws in place if the renters of the property cause noise violations.

I did not answer several of the questions as a yes/no response has no options/qualifiers. I think people should be allowed to rent out their property on a short term basis IF and WHEN they have gotten the permission of their neighbors. I understand people's concern and would definitely have some reservations. However, we have rented VRBOs and AirBnB's all over the country over the past 20 years and have never had nor caused a problem (however, we're pretty old and very quiet). Due to special dietary needs, we need to have the capability of preparing our own meals. Most motels do not have kitchen facilities and if they do, the cost is prohibitive. So with certain strict guidelines (reasonable and not punitive) I would be in favor of limited short-term rentals.

I believe owners should have the right to rent out their property under regulations of noise and parking regulations. Fines and oversight required.

Other - Cannot check more than 1 item. I have concerns with all of

the first 4 items, plus I would support renting out homes or parts of homes when the property owner is on-site (not a property manager).

Investors are already buying up properties just so they can rent them out for short term time periods for lots of capital gains. This depletes inventory of housing in the area, exacerbating an existing problem.

We have hotels that would be glad to host people who want to visit our beautiful Valley. They employ locals and pay taxes we need to support them.

Other - All of the above. There is a short-term home rental in our neighborhood, too many cars which come and go at all times of the day and night. House is not maintained until the HOA gets on the owner. The longest we've seen cars there is 30 days.

Restricted VROB's and Air BNB's are okay in recreational/tourist areas ~ Tahoe, Topaz Lake, etc., but not in neighborhoods where homeowners have bought to live in a community, not transient areas..

I believe in reasoned free commerce. Rentals should be allowed with a hefty tax to offset the added impact on county resources. At the same time, it will boost the income of small businesses.

Concern about living with bears responsibly. Tahoe is training our bears in a bad way and i have lots of bear visits at my bear safe home

I do not want to worry about parking or noise newr my house in a residential area. We moved to this house with the knowledge there would be no vacation rentals or commercial property newrby. These are family neighborhoods and not suitable for vacation rentals. Especially the ranchos area.

Other - Rural areas of D.C. have safety hazards visitors not aware of. Afternoon hi winds, hi fire danger in cheat grass and sagebrush, powerful dust devils, coyotes, lightning, flash floods. Only volunteer F.D. One mistake could destroy entire community.

Decision should not be made countywide. HOAs, townships, GIDs, and local areas should control rentals in their individual districts. No one size fits all here.

The economic impact of short term rentals at the Lake should be a guiding force in capping them up there and not allowing them elsewhere. If I wanted to live in a transient neighborhood I would have purchased property in one.

Other - question stated please check the reasons plural, it won't let you. parking & traffic impact, possibility "party house" strangers public safety. compromise neighborhood safety We are friendly

community cause we know our neighbors.

Other - All of the above...I lived in Tahoe for 20 years and have experienced the chaos that some visitors cause. Hot tubs, drunken parties, parking wherever they find a spot, crazy traffic and just plain noise impact on your quiet life.

If VHR are allowed, the penalties should be large enough to make a believer of the renters to follow the rules or pay a big price.

Fraud, burglary...basically crime increase.

I think it is imperative to allow short term rentals. My friends and family would prefer to stay in a cozy home or to have the option of renting out a room instead of a hotel. It would bring in tourism and business.

If there was enough housing for current residents and we didn't have a housing shortage I would support vacation rentals for short terms

Other - (Only 1 check allowed on question, I have several) Party house, too many cars at residence, strangers, noise, lack of county policing at present, why have more potential issues when not enough now

Keep Carson Valley rural and residential. Friends who live in Tahoe point out too many cars and noise in neighboring rentals.

To the question of, "Do you live in a neighborhood that has Vacation Home Rentals?" I answered yes ... but I really have no idea who does what around my neighborhood. I think it would be a good idea to create a registry so residents can be aware when they see lots of unknown people coming and going ... especially on cars with out of state plates.

I think it should be allowed through responsible rentals Like VRBO or Airb&b

Renting a room is very different than renting an entire house, as the latter leaves the door open for it can turn into a party house and a nuisance for neighbors.

We have long term whole house rentals in my neighborhood and you can tell the rental properties from the owner/occupied. The rentals look like dumps.

I'm not in support of vacation rentals in the Carson Valley because of the negative impact on existing neighborhoods (parking, traffic, noise, transients). If vacation rentals are allowed in the valley, I strongly suggest they be limited to parcels that are a minimum of one acre in size, and that there be a cap on the number of vacation rentals.

Other - We have 2 in our neighborhood loud parties 50% of the

rentals. Too many people per house our 2 allow 12 each. A real impact on the neighborhood

You talk about affordable housing for our working class by making vacation rentals you have really impacted the amount of homes for long term rentals

Other - 1) I bought in my conventional neighborhood in 3/2002. I pay taxes according to it and its surroundings. 2) short term vac rental owners claim they obtain the right to make money. They are LIVING BEYOND THEIR MEANS disrupting my conventional living.

Cont'd - 3) motels are zoned for people coming and going, always have been. 4) in conventional neighborhoods of single family homes, duplexes, condos, neighbors know who strangers are to protect our children at play. With sex trafficking throughout the world and U.S. conventional neighborhoods are protective of our children. I am 70, live on a very safe street, and will NOT be placed into locking MY doors not knowing who is on my block! As it is - I am aware there is a registered sex offender down the street. STRANGERS I would not know their history! I expect MEN in charge of this commission to take this very seriously.

I have made my concerns known numerous times.

You should check the VR's for posting of the the required signage outside the front door!

Areas zoned as residential should not include businesses (hotels, brothels, nightclubs, factories etc.). Homeowners who complain they have a right to do what ever they want with their home has to realize that their neighbors have rights too. We move to a residential neighborhood to be safe, have peace and quiet (some of us have to go to work).

Have already had bad experience in our neighborhood where fire was started by weekend use of home on front deck causing significant danger to our neighborhood in East Valley - visitors burning sagebrush they pulled up in fire pit surround by brush!

Other - It is a terrible situation for working families, raising children, with schedules to live around this. As a former resident of Incline Village, I know this to be true. Transient partying traffic and noise belongs away from residential communities.

In Genoa, we have constant parties, noise, bands, traffic issues, people urinating in public, trash, drugs, with the constant stream of events, and yet we must live and raise our families despite this. We were here first.

I think they could offer additional income to locals in the form of direct jobs (house cleaners) and owners might fix up older junky homes to make them nicer. But there needs to be rules in place for noise and parking, to

make sure the renters can be fined if they break the rules.

Sites like air b&b allow owners to rate the tenants and also allow the renters to rate the property. This allows landlords to screen their tenants if they choose to do so . And allows renters to get a good idea of what they are renting. Short term rentals allow homeowners extra revenue and the short term renters spend money in the local area. Travel has exploded with these new affordable op Nobody wants bad tenants, short or long term. Perhaps controls can be in place where a license could be revoked if it becomes a nuisance.

We have motels in our county for lodging.

Homeowners who use their homes as short-term vacation rentals for more than a certain period of time each year (30 days??) should be subject to the same lodging rules as area hotels, in order to have fair competition. Folks who live in their homes and rent out a room or rent out their homes for 30 or fewer days should NOT be subject to those stricter rules.

Homes in our area are built for long term residents. There are not many options for people who want to be here long term. Short term visitors have plenty of options for places to stay. Don't take away long term options in order to appease people who aren't even from our community!

I believe this can help drive down the cost of the hotels in the county. They are ridiculous priced and gives hard working families some needed income with all the taxes and add on cost for water. I have no problem with make this a permitted thing with inspections. You just need to structure it properly and it's a win win. The horror story's that the record courier has put out are all one sided. These are properties that only are used for rentals and not maintained by local people. They don't give the public the full picture and give the rest of the fine folks that have no issues in other neighborhoods and communities as it being a non issue. When we had guests they would go eat and spend money in this county more then up in Tahoe because of our suggestions. This brings in more local revenue and keeps big hotels out and keeps it a small community. I feel this subject was presented because we have board members that affiliate with hotels in this county and know their market is hurting because of it. Next you will try to put law uber and lyft. You need to think about the greater good not just a few.

Short term rentals are a great way to attract people to our county. Once we had kids, we abandoned the traditional model of using hotels for our travel. Using short-term rentals has allowed us to explore the country more comfortably. There is more space, extra rooms for the children, washer/dryers for dirty clothes, kitchens for home-made meals and to address allergy issues, convenient parking, and we are often able to bring our pets. Short-term rentals offer amenities that the hotel industry

simply can't provide. Why would we limit our ability to attract visitors to this wonderful county?

Other - Rent prices for locals increases and Also we don't have enough housing to support it (also all Reno people are coming to town and our minimum wage us still \$8.25

I have more concerns about the municipalities ruining free enterprise!

Restricting visitors to our county will limit business, growth, and economic well-being of everyone in Douglas County. Local businesses will benefit by increased customers, and the County will benefit through taxes earned by visitors. Those taxes can be recycled into the community by continued and enhanced road repair, and community development.

I very much enjoy the irony of people who pretend to be free market capitalists that suddenly abandon their values when another property owner does something with their property that they disagree with.

Behaviors are not dictated by the number of nights one resides in a property. Short term, long term, owners all come forth with bad behaviors. Isolate the 1-2% of offenders with stiff accountability. AND, consider guidelines for property management. Who responds when there are issues. Absentee owners can't be absent in their proper care, concern and respect for their neighbors (noise, trash, parking). VHR's should follow the same requirements and tax codes as any other lodging establishment.

Other - I live in the rural area of Douglas County and the fire safety would be a great problem. We have rabbit brush and sage all over and the mountains are in our back door and we know how fast a fire can start and spread. None in the Carson Valley

Other - I am concerned about the top 3 above, but I am unable to check all 3. The survey allow only 1 selection.

Freedom of property owners to choos rental of rooms is a right of property owners.

I own a home in Douglas County. If I want to rent a room or rent my house I have every right to do so. The County should not make any limitation. If parking becomes a problem for any area for any reason, that will be something to deal with regarding parking.

We have experienced all the above impacts (noise !) to the detriment of our enjoyment of our neighborhood.

The VHR model is a smart use of existing housing resources. If you haven't tried an air BnB, you should. The trust economy forces host and renters to behave and act responsibly. Pu would probably find renters

more responsible than some homeowners. As for limiting the number ofVHRs let market forces determine the number

I own my home and have a right to do whatever in my home that is legal. I believe room rentals will help with the shortage of housing in this area.

As a real estate investor, I find value in VHRs, not just personally but to the community by bringing business to the area.

if a person buys a home, government has no right or business telling the owner what to do with the home. if the renters are causing a problem the police or sheriff should take care of it.

100 years ago, we wouldn't be having this discussion. Let homeowners OWN their homes.

As a community we need to literally open our doors to people who want to come visit us. We live in a beautiful area and should be open for business and the many tourists who come to the area. I have little concern about noisy parties in my neighbors house, that is not why people come to the Carson Valley area, we are not known for our nightlife !

I have stayed in many short term rental properties in this state and others as well as many countries around the world. It is very short sited to disallow this type of rental option in Douglas County. The "issue" of parking is actually a non-issue. If the house is occupied by an owner they park their cars at there residence. If they rent out their property, they leave and the renter parks their car at the residence. Noise complaints are no more frequent from short term rentals than they are normally. Short term rental web sites rate the renters as well. You can be "black listed" from short term renting if the owner files a complaint.

I don't rent but would like the option to if I wanted.

Other - Vacation rentals cause problems for home ownership and the availability of properties to purchase. I also do not want to live surrounded by rentals.

Housing is constantly a problem and topic of discussion. I think the focus should not be on vacation rentals and should focus on how young families can become homeowners in our county. We have a beautiful community and I want it to be enjoyed by residents who want to live, work, and contribute in our community.

I think short term rentals are a way for people to stay in our community without being restricted to hotels/motels. They should be permitted, pay room tax, and be inspected. If compliance is not followed they should lose the permit and be fined along with the renters be evicted immediately.

Other - Answers 1-4 above, and the impact on the already short

and skyrocketing housing market, the loss of low income housing. Just look at what is happening in SLT and they cannot turn it off Constant problems. Keep the tourist area the lake, not the valley

I do not want them in my neighborhood. Trash, parking, loud parties, the inability for the county to enforce the rules. I can't get code enforcement to enforce the current rules in my neighborhood, now we are going to create more? Please take pause and look at the constant problems occurring in SLT, stop and watch one of any Council meetings from the past 5 years and you'll see that VHR's are all consuming of a local government

Recently short term rentals have been used to house the people displaced by hurricanes. Having a network of available spaces seems like it would be an asset to any community. Also, many people are struggling financially and renting spaces could help bridge their financial gaps.

Other - You did not give an option to say ALL of these are a concern. They are!

Yes, I own a second home in Markleeville. The short term rentals start outside fires during prohibited times; feed animals; leave trash and some have parties with lots of noise. The parking blocks the road which is a fire hazard on narrow roads.

Other - I would have checked parking impact, traffic impact, party house and strangers but this survey only lets me choose one

I have lived in Stateline and Roundhill areas for 20 years and much has changed in that time with the advent of Airbnb and the like. I feel that vacation rentals don't belong in our neighborhoods. Homes should be homes, not businesses. Allowing people to subsidize their "investments" by renting them out as anything other than longterm rentals is exactly why this town and many others have such a housing affordability crisis. Also I am against caps as those just pick winners, if you are going to allow short term rentals than everyone should be able to do it. Tourists don't belong in our neighborhoods, they belong in the hotels, motels, campgrounds and timeshares.

Other - After living in Tahoe for thirty years I finally moved off the hill. Main reasons are tourist infestation, clogging all roads and side streets and VHRs. I had several megamansion owned by Bay Area tourists and they were a nightmare for the locals.

They should only be allowed in the casino corridor area. Local live there for a better quality of life and these VHRs and the nuisance tourists are ruining that quality. Actually, they already have so we moved away from the insanity. To rely on the South Lake City council to do ANYTHING is to wait for hell to freeze over!!

This is more of an issue in Tahoe. Locals are being run out of town because there are no places to live. Tahoe is becoming more of a tourist town and locals are having to move because it is too expensive or there are no homes available to rent or buy.

If approved, I believe there should be some repercussion to homeowners who consistently have issues/violations with the rules set forth. Renting to people who consistently result in documented excess noise complaints, parking violations, etc. Homeowners must be held accountable to properly vet their rental candidates and have the ability to properly monitor activity. This seems like it would be most ideal if renting a guest house as opposed to a SF residence.

Enforcement of permitting needs to be done; not allowing vacation home rentals benefits only one entity, the hotel casinos

I believe that prohibiting a person from enjoying their entire property rights bundle is illegal, arbitrary and capricious. Do we really have to go into business with the government? One of the most costly, frustrating and nonproductive ways to run a business is to let a bureaucracy set the rules for doing business. I believe that reasonable rules, codes and regulations are in place. Monitoring and enforcing the proposed rental cap will grow the bureaucracy, reduce efficiency and require the price of a rental property to go up. Renting property is a valid and time-honored business. Please stay as hands off as possible. Less government means more freedom and more responsible behavior and that's a good thing all around. Let it be!

There is no way to track and monitor potential renters, and therein lies by biggest concern. Personally, as a Douglas County resident, this is a huge public safety concern for me.

Parking of extra visitor cars, strangers in area are also concerns in our gated neighborhood.

Other - Are you going to go to all the large lot properties with barns and lofts that rented out or just try and prohibit it?

The issue of seeing people and strangers walking in our yard and on our streets is concerning. They lack the respect for the private property while on vacation that locals have as part of a neighborhood!!!

Very concerned about property values. U should be able to do what u want with your property but not at the expense of others.

Oppose short terms rentals for all the following reasons - unsafe strangers, traffic and parking impacts and party houses

There is a huge difference between an AirBnB type of rental where the owner is present and a Vacation rental, where there is no owner on site. That difference is not being noted in the discussion.

I use VRBO and AirBNB in other areas for our large family get togethers. It is only fair that we allow the same in our county.

Other - I support Short-Term Rentals without restrictions.

I do not, nor do I intend to have Short Term Vacation Rentals (STVR). However, too much government is not good. Whether it be Solar Farms or Vacation Rentals, there is already too much restriction on what a tax paying property owner can do with their property. A rental is a rental, is a rental, is a rental. Why should a STVR be subjected to a special licensing when long-term rentals aren't? Where does it end? For example, South Lake Tahoe has gone so far as to fine Vacation Rental tenants and owners ridiculously large fines for parking cars on the street in front of the vacation house while allowing neighbors to do so, along with a myriad of other onerous regulations. That equates to unequal treatment under the law. Douglas Countys' current STVR Law appears to be creating unequal treatment between Tahoe and the Valley. There are already laws regarding noise and nuisance in Douglas County, we don't need more. Short-term rentals should be treated the same as long-term rentals. Most short-term renters are responsible renters. Allowing a few irresponsible renters to dictate for the responsible renters is like allowing a mass murderer dictating whether I should own a firearm.

VHRs ruin neighborhoods. Neighbors fight neighbors, strangers have outdoor sex, allow pets to run wild, trespass onto other properties, make too much noise, start illegal fires and should be in a hotel in a commercial area.

I rented a house in South Lake Tahoe in 1997 and most of the homes on the street were rentals. Not very community oriented, but most renters were respectful.

Vacation home rentals are important to the tourist economy. I would rather be in a house with a yard for my pet. I've used vacation home rentals in many other cities and love having them as an option. Of course we can't have every house a vacation rental and I think reasonable limits on the number of them in specific areas should be established. Many people voice concerns over noise and parking. There are already laws in place regarding these issues, they just need to be enforced more strictly.

There are at least 2 within block of my home. There have not been any problems that I have heard about from neighbors of these properties. I believe that if you are going to rent out a home or a room there must be : smoke detectors; a operable and available fire extinguisher; and some form of emergency lighting (plug ins to wall sockets OK) to protect the renter(s) who are in a strange to them occupancy from power outages, fire.

Yes, renters are not vetted and destroy common areas . Trash, booze bootles and smoking marijuana and cigarettes with no consideration for

those full time residents within a multi unit building. This is my home and it should be respected. The visitor comes, pays and leaves. No respect for families or property. I must say that the winter rental guests are much more respectful than the summer guests. I just want to be able to sleep at night without unnecessary noise after 10. I have a family and it costs quite a bit to live in Douglas County. Thank you for listening. I have lived in Tahoe, Stateline area for 35 years

Other - It makes the housing market for locals impossible to live because that would make even more home unavailable for the working class citizen

Vacation home rentals are a nightmare and will impact law enforcement. It's a problem up at the lake and should be kept there. Let's not import these problems in the valley.

Other - all of the above minus the NA/don't know.

This area already has a rental shortage for people that want to live here full time, just look what short term rentals have done to the Tahoe/Truckee area to see what the future would hold if allowed to expand here.

Winhaven Gardens Homeowners Association CC&Rs forbid rental of less than 30 days.

Allow short-term rentals, but regulate by imposing fines on the owners of "problem" properties that are a nuisance or are the subjects of third-party verifiable issues. Complaints aren't a verifiable issue, but police reports/citations are.

Other - All of the above except "N/A or don't know"

I have seen the impact first hand of short term rentals on residential neighborhoods. The wild parties and noise, far more cars than should be there, trash scattered in the street and neighbors yards, landscaping trampled are a blight on the neighbors of the short term rental. It is not fair at all to the neighbors.

Vacation rentals are a dangerous thing. Home owners may rent to anyone who breathes just to make money. Very bad idea.

Vacation Rentals have many pros and cons associated with them. It can lead to a more transient population/absentee landowner population for the county. This is not good for permanent residents. It also can bring in more revenue.

Only problem is the conduct of the short term tenants. Otherwise it is a private property rights issue and the owner should be able to do what he wants with the home.

The above should've been as many as apply; also traffic impact, and public safety concern

We have experienced many negative impacts in our neighborhood since VHRs began a few years ago. Largest impact is noise and disrespectful language and attitudes by the typical partier renters. The agents and owners typically do not care at all. VHRs should be restricted to the casino corridor or in industrial/commercial areas only!!!!

WE HAVE MOTELS, HOTELS, CASINOS & LODGES...NO NEED FOR ADDITIONAL VACATION RENTAL PROPERTIES

Other - All of the above quiet country life not hot spot vacation get a hotel

The only reason Douglas approved these in the first place is because TRPA twisted their arms. People should not be able to convert their homes to hotels, which is essentially happening at the Lake. If I wanted to live near a hotel, I would do so. Now the county is looking at planting hotels in all of our communities without us getting a say. What's next? Home casinos?

Totally against VHR's, nothing but huge problems for residents. Rules are not enforceable regardless of penalties, residents suffer.

We already have an acute housing shortage in the valley (G'ville/Minden). Allowing short term vacation rentals will only exacerbate the problem. Expanding vacation rentals to the valley will also increase the costs of enforcement and regulation. Look at the mess at the lake...don't do it down the hill, too!

The government needs to stay out of peoples business, and neighbors should mind there own.

I dont think the County should have this much regulatory control over private property

Only people who rent their homes should be permitted - not people renting multiple homes - these are commercial businesses and they are the ones who cause trouble.

I support short term rentals, however, there needs to be adequate regulations that make the use safe and compatible with the existing residential neighborhoods. A short term rental should not infringe on others safety or the right to quite enjoyment. Presently, County Code, and other laws, are often not followed by the occupants of the short term rental I live adjacent to. The County Code Enforcement Officer does not have the ability to adequately address problems that arise due to having limited resources and limited enforcement ability. I think there needs to be a cap on the number of people per vacation rental and cap on the

number of cars allowed per vacation rental. It also needs to be easy to report violations and the County needs to strictly enforce all vacation rental ordinances. It is not uncommon for my family to be woken up in the middle of the night from a party at the vacation rental I live adjacent to. My wife was also mauled while walking down the street, while 39 weeks pregnant, by two German Sheppards that a vacation renter brought to a house in our subdivision. The house this short term renter was staying at did not have a fenced yard and was not suited for two aggressive dogs. Afterwards, the vacation renter refused to provide vaccination records and immediately left the state. As we could not obtain the vaccination records for the dogs, my wife's doctor recommended that we commence with administering the 5-dose rabies vaccination regimen. This left me to contemplate the potential side effects of the rabies vaccination panel on our unborn child vs. the small potential the dogs were rabid and my wife may have been infected with the virus. This added significant stress and uncertainty to my wife's last two weeks of pregnancy.

Trash, traffic, care of the area

I think there should simply be fines associated with noise/trash complaints for repeat rental offenders. Many rentals are run thoughtfully.

I own a home in Lake Village, Stateline. I have a person who manages my property and she is very much on top of any noise or irresponsible renters. She vets them up front and provides detailed information on what is allowed. I also leave a list of what Lake Village expects from those renting my home during the summer months. My neighbor knows who to call if there is even a hint of problems. I wouldn't want someone making noise or being disrespectful regarding parking, etc. and anyone renting my place must also be respectful and abide by the rules of the area, to be a good neighbor while staying in a beautiful location as Lake Tahoe.

We are against short term rentals unless there is a minimum time limit (e.g. 60 days or more)

Parking impact, trash problem, party house with cigarettes thrown on ground, strangers in area,

There are many unfortunate assumption being made by people and organizations that want to ban this. One if you follow the money the hotel industry would benefit greatly by a ban. Two just like there are good neighbors there are bad neighbors. This is an example of some bad apples that are not bothering to screen renters or warn them of the consequences of being out of control at a house that is not theirs. Please do not give in to the California way of thinking with this issue. Fine STR owners that are not responsible but don't ban the whole industry just for a few bad apples that need to be corrected.

This is a free country. Freedom of choice...period. But, I do support going by the rules.

If only full time residents live at Lake Tahoe, imagine the gridlock.

Other - Multi reasons including parking, traffic, Possibility of "party house", Public safety, ST renters disrespect of neighborhood

I think some common sense regulations make sense. I think that some type of cap in the Lake Tahoe area makes sense, but current homeowners should be grandfathered in as they may have purchased the property believing VHR was accepted practice.

For the record, I own a condo in the Tahoe area, but reside maybe 75% outside the county. We do not rent it out as a vacation rental property, however, we have let friends and family use our condo on occasion. We inform them of rules and expect them to follow. While there may be issues as your list for 'do not support' indicates, there are many ways to mitigate these issues without a total ban. Tahoe is a primary vacation destination (we LOVE it). Tahoe needs tourist and renter income as well as local resident income. Vacation and short term rentals provide and opportunity for MANY to visit the region and spend much needed cash on local businesses. Vacation rentals are 'different' than hotels/motels and some vacationers and short term renters prefer the 'home' settings for many reasons. They may select OTHER vacation destinations if Tahoe bans their ability to rent 'homes' and they are forced into hotel/motel only. Think also about why some drive RVs (mobile 'homes') to camp in the Tahoe region with their friends and families. Much different than a hotel/motel. One reason property values can rise is because people CAN invest in a property that CAN or COULD generate income to subsidize their purchase to cover some or all expenses. Ban rentals and while wealthy may purchase, they may only use the property occasionally. No one at the property means less spending on local businesses that already struggle. The 'do not support' list of reasons are valid concerns, but controllable. Perhaps ask for suggestions as to how, other than out right banning short term rentals? I'm sure you will get many valid suggestions.

Tourism accounts for approximately 60% of the economy in Tahoe. When there are large events in the Tahoe Township that overflows into the valley generating a huge economic impact to all residents in the County. Tourists have a choice when they vacation to choose a hotel or a home. The fact that the hotels are not at 100% capacity with homes being rented means that hotels cannot offer tourists what they want for lodging when they come to Tahoe. Vacation rentals have been operating in Tahoe for over 60 years. This is not a new idea. However, due to the lack of enforcement by the local jurisdictions poor management of a small percentage of vacation rentals has left neighbors feeling helpless and has built up anger and bitterness over the years. The argument has also been

made that vacation rentals are taking workforce housing. That is also not validated. County housing organizations have files back to at least the 90s identifying the housing shortage. Yet action was not taken by the local jurisdictions. Thus, we are now hearing the VHRs/workforce housing argument that should not be tied together. Some property owners who bought 20-40 years ago have already paid off their homes. They want to use their homes throughout the year on vacation and don't need a LTR to breakeven. They don't sell as they would be hit with capital gains taxes. Thus many homes do sit empty and the owners have no incentive to convert them to LTRs. The bottom line is that the County is taking the right steps finally to beef up enforcement to stop the bad actors. I applaud them for those recent efforts. Without tourism the Tahoe economy would be in very bad shape. The County organizations are also putting a bigger emphasis on fixing the workforce housing shortage and I hope the County backs the projects coming to Planning Commission. If we don't move forward we will fall further behind and jeopardize the future of our County.

There should be a 7-day minimum for VHRs

Douglas county is not a hospital zone or a library where only retirees live. The ability to rent ones unit is a basic property right. Banning or curbing this right will do untold damage to property values and the economy of Douglas county.

I live in Lake Village in Tahoe. I have had a vacation rental here in the past. I support still allowing them but I strongly believe there should be a cap. It is a quality of life issue for those of us that live here full time and have to put up with the noise, cigarettes being tossed off balcony's into forest and people drinking to excess. All of these things can happen with residents also, but that does not seem to be the problem here. So sad that this issue has turned in to a "fight" with people saying things I never imagined would occur here. I am just shocked at adults calling people names because they don't agree. Not the same Tahoe that was here when we bought in 2001.

Many people buy homes in the Tahoe basin and subsidize the cost with vacation rentals. To change the rules now would devalue their homes or even cause them to loose their homes.

People should be allowed to do with their homes as they wish, if there is enforcement of sound, amount of people cars, events etc. The problem ones will be weeded out. When you have purchased a home and you need to subsidize the mortgage with STR's as long as you follow the rules, you should be allowed, also it may limit who will purchase your place if that right is taken from you.

I think that short term rental have less impact than long term rentals. Long term renters tend to think that they 'own' the property and are likely

to have messes outside and derelict cars.

Years ago we used our townhouse as a vacation rental and received complaints that although one couple would rent it, many people would inhabit the house. Over time it was totally ruined .i am against any type of rental

As a "Owner" of a South Tahoe property, I feel it is my "ownership RIGHT" to rent it out if I choose to.

Other - Disrespect of wildlife / multiple cars per rental reducing parking for residents / interrupting snow removal / wrong way driving on one way roads / no quiet hours on busy weekends not respecting residents who have jobs / no respect for HOA rules

Yes, many

I think concerns should be addressed if rules are broken by individual owners, not penalize all. Property values are significantly impacted by one's ability to operate some nights as a STR

With the ability to use their property as rentals, owners would remain responsible for activities and disturbance on their property. Nevada needs LESS GOVERNMENT, not more!

What is the goal of this survey? Is it for general sentiment and opinion and how will the data be used? Its also important to quantify the positive and negative impact -and share that as context to survey takers to make an informed evaluation. People tend to spread hearsay and opinion on this matter rather than present facts. I am a VHR permit holder, pay all requisite taxes, and am in favor of compliance and regulations that keep communities safe and enjoyable for all. I also seek to protect my investment as a homeowner and feel that opinions taken in a general way can be misinterpreted and misused.

Fire danger from people not knowing our dry conditions. also concerns with the drain of county resources.

Why does anybody care? People are going to do it anyway. The County has NEVER prosecuted anybody for any violation of the current law. Not a single one. And the majority of the Tahoe vacation rentals are not registered

Short term rentals should not exist.

Other - Yes Parking, Yes Party Houses. Danger that comes with renters driving too fast through residential neighborhoods. Trash. Impact on Bears/Native animals. Decreased quality of life for those in close proximity. Fire Danger in both structure and forests.

Yes. As stated above, to name a few..... Yes Parking, Yes Party Houses.

Danger that comes with renters driving too fast through residential neighborhoods. Trash. Impact on Bears/Native animals. Decreased quality of life for those in close proximity. Fire Danger in both structure and forests. Also, the impact on our local emergency and other services. Costs that will not be covered by increased fees. Deferred maintenance of rental properties.

#! I would support them if they comply with current Douglas County Law.#2. If they were licensed and inspected. #3 If they collect TOT on behalf of Douglas County,

This should be allowed. Homeowners should have rights to rent their own home or room.

If Noise and maximum occupancy laws can be properly enforced STRs can co exist with permanent residents

I have an in-laws studio apartment I would like to rent out in my house

This survey is extremely skewed against the idea of allowing short-term rentals. For much of my career I relied on short-term rentals as an alternative to hotel/motel living. Short-term rentals are not always equivalent to 'vacation' rentals, especially in portions of the County outside of the Tahoe basin.

Other - 1,2, and 3 above.

I'm losing my quiet neighborhood.

rather than ban vacation rentals altogether, regulate and tax.

If the owners screen tenants and have a very high deposit I think you can have short term rentals with out impact on the community. If you have owners who only care about renting and receiving the money there will be problems without screening tenants and requiring high deposits there will be problems.

Noise, trash, parties. If allowed laws and police responsiveness would
Need

Parking & traffic impact concern. Quality of life in Tahoe neighborhoods where there are rentals

The noise, parking, traffic and trash are big concerns.

Parking impact, undue trash accumulation, loud music, traffic impact and security concerns are other reasons I am opposed to short term rentals in residential neighborhoods

Please listen to Tahoe long term renters (and voters) because you show little concern for their experiences with VHR problems. Your new

regulations are so watered down as to be ineffective. Commissioners tend to live in the valley, where there are few VHRs, not Tahoe...and are out of touch with dangers of VHRs

We live in the Bay Area and own a townhome in Lake Village. We do not currently rent it, but we may wish to in the future ... we would like to have the opportunity to rent this property both long and short term.

There should reasonable standards and reasonable enforcement. Owners of VHR's should have to have a license to do so and pay a permit fee. The County should establish standards and then conduct annual inspections to insure compliance. There should be a cap on the number of units that can be VHR in each area or neighborhood to ensure neighborhoods do not become apartments.

The only concern we have seen is HOA's is a board who in majority does "not" favor short term rental and therefore would try and manipulate the system in order to banish them. Also another concern is verifying the contact person. Alot of short term owners say they have a contact person however it is outdated, not correct or someone who is not close enough to the property. We would like to see someone reachable and readily available with a couple miles of the property. 30 minutes or hour is way to long. Some urgent issues, like flooding, break ins, or other imperative matters need to be handled more timely. Thank You for giving us this platform to share our opinion

Other - All of the above - parking, party, safety, traffic

I believe that as a homeowner I should be allowed to rent a room or my entire home as a short term rental... it is my home and my consequences!!

Parking impact, traffic impact, party house weekends, and public safety Concerns

These are clearly "commercial endeavours" being done in areas designated Single Family Residence. It is a complete violation of county code.

The cost of housing in Douglas County is forcing working residents to find alternative sources of income. I believe that conservative Douglas County should not inhibit people's property rights and should establish clear, straightforward requirements regulating vacation rentals (including lodging fees/taxes) and then provide the oversight to enforce these requirements.

I think that this is a basic property rights issue. Owners should be able to rent if they choose, but they need to be responsible about who they rent to, and respectful of their neighbors. I would not be opposed to issuing licenses, and having those licenses revoked if there are multiple

issues/complaints.

We have always been a county of small government. This is regulation that is unnecessary. The Lake will be the Lake and whatever, but the Valley is a different, more independent place. Stop over-regulating your constituents.

Short term rentals support tourism in the valley and help the local economy.

I moved here from south lake tahoe (60 years) and still work there. There is little respect from most of the VHR renters and no interest in control from the owners as long as they make money. Since these are in comon neighborhoods its causing issues with parking, rest (parties), safety (non locals doing whatever they want). Government is tying the hands of enforcment because its a money maker which is wrong so it is degrading the quality of the community. Because of where I work I deal with VHRs frequently and have a unique view. If you would like to discuss this more send me an email.

Other - Less housing form local people.

Would support renting of rooms since the owner would be present, but not entire house

It needs to be strongly regulated so rentals do not affect residents. Parking, garbage, noise, etc all must be addressed.

Should have consistency in county banning all str

We have had problems with people partying all night, taking our parking places, littering etc. This is our full time home. We want our peace and privacy.

People of other county areas should have no say in tahoe issues and vice Versa

Other - Rental market is already tough for locals to find housing

As a retired 30 year police officer from South Lake Tahoe CA, I have witnessed and dealt first hand with the myriad of negative issues related to vacation home rentals (VHR). VHR problems are a perpetual source of frustration and consternation among full time residents and community leaders. Let's take a lesson from our neighbors to the near west. Wisely restricting short term home rentals, perhaps with reasonable provision for the tourist area of Lake Tahoe, will safeguard our cherished lifestyle here in Douglas County. Kudos to our county leadership for the wisdom in asking constituents for direction in this matter.

There is not that much difference between having a short term renter at

your house and having out of town guests. Either one leads to the same impacts of parking, traffic, etc. Not allowing it further limits the ability to have more tourism and spending in our local community. Having it under permit allows for regulation and controls.

The County should encourage people to visit our area. Rentals is a great way to let people visit. Also, people should be allowed to offer there property for weddings without interference from the government.

I think this is a property rights issue. The county should not be determining how a homeowner rents their home. Property owners are not responsible to ensure that there are affordable or adequate numbers of rentals available. If nuisance use becomes an issue, the county can determine how they want to handle that (i.e. notification, fines, summons, etc.), just like they do with other nuisance property issues.

There are more than 3 dozen currently operating short term vacation rentals in Douglas County - outside of Tahoe (probably more). It's ironic that many respondents said they don't live by any vacation rentals. Most do, and don't know it. Why? Because they don't cause any disturbances or problems. Those coming to Minden, Garderville and Genoa are NOT renting a house to "party" but to visit the area for family events. It's time we offered them accommodations. It adds to the local economy and gives extra income to local residents. It's a win/win.

Vacation rentals allow everyone a chance to enjoy a high quality lifestyle. People on vacation spend money in town, while owners stay home. Owners, long term renters and their guests can also cause the same community issues as vacation renters.

Do we have a free market, like our right to free speech? I live in Gardnerville. I am annoyed that I have neighbours that have been bothered for me allowing people of color into my home. Yes folks, we live in Douglas County and with it we still operate our 6 o'clock alarm. Are we still a sundown town, or did that properly end in the '90s? I believe in travel and it allows people to exchange ideas and cultures in a peaceful manner. So should I stop allowing travellers into my home to appease my AB neighbours? I respect their right to an opinion, but it ends once they step foot outside of their property lines. The community is getting better as a whole though, and let us not stiffen the progress by limiting people's rights to travel. Do we let history repeat?

Parking and traffic impact

I believe all homes should have the right to rent their homes for a limited period of time as a short term rental. Perhaps it is 30 days a year without a vacation rental licenses. Someone may need this revenue to pay their property taxes, repairs and maintenance, etc. If more than 30 days than a

vacation licenses is necessary. There needs to be a balance between residential neighborhoods and commercial use. However, I live in the Tahoe Township and our neighborhoods primarily are made up of rarely used second homes. There are also a couple of vacation rentals in on my street that are primarily rented over the busy holiday weekends, July 4, Christmas, Presidents holiday, etc. The rest of the valley shouldn't be exempt from vacation rentals, but individual neighborhoods, towns, HOA's and/or GIDs should decide for themselves. The way in which people vacation has changed. Families prefer to vacation in a home versus a hotel. Frequent business travelers often use the same rental every time they are visiting that city. If neighborhoods are banning vacation rentals, I hope they aren't using vacation rentals in other areas? My experience from a customer point of view has been positive in regards to vacation rentals. We don't stay up late, we don't party, we do have large families, but we are respectfully of the neighborhood and the residence.

Other - Neighborhoods impacted by short-term rentals seem to have little recourse in terms of code enforcement. People who purchase homes have a reasonable expectation of peace, quiet, safety, neighborhood "character" remaining intact.

I think if you open this Pandora's box you will regret it...

Home owners should be free to rent their homes or rooms as they see fit, with the understanding they are responsible for the way the renters use their property and treat their community and neighbors.

I think banning vacation home rentals would severely harm the economy

STR regulations and limitations should not apply when rental is not advertised in any fashion, i.e., rental is directly by owner to friends or family.

Don't. Do. It.

I see a difference between the idea of trying to Air BnB your place while you are off on vacation and buying a home with the expectation of listing it for short term rental year round. The former is okay. The later is not okay unless it is being done in areas that were zoned short term rentals. In areas zoned for residential forcing them to put up with a business nextdoor just because the owner wants to turn a profit is not fair. The county needs to consider where to draw the line between short term rentals while you are on vacation and short term rentals as a business. Set the ordinance to require a business license when you exceed the limit. Then you can regulate it like any other business in a residential neighborhood.

If approved, how would it be policed?

I believe HOAs, Towns and other organized neighborhoods should have the right to deny VHR in their areas. This is a delicate balance between property rights and doing what is best for the majority. Any Short Term Rentals MUST have a local owner or contracted management element that can check-in, check-on and check-out all guests. No exceptions

Other than health and safety reasons, the county should not be in the business of telling people what to do with their property.

Short term rentals bring tourism to the community and generate jobs.

I would support for areas w homes on larger lots to mitigate noise and parking concerns.

I have a concern with vacation rentals limiting the availability of rentals for County residents or driving up the cost of long term rentals. That's why I believe in the need to put a cap on short term rentals.

Other - I would select all of the above but it only lets me make one selection. Parking, traffic, Trash removal, party houses, strangers in the neighborhood, are all the reasons I oppose AirBNB and HomeAway in my neighborhood.

Parking, traffic, Trash removal, party houses, strangers in the neighborhood, are all the reasons I oppose AirBNB and HomeAway in my neighborhood. Unless there is a local property management company that is responsible (and can be contacted when there is an issue) I am adamantly opposed to short-term vacation rentals. At least local management companies create jobs in the community. The online companies are horrible for a neighborhood.

When short term rentals are outlawed, the activity goes underground but happens anyway. Professionalization has improved the industry enormously. Don't allow hyperbole and isolated cases of poor management shut down the great work that people are doing.

Property owners should be free to use and enjoy their private property as they see fit, as long as it doesn't unduly infringe on the rights of others to also enjoy their own property. If there are traffic, parking or noise concerns, then these should be addressed directly, as noise levels already are in ordinance for example. My family and I regularly rent short term vacation homes while traveling, and our impact is no more than if the owner were using their home. I believe this is the case for most vacation

rentals. As long as a short term renter is parked on or in front of the rented property, and peacefully enjoying it's use, there is minimal if any impact. If, on the other hand, a short term renter is infringing on neighboring properties via excessive noise, parking on other's property, etc., this should be addressed with ordinances targeting those behaviors, just as the county would do with a homeowner who themselves was interfering with their neighbors. The county should not have the right to prevent a property owner's use and enjoyment of their property in order to address potential situations that are best addressed directly if and when they occur.

It's a selfish concept. It only benefits the owner who makes a profit and the vacationers...all at a potentially great cost to other homeowners and those deserving quality of life.

Other - It would impact the availability of long term rental properties for the working class to afford to live here.

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Tahoe has not done a very good job of enforcement of short term rentals, has not provided iron clad code or ordinances to assist in enforcement

the Tahoe Basin is the Jewell of the Sierras - and should be enjoyed by those who appreciate it - it is a vacation destination and I do not see that changing, ever

Think by allowing it will bring revenue dollars to the county & area. People staying here will need food&drink,need to rent equipment & such. Will be good for all businesses!

I am quite content to retain the current status. While recognizing others may consider Vacation Home Rentals as a means of income. It is not a change I would care to see in our residential areas.

Lake Tahoe's tourism is mainly based on people coming and vacationing in our area. To ban rentals would be ridiculous for our economy. Most people coming to ski do not want to stay in a hotel.

I don't think that this is something that the county should control -- who cares is someone wants to rent out their home short term?

Vacation rentals have ruined the rental market for locals in the South Lake Tahoe area; causing long term rentals to be more rare and more expensive. As a result, the area has become even more transient, if that was even possible, with fewer families having the means to afford the steep cost of living there. Not only that, but the Lake Tahoe Basin has been even more inundated with short term people who invariably congest the roads, pollute and trash the environment (as evidenced by the mountains of garbage collected from South Shore alone every year), and care little for the peace and quality of life of the local populace. I have personally had a run-in with a misguided lady who thought that feeding the bear that was walking by would be a great adventure; I and the locals with me had to work to convince her that that was a horrible idea. Not only that, but tourists who do feed the bears in the area invariably leave locals to deal with the aftermath of large hungry carnivores who now think of mankind as a source of easy food. It's obnoxious for the locals to have to deal with increased levels of stupidity and selfishness so that people richer than them can make more money. And tourism is good for the bottom line, but there is a such thing as too much. This is not what Douglas County needs.

Difficult to say this should NOT be allowed as that goes against the basics of property rights. Should be tightly regulated. TOT must be charged, collected, paid to county. Similar safety and sanitary requirements for a VHR home as for a commercial lodging establishment. Any HOA, GID, Town, or other organized neighborhood should have the right to prohibit VHR and, if so, this should be recognized and honored by the County. To be approved, and to maintain approval, any VHR dwelling should have an on-file (and annually updated) local owner or bona fide local management representative who will be responsible for checking in, checking on, and checking out guests.

government needs to stay out of people's lives

I have lived among st vacation rentals - short term - for 28 years and I can tell you that it has been difficult. Loud music, screaming, cursing in an otherwise quiet area where other families live and work.

Residential areas were never intended to be locations for profitable businesses. These are zoned separately for all the reasons stated above.

I've been here for 22 years. I absolutely love it! The growth over to past 2 years is alarming enough!!!

We in Lake Tahoe rely on the tourism business. Vacation rentals are an important part of that success. Stopping vacation rentals will certainly negatively impact our economy in Lake Tahoe.

Other - For all the reasons listed above and then some, I do not

support short term rentals of any kind or circumstance.

To control the problem, you must adjust the property tax of homes being used as short term Vacation Home or Room Rentals to a degree that it becomes unattractive and a problem for the owner of the house to engage in such activity.

The Commissioners need to take a strong stand to protect the existing cultures of our communities against unwanted commercialization and unwarranted profiteering.

We own our property and our houses. Please stay out of our business.

As a homeowner, I pay the county property taxes so I should be allowed to rent my home out as a vacation rental.

Other - Am unable to select more than one response for this question on my phone...my 2 main reasons in opposition of short term rentals are potential for "party" homes problems and parking issues. When we invested in our homes, this wasn't what we expected!

As I said in previous response, when we selected a place to live, the possibility of having short term rentals, and their accompanying problems, in our immediate neighborhood did not exist. This kind of obtrusive business should be limited to new housing projects, so people have a choice whether or not to purchase a home in that sort of an environment.

They might bring in undesirables (prostitution, drugs and gangs)

People pay a lot of money for THEIR homes and the government shouldn't be able to decide what they do with it. (Unless it's an eyesore to the community).

Let homeowners do what they want with there property

I believe people should be able to do what they want with their own homes.

This is a reasonable way to mitigate the price of housing in the region

We live in Middle Kingsbury and there is one next door. Nothing but problems for all of us who pay taxes here and vote here.

Other - Traffic, parking, trash left from renters, lack of respect for wildlife and the environment. We see it all of the time in Tahoe. Keep this out of Douglas County, especially out of Carson Valley.

Not all renters are created equal. Therefore, You have the change of disrespected renters, parties, leaving trash plus the house is most likely

vacant for the purposes of making it a rental.

Living in Lake Village Resort part time & in Pacific Grove CA part time, we have experienced long term and short term renters in both locations. The most problematic of the two renter types were the long term renters in both locations. The short term renters are typically on vacation & out & about & more respectful of the use of home & neighbors. I do think regulations are needed regarding number of people (& vehicles) allowed per house/unit as determined by square feet/sleeping rooms is needed for SRTs.

I believe in property rights and an owner should be able to rent their property if they so desire. Owners should also be held responsible for issues that occur on their rental property.

I live in an HOA which prohibits short term rentals. I'm okay with that, as we knew that going in, and a majority of our members want that prohibition. However, I do not think it should be within the purview of the County to regulate private property rental terms, prices, or conditions, so long as all other laws are complied with by owners and their tenants.

I live mostly in the Valley, and part-time in Tahoe (both homes in Douglas county), and I would like to have the option to rent out my Tahoe home when I am not using it. I understand the concern about party houses, which can be disruptive to the entire neighborhood. I also oppose excessive limits on how an owner may use their property. At the same time, we need to have enough homes for local residents to occupy, and not become a community dominated by vacation rentals.

I have heard that in certain areas in California, short-term rentals are often used for illegal activities. Crime is extended from short-term rental to short-term rental in an effort to not be caught, such as with the making and distribution of drugs.

If fines are imposed they should be against the renter and not the owner

We have friends that own a multi-million dollar home on the lake; their neighborhood has taken to renting out home for vacationers (legal or not) and this has resulted in major parking issues and has disrupted the peace and tranquility (and questions of safety) of the neighborhood due to loud parties and large group influx.

Other - The various impact on residential neighborhoods as well as the enforcement required.

This decision should be made by the voters of Douglas County. If the County continues their VHR Program in Residential Zones areas it should

be all or nothing within the County. The County has to have the additional enforcement required. Since VHR impacts the available long term rentals there needs to be a cap. The decision to allow VHR's should be up to the Cities, Towns, GID's and HOA who have Rules on rentals.

Recently moved from Tahoe neighborhood where there were only a few full time residents. Lots of vacation rentals and empty homes. Little sense of community. Vacation home renters sped through, were noisy, and fed the bears.

Other - rental impact

Other - loss of the small town atmosphere, loss of community

I wouldn't purchase a home if it was disclosed that a nearby home was a "vacation rental. I feel our property value has gone down. Keep visiting people in hotels.

Let Freedom Ring! However, a well regulated process to prevent destruction of property values and neighborhood peace & quiet is necessary. Taxes on income should be levied to pay for said processes. Homeowners should be held accountable for what takes place in their homes.

Well thought out rule and regs are paramount, waivers should be available to anyone helping anyone displaced or in transition to permanent housing (e.g. students, work transfers, displacement due to fire, etc...) There should be special considerations (discussion, review and engagement with HOAS) for gated communities, or short term rental of a clubhouse facility that may include bedrooms or other overnight accommodations.

Relative to caps on short term rentals, I support the general notion of caps, but believe the setting of caps should be left to individual condo developments or neighborhoods.

Other - All of the first 4 reason but it only let me choose one so I chose other. Should be able to select more than one reason.

Private property means the owner should be able to do as he chooses with his property. That being said there are vacation rental sites where the tenants can be screened before they are rented to. I don't believe anyone wants to rent to destructive people.

Other - Parking, traffic, party houses and public safety are all concerns.

Fix the traffic problems, start enforcing the existing traffic and residency laws before you allow more strangers in to our valley.

We moved here from Marin county, who struggled with this issue a couple of years ago and decided to allow short term rentals. All the fears of problems; noise, traffic, parties, loss of long term rental property availability turned out to be completely unfounded. If you don't believe me just check with other counties that allow them. Actually if Douglas allows them in the Tahoe basin the data should already be available. In all honesty not allowing them seems an awful lot like protectionism for the hotels in the area. An action that I will remember at he polls. PS Wally's is on AirBnB, I don't see a lot of ruckus parties going on over there, oh yeah and they're not in the Tahoe Basin either. I know this because My 86 yr old mother who is on a fixed income was able to afford to come up for a visit and booking a lovely and very affordable room there for a week visiting and doing her Christmas shopping here in Gardnerville and Minden. The CVI and Holiday Inn both wanted double the price she payed on AirBNB. Folks who want to stay in a hotel will, but this new 30 something generation appreciates unique accommodations and saving a buck or two. I honk it's foolhardy not to entice them to come stay and spend their money in our valley.

If a property is in an area zoned for residential, vacation rental should not be allowed. Vacation rentals should be in commercial zones.

Other - Traffic, partying, strangers in neighborhood, possible crime uptick and booked our property to avoid the possibility more of the transit neighborhood

the owners need to vet their renters better! Hold them accountable for violations! global restrictions are not the answer.

I have lived in Douglas County, Lake Tahie for 24 years I did not buy my home in a "business" / hotel motel area and am sick and tired of week end partying in my neighborhood. Neighborhoods should Not be Hotel/Motel Zones.

Yes, must have insurance and only year around accessibility (i.e. Ploughed roads)

Other - Do not allow. All of the above. Parking & traffic impacts, noise. "party house" and strangers in neighborhood

Do not allow because of above issues. We do not want a party neighborhood. EFT is a small, community oriented place with mostly owner occupied homes and do not want transient occupied homes for

short durations that come with all the problems with short term rentals.

VHR's outside the Tahoe Township should be opt-in only on a community by community basis, and should require a vote of that community.

I am quite concerned that housing prices are inflating due to demand for vacation rentals. This makes the already expensive Tahoe real estate, even more out of reach for most people. I am for short term vacation rentals, but I have seen that the quality of many neighborhoods drop when there are too many part time rentals in a neighborhood. Too many cars and not enough parking, partying all hours of the night, renters urinating publicly on trees, etc. We should limit short term rentals to a minimum of a week. Stays of one to six nights should be done in hotels or motels.

STR can be managed and limited. If done properly, they will enhance property values and share scarce real estate. The problems arise from not managing them properly.

Yes, they need to be regulated in such a way as they do not impact neighborhoods with noise, bears and garbage, and parking that obstructs the roadways. Vacation home rentals are a great way to travel. The people who use them need to be informed of the rules by the managing company and owners. There needs to be harsh consequences if the rules are not followed. No one likes to be awakened at 1 am due to inconsiderate vacation rental guests or neighbors. There also needs to be a strict policy to remove the permit if violations continue to happen an impact neighbors.

Other - I live on a block with approximately 12-15 homes, about 5 are full time residents and the rest are family vacation homes or vacation rentals, the majority of our summer is spent dealing with obnoxious, violent, drunk renters, parking and safety issues.

Let them stay at the casinos or hotels, locals need a place to live, the rentals are destroying any hope of locals staying local, who do these people think are going to "serve" them? Vacation Home Rentals are a cancer and they are eating away at our town(s). It's a cute idea, but in practice, in a place like Tahoe they are terrible and only hurt us. There's plenty of places for these people to stay, they don't need to have bachelor parties all week next to my home while my family is trying to sleep so we can go work two jobs to live in this town. We have party buses, obnoxious drunks driving recklessly, crashing into things, I've had threats of violence against me for requesting them to quiet down, they act entitled and treat our town(s) like trash, it's time for us to toss them aside and take back our town. No more vacation home rentals in the Tahoe Basin or heavily

punish homeowners and offending vacationers! This needs to change, because it's killing our town(s)!

The impact short term rentals has on housing costs negatively impact local residents!

Vacation rentals destroy communities.

Limit the number of permits, have appropriately “stiff” fines, and use those funds for enforcement. Balance people...balance. This doesn't need to be an all or none deal!

We live next to a nightmare VHR. Constant noise, trash, and an absentee owner who could care less about our neighborhood. Beware, motels do not belong in residential neighborhoods

Other - The house next door to me is a vacation rental and is a party house. The past few years I have been awakened in the middle of the night several times, requiring calling the Sheriff's Office. Sometimes they could make it, others not.

I hold Douglas County responsible for any and all problems created by the vacation rental problem as it now stands.

This is a family and homeowner neighborhood. Not a business or party neighborhood.

This is tourist driven community. No tourists equals no jobs.

I have concerns with this survey being published by the TAHOE Tribune and available to anyone to take whether or not they live in Douglas County and swaying the results one way or the other. It should be a closed survey and living in the county a requirement to participate.

Rentals should be allowed, but taxes should go toward strict enforcement of code and fines for those visitors and owners who shirk the rules

Zoning was adopted for a reason. Residential means no commercial. Airbnb and VRBO are commercial enterprises. They destroy the idea of a residential neighborhood. Consider a new ZONE type for these types of houses and keep them within that zone.

They disturb the quiet and peaceful enjoyment of our property.

Other - Douglas County is in a housing crisis. Rentals are scarcemaking it hard or impossible for people who have lived here their entire

lives to continue to live in this valley. This valley needs LONG TERM housing for the community. Not Short!

Public Safety is of the most importance. Let's keep our community/kids safe.

Other - Really, all of the above but it'll only let me choose one. We have paid a LOT of money for our homes and do not want hotels in our neighborhoods. The place for hotels is in a commercial district. Tahoe Township is already imlacted. Dont spread it.

I think I speak for most/all of my Gardnerville neighbors (Foothills Area). PLEASE do not spread the VHRs over the ridge. It will change the entire neighborhood dynamic not to mention property values. Thank you.

Traffic is already a nightmare and pollution, peace, and quiet relaxation are sacrificed for monetary gain. Safety services are stretched thin and our towns are over run with rude, loud people. I moved here to get AWAY from all that!

If guests and owners abide by the Douglas County rules, I don't think VHRs are a problem for the community. Vacation home rentals provide funds for owners to maintain and improve their properties. They encourage families to visit Lake Tahoe, spend money, and support the local economy. They also help property values by enabling more people who love Lake Tahoe to purchase second homes. In my experience, VHRs are often better maintained than second home properties where the owner is rarely there. Also, it is far easier for a property manager to evict a short-term guest who is a problem than to remove a long-term renter. Finally, the TOTs are a substantial part of the Douglas County budget. If VHRs are no longer allowed, some other source of funds would be required for the county.

As homeowner, taxpayers, if following conditions for proper licensing and all other county requirements, a homeowners should be able to do what they feel is appropriate with their home. Let's not be California and try to force homeowners into long term, low rent, rental.

I support vacation home rentals with a cap on the number of rentals. If there is not a cap it will drive apartment rental prices too high for locals in my area.

Not eat this time.

We have friends that have a multi million dollar home on Lk

Obviously code enforcement is key to any successful vacation rental ordinance. Allowing vacation rentals is a property rights issue for me. Folks should be allowed to derive an economic benefit from their homes as long as they and their guests follow the rules.

Other - It raises the price for long term rentals while vacation homes sit empty 3 weeks a month. There are 4 on my street and in 3 months I've only seen someone there for one weekend. Meanwhile locals are living in hotels cause there is no housing at all

Homeowners should not be restricted to make extra income off their property. It's their right.

I'm a homeowner living among ski resort vacation rentals condos since 2002, also a realtor/property mgr. I have no issues with vacation rentals in my neighborhood.

I wish I could have checked more than 1 option above....My concerns are many. Security is #1. My peace & quiet are #2. We live in a tourist town we all recognize that but putting them in our neighborhoods eliminates our ability to recharge & have a break from them. We need that in order to get up the next day to serve them all in our businesses. It has changed the vibe of our homes from restful to manic. This year has been so intense with the booming Nevada/CA industry more & more people come here every year to the detriment of the pristine place it is. Vacation rentals are just one of the reasons. Fire danger & litter are sickening because these people seem to have no respect or education about the area. At least when they were restricted to the commercial zones their bad behavior was concentrated where there is staff to clean up after them or call them on it. Just because we live in a tourist town doesn't mean we don't deserve the same expectations of a regular neighborhood as any where else! I think a bigger effort should be made to create a commttee to figure out how the existing motels/hotels can accommodate what tourists want to keep them out of our neighborhoods. Even tho no one is talking about it the truth is that these are commercial enterprises being run in residential zones! I SAY NO MORE!!!!!!!!!! I would also like to add that there is a capacity issue, you can give them places to sleep but how many can we actually accomodate in our grocery stores, restaurants, beaches, parking etc. we are a small town & now with the lack of affordabile housing there are fewer & fewer people living here who can provide the staff needed to serve them. There are areas in other parts of the world that are starting to limit the number of tourists they allow into their towns a day due to the wear & tear on the town as well as the people who live there & serve them. .

The condo above me has been rented as a party condo many time. This

affects parking and traffic in the area. The vacation renters are also allowed to bring dogs. The continuous barking has severely affected quality of life on the Kingsbury area

You have to be a responsible owner. We make it clear in our listing that this is not a party house. We ask that they be respectful of the neighbors and adhere to quiet hours. If they don't, we ask them to leave, block them from booking with us again and write a bad review about them. That carries a lot of weight on AirBnB.

Some HOA's might prohibit this option, but families need options for vacations.

Other - It impacts the cost of housing making them less affordable for the average family.

Even though I don't currently short term rent my condo, I plan to do so in the future. It's a primary reason I bought here in the first place. Stateline homeowners need the option to short term rent, otherwise many of us would be forced to sell. The Douglas County economy will suffer if any ban or restriction on short term rentals is put in place.

I do support short term rentals but very strict usage agreements and controlled by our local governmental agencies. There should be very strict fines for violations and a no nonsense policy to ask any visitors to immediately leave any short term rental that does not adhere to laws. People should be permitted to short term rent their homes; however, it must be controlled, taxed and governed in a level headed manner.

I own a townhouse in Tahoe Village while I live in Florida. We rent our townhouse primarily to long term tenants. Typically these rentals are one year. However, we know there are many owners who do vacation rentals which are short term during the ski season. In my opinion it is important for this practice to be allowed to continue so that the lake Tahoe area of Douglas county continues to have a strong real estate market. Property values will be negatively affected if a vacation rental limit is passed. No longer will buyers be interested in making investments in the Tahoe area of the county. While we are currently not selling our property, we would like to in the future. We have still not recovered from the last real estate crash of 10+ years ago. This new limited vacation rental policy would most likely destroy the real estate market in Tahoe. Please. Please do not do this. Thanks.

Lake Tahoe has always been a seasonal resort community and has always had short term rentals. I do not believe there should be any restrictions on what people can and can't do within their properties rights. And if income

is their goal there should not be a restriction with the exception of running a commercial business out of a single-family neighborhood. But I am a local real estate agent of 30 years and I feel strongly that if there was to be a ban on the amount of rentals that it will hurt our values And create a large influx of inventory on the market due to homeowner is not being able to do what they want to do with their property. Maybe in the county should wake up and realize this revenue is a positive thing and use it effectively for managing new rentals. It's all about the management I'm keeping the homeowners in line and a fine structure I am favorable to.

Vacation rentals in Upper Kingbury and the Tahoe Basin help the economy and the myth of "party houses" is false. All vacation guests using Airbnb or VRBO are reviewed and can lose their privileges to vacation rent if rules aren't followed.

Many homes and condos are short term rentals. People need to be able to rent out their homes in Tahoe to cover taxes and overhead.

The permit process and enforcement should on most occasions allow for quiet enjoyment of both renters and residents. I do think filing monthly statements and payments to the County is excessive; it should be done quarterly.

Any zoning change that materially affects the value and usage of real property must be achieved by a vote of ALL homeowners in the respective areas.

Other - Can not find cheap housing for long term

I have lived in Stateline for almost 20 years. I am fine with non-arbitrary limits on VHRs; but the homeowners have to be held accountable for the actions of their renters.

Other - I'm in support of short term rentals with restrictions/penalties for problems with Parking, Traffic, Party Houses but not limiting or banning them.

Rules and enforcement are the answer to problems with short term rentals as not limiting or banning them.

if someone works hard and buys a home they should be able to do whatever the heck they want with their own home as long as it isn't dramatically impacting the area or neighboring property. I don't think renting a room or home for Airbnb is bad unless there are constant parties and nuisance bothering neighbors on a constant basis or hazardous materials or something like that. the county should not be able to tell me

what i can do on my property.

Allowing rentals will bring in additional income to the county.

Other - strain on availability of average priced housing for local residents.

Other - I've lived at the lake for 35 yrs and have suffered for the last 5 years with all-night party noise, crowded street parking, litter in my yard, and renters walking into my home by mistake. Short-term rentals ruin neighborhoods and devalue property!

THEY ARE A MOTEL IN SHEEP'S CLOTHING! Short-term vacation rentals are a commercial business and do not belong in a residential neighborhood. (i.e. I couldn't run a coffee shop from my home.) They belong in commercially zoned areas.

Don't violate people private property rights.

I think that short term rentals should be allowed for all homeowners in the County; however, I think there should be regulations in place with respect to parking, noise, and occupancy.

We need to take measure to encourage homeowners to rent long term. Less tax ? bonus Incentive ? There is a true long term rental issue in the city.. People should be able to rent affordably

Other - It has created a long term rental shortage at the lake and stupid high rent.

There is a long term rental shortage with HUGE monthly rental amounts. Most people who would rent and work here cannot afford to because of the Vacation rentals, which has also caused a long term rental shortage. There is an exorbitantly high need for employees in service related employment that cannot be filled due to an inability to afford to live and work in Tahoe. If you do not have the service employees to take care of ALL the vacation rental tenants, your going to have a problem.

I think Douglas County should seriously consider how poorly the City of South Lake Tahoe handled short term rentals. The solution is simple, enforcement of parking, noise, and trash, as well as revocation of permits for homes that have continued/repeat violations. That is ALL that needs to be done to alleviate 99% of the issues that most people have with vacation rentals. A cap on the number of rentals is not necessary and simply creates all kinds of problems for homeowner's, in particular, the ability to sell their home and home values, as we have seen in the City of

South Lake Tahoe. I urge Douglas County to not repeat these mistakes, and to focus on enforcement of noise, parking, and garbage, which will address most concerns while allowing VHR's to remain. It's a simple solution. The City of SLT did not address nuisance issues appropriately early on, resulting in the pendulum swinging way too far the other direction with a measure now on the ballot in November proposing a complete ban on all short term rentals. A ban on VHR's would negatively affect tax revenues and local jobs. This is the wrong answer to a problem with a simple solution; enforcement, and revocation of permits for homes that are continual/repeat violators. Enforcement and revocation of permits after several violations is all that needs to be done to solve most of the issues that arise with VHR's. Keep it simple.

I believe that there should not be a cap as it will negatively effect housing values and the economy. The market will correct itself without government intervention.

We just moved here from Mammoth where there are no short term rentals of SFR's. Because of the limitation, there's a significant impact on the value of SFR's compared to condos.

Other - Parking, traffic, party house, strangers and safety, less of a caring community when neighbors keep changing.

Other - I support short term rentals in tahoe with no cap on how many. In the valley many neighborhoods have hoa's and ccr's which can disallow them per neighborhood association if they desire to! Let it happen that way!

Tahoe Properties were BUILT for short term occupancy!! Do NOT LIMIT them! Lake Tahoe already has a blight on it from California's ridiculous ban. We should NOT follow in ca's footsteps. Tahoe's a Tourist Town. Let them have places to stay! Carson Valley should have places for short term also. A complete ban is crazy. People need interim housing when they move. Sometimes people want to stay for a month and see if they want to move here permanently. How are they to do this without places to stay? A grandmother wanting to see a new grandbaby for a few weeks. Family members coming to Care for and visit with a sick family member for a few weeks or months. They need places to stay. Again, many neighborhoods in the valley have an hoa or ccr's which can (or possibly already do) prohibit short term rentals. There will be enough Properties limiting it on their own. I want there to be plenty of long term rentals for locals too. There should be incentives to landlords renting long term. There should be slightly heavier tax implications to those renting out short-term. As far as traffic goes: in Gardnerville for example you see cars literally trying to go 55 MPH at 7:30 am by CVMS on 395. This is a 15 MPH. I welcome more

cars on the road. Maybe Drivers will be forced to go the speed limit.

Tourism is the lifeblood of Douglas county. Make it easy to rent and more tourists will come and bring prosperity to Douglas County. Tourists use few services but bring lots of their income.

Other - Keep yet govment hands off me proper-tie

Allow it, within the same rules as the rest of our communities (ie noise, parking, occupancy)

There should not be a cap on income producing enterprise for individuals

I think vacation home rentals should be allowed everywhere. With today's technology, concerns regarding noise, parking, and renting without a permit should be easy to record, report, and track. The county should make it easy for fellow citizens to record evidence of infractions and report them to the county - and the county should publish a list of offenses and outcomes for the public to oversee. Repeat offenders should be subject to a set of increasing penalties - including, for extreme cases, confiscation of property.

Trash service should be required for VHRs. The whole county needs to have trash service.

set up a licensing system similar to hotels, motels, etc. establishing rules and requiring certain standards be met like name, address, phone number, etc. filed with County Sheriff and County Administration. Penalties for abuses to both landlords and vacationers.

Rentals keep our property values higher

Vacation rentals serve the general public as well as the owner of the property. Vacation rentals bring business to the community at large. People on vacation tend to spend more in the vacation area than Homeowners

Other - I am not against registered vacation homes I am against indiscriminate people renting their homes out on Airbnb

By allowing VRBO it brings dollars into the county. It brings taxes, people that buy things, people that dine. Our county has a shopping mall at the North end of town that no one goes to.

Short term rentals are a great way to improve the local economy and increase tourism and the positive reputation of our community.

Currently employed as a Deputy Sheriff with El Dorado County. The vacation rentals create an overwhelming amount of issues and calls for service on the California side. Approving medicinal marijuana would create less issues in Douglas County and have much better revenue from taxes. DCSO has better things to than deal with noise complaints from people who will not return for a year or more when they are already paying thousands of dollars for a weekend rental. The citation process is a complete joke and the property owners have little to no power. Often times, the property owners require a complete forfeit of the deposit (several thousands of dollars) when a deputy responds. The actual citation are a fraction of the deposit and the property owner makes money when deputies respond. This is a bad idea especially with investors heavily targeting Douglas residents to buy homes for cash for the purposes of renting them out short term.

I disagree. This bill is designed to punish everyone for the sins of a few. We have rented our Tahoe house as a vacation rental for 16 years. In those 16 years only once was there a complaint by a neighbor. I gave all my neighbors my cell phone and told them to call me if there was an issue. When one arose, he called and we immediately took care of it. No cops needed to be called. I also screen my renters and have requirements of the renters and steep penalties for failure to comply in my contract. I require a security deposit too, not for them just to purchase a damage insurance policy. There are ways that it can work. My experience with the rental companies up there is their main focus is on \$\$ and therefore they don't really screen people (even though they say they do, ask a few questions and you will find out they don't) hence the problem and the reason I do it myself. So fix those who are being irresponsible, don't punish all of us. I would suggest that a format for screening renters be provided and required to follow. If they were complied with, penalize the renter for their behavior with a steep ticket. If not complied with, penalize the owner/rental company. Notify the owner immediately if there is a problem so that they can tender the security deposit that should be required. Tendering the security deposit (make sure it's a steep enough one, I charge \$500) will help offset the cost of monitoring the issues. Also, provide recommendations for the good rental companies. And give them some sort of incentive to properly screen and manage the rentals. It's crucial to the Tahoe economy/jobs for people in Douglas County. There will be an unemployment issue for countless people and the disappearance of tax dollars will cause a tax hike for all of us. It's a no for me. Just say no to CALIFORNIA mentality and big government. Fix the problem, don't just have a blanket punishment for everyone.

Some of us can't afford to keep our homes without the rental income

Mess with this you affect property values negatively

I do not believe that an individual's property rights should be infringed upon by the county or other voters. ENFORCEMENT of existing laws is the correct solution.

Similar bans and restrictions have already taken place in South Lake Tahoe. The result has been a drop in home prices, more homes on market, and a huge reduction of buyers interested in purchasing in South Lake Tahoe. The end result will have huge financial stress on the South Lake Tahoe economy and government.

Home of the free. Inspect if you need to. Require a permit if you need to. But allow freedom

I strongly feel that VHR need to be strictly managed. If an owner cannot control the conduct of his tenants, his license should be revoked, period

Freedom of use is a valuable property right. At the same time, commonsense consideration for one's neighbors is important. There can be a balance between both.

Please get the Douglas County Commissioners to approve the proposal presented by Mimi Moss to regulate and implement short term rental compliance measures in the Lake Tahoe Area by 11/1/18. Thank you for all of your hard work on this issue.

We have plenty of hotels - they need to be attractive to families so that vacationing families don't need to look to private homes: extra room for kids, outdoor play space, pool, hot tub, and family dining options

I think that if there is a need for such housing in Carson Valley, that the Commissioners first evaluate the VHR policy currently in effect and then present their findings next Nov. 2019, with their recommendations. Other - UNKNOWN DOGS IN AND OUT OF NEIGHBORHOOD, NOISE, TRASH. RENTERS PARKING ON MY YARD.

I think it's terrible that people want to take property rights away! I am all for property rights and for owners to do what they want with their property as long as people are respectful. I am also against any caps or radius limits, etc. this would go against property rights and harm property values. Any public figure should be encouraging prosperity and should NOT be wasting time figuring out how to take away property rights, so shame on anyone for wanting to take property rights away. I pay taxes for you to work for me NOT for you to take my rights away!

My estimate, published few months ago in Tahoe Tribune, is that vacation rentals constitute almost 2/3 of the tourist capacity in the Tahoe area. Casinos are 27%, while motels make up the rest. Without vacation rentals, the tourists would virtually disappear. There would be plenty of rentals for workers, but jobs in restaurants, stores, gas stations, property management concerns, casinos and beaches would disappear. So, rental rates would drop and this would drive property values down significantly. It is not fair for a few property owners to keep tourists out of Lake Tahoe, since this beautiful lake is God's gift to all people, not just residents. A more fair proposition would be to ban private residences within say 1000 feet of the shore

You must allow them as it would have way too much negative impact on values, and would create a hardship on the owner if monies owed on the home surpassed the value due to the values declining.

if not already in place, impute nuisance regulations to reduce the chances of offensive nature; ie over parking of guests vehicles, number of guests, noise abatement hours, bear boxes for garbage in residential neighborhoods. Education, good neighbor policies and stewardship messaging are critical. Civility guidelines such as what is in place now is important in messaging and in practice.. Bad behavior of course comes with penalties..

The issue often boils down to whether rules and regulations are effectively communicated and effectively enforced -- not whether someone has guests stay in a home or townhome unit. Non-renters (residents) can behave in ways that are irritating to neighbors, but if renters are parked inappropriately or too noisy, those offended blame it on short term rentals. With improved clarity of regulations and improved enforcement, a large portion of objections will be resolved.

Vacation rentals are an excellent way for families to be able to travel. Home owners don't want to rent their homes as "party houses." It is completely elitist to suggest that people renting a property for a vacation represent a public safety concern. People who own tend to have more vehicles than people on vacation, and traffic is an issue regardless of where people stay. Prohibiting vacation renters is simply an elitist move to prevent people who can't afford to own two homes from enjoying our beautiful area. Let's take pride in sharing our beautiful region rather than discriminating against those who want to live in a home (rather than a hotel) while vacationing.

This is America. People should be able to use their property as they wish as long as it doesn't hurt another. This isn't the land of special snowflakes.

Other - By allowing cheap and unconventional rentals the county is stifling development and causing inflation and a severe housing crisis in this area

Times are hard & people need help with making house payments so having options available for people is important.

This is an inadequate survey. Utterly fails to allow for proper answers. What many of us strongly want is proper restrictions and regulation of VHRs, not a yes-no decision on banning them. And even when I try to check reasons for opposing VHRs, I was only allowed to check one reason. There are multiple reasons, as the question implies. This is either incompetent or a cynical figleaf of listening to constituents.

We need to build OUR infrastructure to better handle the extreme influx of visitors. We don't have the roads to handle all of them. Look at hwy 89 (Pope beach area) on ANY given summer day. We have pot holes everywhere and most of this is due to chains. Locals do not (for the most part) have chains on our cars. We need to get ALLLLL of our roads fixed! INCLUDING NEIGHBORHOODS!!! With all the new condos, rooms being built, it is going to add even more congestion. Let's get this town's infrastructure fixed. Widening of roads? Mass transit? etc. Then bring this BACK to the polls.

Other - A short term rental next door has ruined my sleep & privacy. Party houses should be banned.

Government should not tell property owners what they can and can't do with their property.

You should not prevent people from doing as they wish with what they legally own. Infringing upon our rights is what is making Nevada too much like California and ruining this beautiful and wonderful state.

I am opposed to short term/vacation home rentals throughout all of Douglas County due to neighborhood disturbances (partying, strangers, parking, traffic).

Private Property rights are the foundation of USA's citizens financial structure. Exigent circumstances sometimes demand flexibility in the use of the property.

People should have the right to use their property as they please as long as it is a residential use.

Due to the nature of Carson Valley, we do not see it as an issue of

becoming over crowded with rentals. We do not have the same influx of people coming here as Lake Tahoe. Currently there are NO rentals of any kind, people coming to visit family, take care of sick relatives, visiting for the holidays or even checking the area out for homes, have no where to stay except hotels! As I write this I am staying in an AirBnB in Wahsington DC with my family for a week and just came from one in Ocean City! What a great time visiting together NOT in a hotel, able to enjoy a home, the comforts of a kitchen, yard, etc. Our private property rights should NOT be taken away. I have several clients wanting to short term rental their properties.

Short term rentals is part of home ownership rights

Stop attempting to control everything we do Who decides who has the ability to do what with their property (THEOWNERS) as long as its legal
Not you politicians

I am entitled by private property rights to do what the zoning allows. In residential zoned areas I can live in, or rent my home for residential use to anyone I choose for any length of time that I choose. It is none of the county's concern as long as it is within the proper zoning use.

Other - I live in area where there are VHR's. Noise, traffic, parking and rude renters are a real big problem. I am all for property rights but not at the expense of a neighborhood.

If they make it easy for the neighbors to file complaints and that the owners get hit in the pocketbook hard on the first offence and then they loose their permit for 1 year on the second and permanently on the 3rd offence. Right now it is too easy on the owners.

Lowers Property Values. County does not make extra tax money. Strangers in the area. Parking is bad anyway. Too hard on Law Enforcement to enforce laws.

Placing such restrictions on short term rentals is a violation of private property rights, and an abuse of power. As a family who has relied on short term rentals before finding a home in Northern Nevada, I can speak personally for the benefits such accommodations bring to the community. Then people who rent these rooms or homes are not just strangers, or the trouble makers some would assume they could potentially be, they are your future neighbors. They are law abiding citizens who will be contributing to taxes and in the workforce. And they are spending their money locally during their stay, thereby having a positive impact on the local economy. The provste homeowners who are generating income are also able to spend more in the local economy. To

place restrictions on such business would have a detrimental effect and allocate unnecessary funds towards all that comes with placing charges against well meaning families whose rights are being violated. Is that what Douglas County and there citizens want to be remembered for? I predict that such violations of rights will cause an outrage and an outcry that will make Douglas County known for their choice to hurt their citizens and reject their potential visitors.

As a property owner you should be able to rent out your home as long as your home is safe and it meets county and building codes.

Other - Finding an affordable place to live for locals is becoming a larger struggle and i think a part of this issue stems from vacation rentals in Tahoe.

Homeowners should be allowed to utilize their homes to allow for sources of revenue to maintain and operate their homes. It's a right. Having said that I believe in responsible homeownership with serious consequences if this responsibility is abused. Consistent, meaningful and measurable sanctions against rule breakers would be necessary.

South Lake Tahoe has instituted restrictions on vacation rentals. As a result of these restrictions and threatened moratorium, property values have plummeted. Why would private property owners want the county government to control their property freedoms? Many owners have had vacation rentals for years without incident.

Lake Tahoe is a resort town. Let's keep it visitor friendly and keep the economy solid.

please don't allow short term rentals. only a few people benefit from them, but the larger community is destroyed

Owners should be able to rent their homes whether it is a permanent rental or vacation rental. As a vacation rental there should be limits as to the number of people renting, noise restrictions and parking restrictions. Residents should be allowed to do with their property anything they see fit if not a nuisance to their neighbors.

Bad Landlords are the main problem. All the other "problems" are just symptoms of that. Same problem with Mo-Mo rentals. Why are we not talking about that?

Motels (VHRs) are NOT an acceptable use of R-1 - Residential properties. If VHRs (commercial properties) are allowed then how about a tire shop, a storage yard or any other commercial enterprise. Seems like

discrimination.

Other - Parking, traffic, strangers and party house problems are ALL issues. We have tourists inhabiting neighborhoods and residents living in motels.....the system is upside down. The community feel of a neighborhood should be protected at all cost.

You have the opportunity to manage this before it becomes any bigger of a problem. Be strict. I live in Stateline and am effected be vacation rentals weekly. Some people are considerate and some are not. Our neighborhood is eroding because of VHR's. I would like to see them eliminated or greatly curtailed.

My personal opinion is that the owners of properties should have the right to do what they want with their property. If problmes arise, they can be dealt with in o0ther lawful means. We do not need gestapo type laws to limit the freedom of property owners to have a say about their property should be used.

I think that Lake Tahoe is suffering from over tourism and it will just get worse with vacation rentals. The traffic is out of control and the visitors are so disrespectful. I have lived here 35 years and can't stand it anymore.

Will not bring any new money to Douglas County.

As long as there is sufficient oversight with enough staff for proper inforcement of rules then vhr's should be allowed.

Parking impact, increased traffic, party houses with hot tub use late at night and having strangers constantly coming in and out of our neighborhoods.

Other - We already have problems with parties, parking and public safety.

Yes, we have 5 in the immediate neighborhood (next door and across street). More often than not, they are loud beyond midnight and come with more cars than the home has space for.

I feel concern for homeowners who would like to earn money by renting their homes on a short term basis, but feel the utmost concern should be our way of life. My answers above would depend on strict guidelines on who, what and where the rentals would be available.

Too many Tahoe Vacation Rentals. Reduce allowable in residential

neighborhoods.

Other - parking impact, traffic impact, party house, strangers in neighborhood as well as economic impact on home value. Did not buy home to be in commercial area

HATE short term rentals. They're ruining our neighborhood. Parking and traffic issues as well as noise. Owners are never on site

Other - lack of trash management and fire safety. Bear boxes should be required and placards inside re how to live w bears, also reminders re high fire danger. Vacationers flick cigarettes on pine needles routinely

I think it is wrong to allow them in Tahoe, but not in the Valley. Treating groups differently is wrong.

If you allow them at the very least put a cap on the number of them or leave them in the casino corridor

A new limit to Tahoe only rentals would be unfair to those that do not currently rent their homes out. I will be an empty nester in a few years and would like to have the option then.

We've suffered from party houses

Other - #'s 1 thru 4 above

Other - vacation rentals are now close to 30 percent of the homes in my area, which has destroyed the neighborhood character in my area. Tahoe residents should not have to absorb all the problems with vacation rentals while East Fork residents are protected.

Stop vacation rentals and there will be more affordable housing for the working class.

short term = litter, late hour noise (music), lack of respect for neighbors

Other - Noise, parking issues, bad behavior

It ruins the quality of life for residents, our development should not be a place of business or a "hotel"

Parking is a issue. The vacation rental across the street from my property often has 10 cars

VHR can be a nuisance to owners of property. The rights of all end when the rights of others are infringed.

Other - Traffic, Strangers, Partying, Disrespect for neighborhoods, Noise, Disrespect for property, Vacationers mentality.

I support renting of rooms because the owner would be present.

Share the VHR nuisance countywide. Enforcement is futile if I have to put up with the tourist crowds in my neighborhood until I call and wait for assistance.

Other - Short term rentals ruin the “quality of life” in our neighborhood. Many renters don’t follow rules and are inconsiderate. Loud partying late, fireworks, parking, trash, puts added burden on Sheriff’s dept. Destroys sense of community. PLEASE DONT ALLOW!

It has made it hard for laborers, worker, and those that want long term leases to find affordable housing in this area. I can attest from our personal experience with many short term rentals in our neighborhood that it detracts from the quality of life for us full-time residents. Many short term rentals become party house with renters that are frequently inconsiderate and disrespectful. Many times violating laws and our Association’s rules. Creates a very transient feeling that adversely affects sense of community and safety.

I find it disheartening that people have such a negative reaction to strangers judging by some of the comments left on the website. On occasion I will rent a house for a family and extended family vacations, it nice to hangout, cook meals and relax in a way you can’t in a hotel.

Other - Your site will not allow multiple answers! Please fix this! I live next to 5 VR's! They are loud (often yelling and screaming obscenities all night), dangerous (throwing cigarettes into the bush, damaging property), traffic, parking, etc.

This is a commercial enterprise, like hotels and motels. We should not have to live in a commercial area. We should be able to live in a residential only area with peace and quiet. Ban them anywhere outside of commercial areas. (Please fix the "Reasons" section so multiple boxes may be checked, and allow additional room for reasons why VR's should be banned in residential areas! This is very biased toward VR's as written, as the survey is invalid without correction!) Thank you.

Other - You only allow 1 reason. I would check all reasons (except N/A).

Non residents who own houses solely or primarily as a business enterprise are investors who wish to make money, rather than people who are invested in the well being of the community. This also skews the supply/demand ratio of available housing, raising rental rates beyond what ordinary workers in retail, restaurants, health care and public safety can afford. Community businesses suffer, fail or cannot grow or sometimes even be started. This hurts us all by both limiting services, increasing costs and reducing the tax base. Perhaps a compromise would be to limit short term rental to no longer than 4 months per year, which would allow those who really use their vacation homes themselves to offset some expenses but stop those who want to just want to be owners of small "hotels".

Vacationers using Airbnb & VRBO are usually people who have planned a trip carefully and go about their business (vacation itineraries), which minimizes their impact to any neighborhood.

Short term rentals should be allowed, but penalties for violations should be significant, and after a certain number of violations their permit should be revoked for a minimum of 1 year.

Any changes that restrict ownership must be grandfathered for existing owners and their heirs.....

We purchased our retirement home here in 2011. We treasure the peace, quiet and and limited amount of traffic on our roads.

Short term rentals bring an adverse impact to all neighborhoods. Party venues account for the preponderance of short term rentals. Overloading of the property is common, with abuses in trash exceeding capacity of bear enclosures (encouraging aggressive bear activity), overcrowding parking, renters not familiar with neighborhood CC&R and safety policies, renters abusing noise considerations to residents, renter drunken and belligerent behavior towards residents.

VHR rentals destroy neighborhoods. Dangerous and are a nuisance to everyone. We have been threatened and have had to call Sherrifs every weekend this last summer. VHR owners are in it for the money and do not care about Tahoe. No firesafe practices or landscaping.

Other - I do support with proper enforcement

Short term rentals are a necessity for our community. It is the visitors to the area that bring in the money that supports our economy. It is important that those interested be given the opportunity to share their

spaces and homes with those visiting. It is also important that short term rentals be regulated properly in order to prevent quiet, residential neighborhoods from begin disturbed by visitors who do not respect the area. Data needs to be collected about the current short term rentals including where they are located, how many reports have been filed against them, as well as good practices that have resulted in the rentals being a benefit to the area. It also needs to be noted that long-term rentals are of significant value in our county. A balance needs to be created to ensure that those providing much needed services are able to afford to live close enough to their place of work to make it reasonable to continue employment. If short-term rentals begin pushing out long-term employees, it will have a negative impact on the county.

The county would be infringing on private property rights if vacation rentals were not allowed.

The tahoe basin is economically dependent upon vacation rentals. Limiting them will harm the local economy

This community relues on tourism. Dont cut off this critical revenue and job generator!

Other – Overtourism

Neighbors of rentals deserve the benefit of the doubt for their peace. Number of vacation home rentals are like being "a little pregnant;" it just grows and grows.

All history has shown is this Vacation Rentals will exist regardless of a cap or ban so why not enforce, make Owners and PMs accountable and benefit from all the tax, economic and job growth that comes from vacation rentals...

Their should be equity for all Douglas County residents and VHR's should be open to private property owners. VHR's fill a need in attracting tourism to our area and help our economy. VHR's should not be inspected, and access should not be granted to municipality staff inside of private residences regardless of if they are long term or short term rental, or owner occupied.

There is a lack of affordadable rental properties in this county. The focus should be affordsble housing and not vacation rentals.

Other - A residential neighborhood shood stay just that, a residential neighborhood.

To have different rules for different parts of the county is ridiculous.

I feel all VHBO opportunities should adhere to the same requirements placed on any facility paying Transient Occupancy Tax. Permitting, inspections, occupancy max capacity regulations, parking requirements, safety requirements, security requirements. If you are going to run a business you have to be a business.

Short term rentals in the Tahoe area should be allowed.

THE CASINOS ARE STACKING THE DECK AGAINST VACATION RENTALS! THIS IS AN UNWARRENTED ACTION AND UNFAIR TO HOME OWNERS. SHORT-TERM VACATION RENTALS HURT NO ONE AND BENEFIT THE COUNTY WITH ADDITIONAL TAX REVENUE. CASINOS ARE EXPENSIVE AND ENCOURAGE DRINKING ALCOHOL. MANY PEOPLE DO NOT LIKE TO BE NEAR CASINOS DUE TO THE SMOKING, GAMBLING AND DRINKING. THERE SHOULD BE UNLIMITED, BUT REGISTERED VACATION RENTALS!!!

Other - Homeowners should be allowed to do what they want with their homes, Guidelines v. fear.

Long term rentals are more of an eye and ear sore - seasonal. Short term are respectful and properties are well kept.

Although my husband and I have no plans to using our place as VRBO or Airbnb we do not agree with eliminating that option should we have sudden life changing events where we would require that needed financial income.

If Its your home you should be in control of its use not the commissioners...

I own three condos in the Tahoe Village area of Upper Kingsbury and although I have never rented my units short term, I realize that many people purchasing condos in that area are counting on the additional income that short term rentals provide in order to make owning a Tahoe condo a reality. Limiting or eliminating short term rentals would drastically reduce the buyer pool for our condos and therefore increase the time these condos remain on the market as well as reduce their values. A lose lose.

I don't currently rent any of my three Douglas County Condos as short term rentals, but as I near retirement age it is good to know that the option is there for me as a financial safety net.

vacation rentals are beneficial to businesses nearby WHY? Renters purchase groceries, spend money sight seeing, gambling, buying mementos, dining, gasoline, and entertainment.

One of the reasons we purchased our condo was to rent it out when we were not using it. I'm very concerned that if we were not allowed to rent our condo that it would become unaffordable to keep it, not just for us, but many homeowners. Not only would home prices drop, but the county's potential income would be limited.

Short term rentals are a great method to increase taxes.

I would like to see the county monitor Airbnb, and other websites to determine if a property is legally being rented, and the landowner is paying appropriate bed taxes. I think there are numerous properties being rented online and the owners aren't paying any taxes.

Any homeowner should be able to do what they want with their own home

I have a concern with what eliminating short term rentals would do for our property values.

VRBO's, etc. detract from the value of and quiet enjoyment of our property. Weekend visitors have little respect for basic rules and regulations.

Renters not equipped for winter conditions / smoking near a forest

There are enough Time Share Properties available to rent without adding vacation home rentals.

Time Share Rentals should be the only vacation rentals allowed in residential areas.

I believe short terms rentals should be allowed in Tahoe but Douglas County should make the owners obtain permits so if the owners don't control their guests then their permit could be taken away.

You need vacation rentals in a vacation community as there are not enough hotels and families love to have use of a whole house.

Short term rentals/vacation home rentals should be allowed in Douglas County, including the valley floor. This may allow homeowners to recoup some of the continuously increasing property tax we all face.

Ski park condo units were specifically designed for rental type use.

Although I don't currently rent my unit I don't believe my rights as a homeowner in such a development should be restricted. Rental restriction will have a negative impact on my homes value and restricts my rights should I need to rent in the future.

Many of these areas were built long ago as vacation rentals and they provide an alternative for those who don't want to stay at a Casino or motel. I believe it would also make Tahoe too expensive to stay in, when the visitors are just starting to come back. Lastly, the County would be losing a significant amount of tax revenue from the room taxes.

Vacation rentals help many residents meet their family's financial needs and is a centuries old practices as "boarders" were a fixture since Christ's time.

I have seen vacation rentals significantly impact neighborhoods. Allowing part of a home to be rented would mean that the homeowner is more likely to be around & control any extreme partying, etc.

Strict fees and enforcement required.

I would support vacation rentals in the casino corridors , Tahoe village and summit village , they do not belong in residential neighborhoods . Homeowners in the Tahoe Basin pay a substantial amount to own and maintain their homes year round. The vacation tebagtsvhave no respect for our homes or communities . We deserve the right to quiet enjoyment of our homes .

None. Good hosts (owners) make for good short term rental guests. I use screening and kick them out if they are bad neighbors.

Other - Short term vacation rentals destroy residential neighborhoods by eliminating NEIGHBORS. The transient nature of vacation rentals make it impossible to have any relationship with the owner of the vacation rental.

Safety and security, excessive cars parking in Association common area, loud parties, transient visitors that are not bear aware and leave garbage and food unattended rude and obnoxious short term renters with no ties to the community and lack of enforcement of rules and laws. Short term rental income is a substantial part of Douglas Co revenue and offers an incentive for vacation home ownership. We screen our renters carefully and inform them about rules and expectations once they arrive. We have had very few problems. Perhaps working with vacation home owners to create standards for renters would be a way to mitigate problems without loss of income to owners and the county.

Don't restrict homeowner's property rights. To push tourism and small business but not short-term rentals is a contradiction.

Not allowing someone to rent out there home could have a financial impact on them.

Short-term rentals must be monitored and homes which create disturbances should lose their license. Where there is a GID or HOA, that agency should have the option to serve as a local monitor and report problems. Community feedback the key to making rentals work for everyone.

It is the right of a property owner to utilize their property how they want to use it. However, they should be held accountable for the actions of their renters with respect to noise etc. If an owner's renters repeatedly cause disturbances, they should lose their ability to rent.

I have noticed a fair amount of litter and other types of vandalism which is no doubt caused by tourists not residents.

We live in a country that was built on FREEDOM! If you are a property owner, you should have the freedom to decide if you wish to use your home for a short term rental or not. I am tired of overregulation by the government.

Can destroy neighborhood feeling, while business is good, running a business in a residential area, where people want peace and quiet is not.

I support vacation rentals in Douglas County and the Tahoe basin. South Lake Tahoe tried to limit vacation rentals, which is negatively impacting property values. The cap on vacation rentals is reducing the number of potential investors, which negatively impacts property values. I think that Douglas County should still have rules in place that govern how vacation rentals can be operated without causing too much noise, littering, excessive traffic.

I think short term rentals of private residences is great for our community and all businesses in the Lake Tahoe area. If short term vacation rentals were not allowed, I think many small businesses will be impacted in a negative way. I think homeowners should be able to do what they want with their homes as long as it doesn't affect permanent residence in the neighborhood. Our community can't afford to take away vacation rentals in the Tahoe basin.

My opinion, there should be no limit on short term vacation rental

permits.

People should be allowed to rent room (s) or the whole property, as long as regulations are in place regarding noise, parties etc. and those are enforced.

Other - All of the above. We have one on our block, and it creates parking, traffic, drug and party problems

Other - All of the above. We have one on our block, and it creates parking, traffic, drug and party problems

The CC&R's for our development prohibit VHR's, but there is no enforcement. These Tahoe VHR's are not properly regulated. The owners have had years to get their act together, and they have failed to do so, so it is time to lose the privilege of having VHR's.

Let people do what they want. Enforce existing noise ordinances.

Other - Parking & traffic problems, 20+ renters party house noise, campfires in the cul de sac at 3 am, car alarms at 4 am,

I feel that we the homeowners are left trying to defend ourselves against a weekly onslaught of drunk and stoned temporary neighbors/drivers. Our neighborhood is a residential community, not a quasi hotel zoned area.

We have been facing AirBNB rentals in our neighborhood in San Ramon, CA. These are \$2M homes and we see strangers in our court all the time!

There would be a negative financial impact if vacation rentals were banned at the lake. Tourist bring in a lot of money to this town.

I do not believe the state or county should be able to prevent homeowners from renting their property. However, I do understand the concerns that could arise from rentals. There should be a reasonable set of rules that govern rentals and homeowners should be held accountable for enforcing those rules. Fines should be in place to ensure enforcement.

I don't appreciate having strangers near my driveway/front door area every weekend. They are noisy, too many at once, and they stare at you as if you were a tourist site.

I have no concerns. It seems that the largest majority of complaints like noise, parking, trash are really local residents. I live next to 4 vacation rentals and so far they are less problem than noisy neighborhoods.

County should be mindful of 5th amendment property rights guaranteed to individuals.

think that the owner should be able to make the decision.

I do not believe there should be any limitations in terms of who can and who cannot utilize their property as a short-term rental. Our local community primarily thrives on tourism, and vacation home rentals are in high demand. I think it is important to imagine what the economic picture looks like if this option were eliminated for visitors bringing business to the community. Can the community accommodate such a drastic shift without serious negative economic repercussions? Many local jobs are directly or indirectly supported by the revenue brought to the area by visitors utilizing these accommodations. That said, I also believe that any operating vacation home rental should be required to abide by a certain set of rules and regulations in order to maintain balance and provide public health and safety for all. A possible solution could be to require that ALL vacation home rentals in the area be managed by an accredited local property management company. The County could work hand in hand with these handful of companies to create reasonable solutions to the various problems of neighborhood nuisance. In turn, these companies would be held directly accountable to the County to maintain a higher level of standards. It could possibly create an environment that is much more manageable, with proper training provided, and layers of accountability.

I have seen the problems that come with short term rentals. They include parking problems, noise problems and violations of county, fire and local regulations. There has been little enforcement of the current regulations. I support ending these problems by ending the source. Stop short term rentals in Douglas County

Who will buy a home if they know there is a vacation rental next door? It decreases property values and introduces strangers to an otherwise safe neighborhood. Neighborhood Watch would be useless.

Lake Tahoe & Douglas county are tourist destinations. A lot of income that supports the livelihood of the residents come from this activity. That includes construction, cleaning, retail, business. Our full time residents need to accept the live in one of the most popular vacation spots in the world. I think that is just a fact that our long term residents need to face. To control our outlaw people from short term rentals is not going to stop it from happening & will create a situation where unsafe practices will not be monitored. The great thing about our country, Nevada in Particular, is that we have freedom to live our lives way we choose. The primary reason I left California 20 YEARS AGO was the government was infringing on my

rights & enforcing their will on me. I believe they call that facisim. Maybe some people should learn to do what's best for the community and not impose their selfish desires on others. A good example of the ineffectiveness of this is SLT. I beg you to examine your motives and do what's best for everybody.

Vacation rentals affect the quality of living in these neighborhoods. There is a reduced public safety from various sources from increased traffic to wild fire situations. Property values also have been negatively affected.

It is a property owner's right to rent out their home. And people who are visiting the area deserve options.

I don't believe that more government intruding on the rights of owners is in keeping with what America is about.

Other - Registered sex offenders

While some input or control is benefical to the community, People own their homes and should be able to use them as they see fit as long as that use is not an infringement on constitutinal rights of others. It is obsurd that the county can control what owner chose to use thier home for and it benfits the county to allow it. Not only does it increase tax revenue it increases tourist revenue and allows more people to see your area who may want to add to the community with their own local business.

Short term rentals are great for the economy. They bring in so much business for the small mom and pop stores.

Other - I support short term rentals, they allow me to have a unique, memorable experience with my family. WAY BETTER THAN A HOTEL Please do not restrict short term vacation rentals. They provide so much tourism and ancillary income to the community that is never quantified by all the people seeking restrictions. Reno is one of the premiere vacation rental cities in the nation. Do not deprive Americans of experiencing the city, community, and area in one of the most unique ways possible.

I work for a company that regulates guests in short term rental homes and ensures it's a positive experience for all involved. Not allowing for STRs in the area will hurt our company which currently employees 50 - some local to the Tahoe area - plus works with local Tahoe vendors. They should not be allowed in residential areas, they are a business.

Tourism is important to county and we should not restrict short term/vacation home rentals in Douglas County.

Ownership of "things" is on the decline for a variety of reasons - cultural and economical and environmental. Future economic growth will be increasingly driven by the Sharing Economy. Douglas county should position themselves to take advantage of this cultural shift or the tax revenue from it will go to those that do.

Short term rentals bring in more tourists as well as more revenue to the valley.

Capping this is ridiculous. It could lead to the county charging huge yearly fees to allow rentals. The better option is to allow everyone, collect the fees, collect the rental taxes rental owners have to report and it will significantly increase the counties revenue.

I favor property rights for homeowner to do what they want, but also favor regulations to control nuisances that could result

Need controls on parking, noise, littering streets, outside lights (interferes with star gazing), hanging laundry on railings,

Other - My neighborhood is mostly short term rental. I knew that when buying & figured wouldn't change with the Ridge and Windym being here that also Airbnb empty rooms as well. Why change what works. You will spend as much or more then you will make as a county.

If you are going to do this then The Ridge and Windym and other timeshares should have to register each room cause they Airbnb their unused room... Thanks only fair.

The Lake Tahoe area is a worldwide vacation destination that needs to have short term rental opportunities. You only have to look at what has happened to Atlantic City to see that a single source of accomodations can cause.

Vacation home rentals and other sites like Air B&B provide revenue to the tourism industry/local and state economy.

I would prefer limitations on vacation rentals in the Lake Tahoe area, with strict regulations.

I visit Lake Tahoe almost every year because I can't afford to live there. I enjoy the lifestyle and I'm hoping that the availability to rent a home would bring in tourism dollars to the area.

Capping or prohibiting VCR's would negatively impact the property values in the Tahoe area. This has already happened on the CA side.

Vacation home rentals bring many things to the community. Besides the income it brings to local restaurants, shops, etc, it also provides employment opportunities for household services. Being able to rent out our property has provided the means and incentive to continuously reinvest in our house, including improvements to stairs, etc that are beneficial to the community at large. We fully understand that there can be issues with short term rentals and would love to have a conversation about ways to minimize any issues and resolve them if they arise in neighborly manner.

Parking, traffic, strangers in neighborhood, and party house problems . We have experienced ALL of them. Where is our quality of life? 30+ yr resident..

I've owned a rental since 2002, am local, and maintain and monitor my guests well.

I think rentals of all kinds should be allowed but there should be rules and regulations to handle problems. Responsible owners should be allowed to rent their homes to responsible guests. However, there needs to be consistent, reasonable and enforceable rules to deal with guest and owner issues. A cap is not going to ensure good guests/owners and no problems. The resources need to be put into making sure the quality is there for rentals not the quantity. Also, it is important to realize that the Tahoe community is based on vacationers and tourism. That is what makes Tahoe so spectacular and valuable and the makes the local economy work.. We need to encourage and support visitors and having a multitude of housing options and a welcoming community is key.

The problems being attributed to vacation rentals are being blown way out of proportion by a very small group of residents concerned with keeping Tahoe to themselves. They go on and on about the "many" problems caused by vacation rentals, even though any actual problems that occur are actually exceedingly rare, as supported by the county's own records. They just want Tahoe to themselves, and basically, tourists and non-locals generally just piss them off ! They don't understand that people come from around the world to vacation and experience the natural beauty of Lake Tahoe and the Sierras. They do not understand that Tahoe's economy is dependent on tourism. Families and guests vacationing in Tahoe are looking to have fun and spend time together while here, and having the ability to rent a private home or condo allows for an entirely different vacation experience than renting a 3-4 separate rooms at a hotel or motel. Increasing regulations and fees, limiting or banning rentals, and creating additional rules and restrictions,

with the fear of facing large fines turns tourists away from coming to Tahoe and they'll choose to find other destinations that are more friendly and welcoming to tourists. Tahoe residents should understand that they live in an area that is dependent on tourism and that they should help to make guests and tourists feel welcome instead of being cold and unfriendly. Vacation rentals are a vital piece of the tourism economy in Tahoe that brings in dollars, taxes, and jobs for many local residents that work in the stores, restaurants, and services available in Tahoe. Residents, and tourists alike, use and enjoy these amenities, services, and conveniences. Without tourism, these businesses won't survive and will go out of business. And that mushrooms into a loss of jobs for local residents, unemployment, people can't pay their bills, and it just gets worse from there.... I own 3 vacation rentals in Tahoe and have rented them for over 15 years to hundreds of families. In that time, I recall only having 2 "incidents", and both had to do with a bear that got into the trash bin. I know that the bears have got into the trash bins at homes in the same area that are not vacation rentals, so it's faulty logic to conclude that this is an "issue" caused by vacation rentals. The group of residents opposed to vacation rentals would try their hardest to make that connection though, and would have you believing that it occurs every time the home is rented ! Hopefully, most people are more rational. I am concerned that the new regulations passed by the county are overreaching and will negatively impact property owners, tourism, vacationers, and the Tahoe economy in general.

VRBO is basically an absentee business owner allowing whoever to use property across the street from me with no vetting or investment in the well being of the neighborhood and neighbors who live here full time. Profanity, excess vehicles, late night noise, trash in the streets and more...

Putting caps on VHRs will only cause an increase in permits - a "run on the bank".

More government intervention into the free capital society is never a good thing.

I think there should be specific regulations for short term rentals that need to be adhered to by the owners. If the owners want to rent their home or homes, that is their right! BUT we need to have rules in place BEFORE we allow any short term rentals. I would really like to see what kind of rules will be imposed if this short term rental program was to be allowed. Do we have someone working on that?

Other - Crime most likely would increase, and since the renters

would most likely be from out of town, good luck prosecuting or finding the assailant.

It would bring housing value down. It would also make it difficult to sell a home.

Other - Government should support and foster healthy balance that now exists between local community - benefiting from vacation rental revenue reduction in local taxes - AND the beneficial rental traffic that buys from local merchants!!!

Sometimes government best serves the people by NOT intervening in what is working well already. Leave it alone!!!

I have no problem with short term rentals as long as certain guidelines are followed. The renters should be quiet, especially after 10 pm, no party houses should be allowed, renters should be clean and not allowed to park on the street.

Overcrowding, Parking, Noise

Having a short term/vacation rental in my neighborhood would be fantastic. We have family come visit us in Gardnerville regularly & they would prefer to stay in a nice home in our neighborhood instead of a hotel.

In my neighborhood they are a nuisance with several loud parties and I am tired of having people walk or park in my complex that I don't know.

There should be no further Code changes until the current ordinance has been in effect for one year. The Board should see wait until the new inspections and fines have taken full effect in Tahoe before considering whether to expand the VHR program to the valley.

Government should not be allowed to restrict an owners use of his property and particularly not after purchase. Vacation rentals provide income to the county and community along with jobs.

As a Condo owner in Tahoe, we do get inundated during peak season and it has gotten worse over the last 5 years. But, I do not wish to see a cap as I may be hoping to rent my place out at some point in the future. And part of living up here is dealing with the tourists. At least we have the fall and spring.

I'm not opposed to a B and B type of situation as long as the homeowners are present to make sure that the renters aren't bothering their neighbors. Our neighbors have one and at first I wasn't too sure how well

that was going to go over since we would have people on the street who we know nothing about. They do entertain them so we have been able to meet a lot of their renters and they have all been great people just looking for a unique place to stay other than a hotel. We also use VRBO.com when we vacation and I love having the opportunity to stay in 'my own place'. I wouldn't be opposed to having some sort of regulations for renters to follow if they are renting out an entire property.

Tahoe is a vacation area with the main industry as tourism. If we limit rentals we take away business from ourselves. New rules should be enough. It is too expensive to live in Tahoe so many have to rent.

Being a home owner in Summit Village for 20 years, but not a full time resident, we look forward to the possibility of moving back to the area in years to come. We also look forward to the possibility of being able to rent out our home from time to time, when we leave for the summer. Our situation would not be a 'for profit' tenure, but just a supplement to cover costs while unoccupied. A ban or limit would eliminate that possibility for us. We have used both VRBO and AB&B from both perspectives (listers and guests) with great results, it is just a matter of the homeowner being responsible, laying down clear (party/noise) policies and vetting the guests as much as possible. There are definitely going to be occasional incidents, but that is to be expected. Having lived in Summit village for a number of years, I do see the potential for parking and traffic issues, and that is a real concern. We currently live in a 'vacation' town in Vermont, where literally half of the homes on our culdesac are VRBO's and a town that is teeming with AB&B and VRBO's and can say that crime is not on the rise, there are rare instances of the 'party house' complaints, and no more traffic issue than years ago. We live in a beautiful area, which does not even compare to Tahoe, and I feel that we should be able to share the area with those who prefer a 'hotel-alternative' vacation. Personally, one of my issues is with irresponsible homeowners that do not register their listing with the town and do not collect occupancy tax, but our town is cracking down on that as they should. feel free to contact me for comment or further debate.

Parking, trash and traffic can be regulated without placing onerous restrictions on owners' use of their own property that they worked hard to pay for, on top of paying extra taxes for the privilege. It is beyond ridiculous to place blanket statements over all vacation rentals, as it is possible to manage a rental with strict occupancy, noise, parking and trash handling rules, and to screen out those who will not comply. A properly managed vacation rental will not impact the neighborhood it is in, so banning all vacation rentals because of a few bad ones is unfair to those owners who work hard to be responsive to neighbors.