

What are the benefits of short-term rentals in your opinion or experience?

* Brings \$ to town

Adds A variety of lodging options for visitors in areas that may not have a lot of lodging options

They feed our local economy - keep all of the businesses in Rowlesville.

- Supports tourism
- Mitigates tax expense for elderly
- allows legacy homes to stay in family
- supports lack of Hotel rooms in Rowlesville area

- To help with the hotels & motels to keep up with visitors
- we need them economically for tourism in our state

The local economy would be devastated if owners decided not to rent because they feel taxed.

Hospitality industry ie motels do not meet the demand for capacity of visitors.

Because of short term rentals MANY local people have jobs - a lot of work in our area that they would not have without short term rentals.

Short term rental owners give thousands + thousands of dollars to our local organizations. ~~that's~~

Positive
CASH FLOW w/ COMMUNITIES
↓
BUSINESSES

They provide another option for visitors especially when we get large numbers of visitors & local Hotels/motels are full.

NO ONE

- Lessens the need for more commercial development to accommodate tourism
- allows owner to earn extra income
- Brings income (hopefully) to area

What are challenges or issues with short-term rentals in your opinion or experience?

They short-term renters do not know local codes/ordinances.

Over use of septic systems
 unruly occupants
 Drivelling trash
 Abuse of peoples property
 Unrespectful of neighbors

- Disruption to abutters - peaceful enjoyment of home
 - Increased traffic in quiet neighborhood
 - STR = continuous change in occupants each occupant needs to know state laws

from what I can see there are no issues, any complaints could come from fulltime neighbors as well as a short term rental

- Sewer limits
 - # of people stay in a rental
 - parking
 - safety vehicle access being able to get in and out
 - fireworks - not knowing fire danger of day.

Purchase for the sole purpose of STR is different from mitigating costs of a homeowner
 IN URBAN areas it reduces long term rental stock

① SEPTIC DESIGN, TRASH CAPACITY OR STORAGE
 ② ROAD MAINT. OR TRANSFER STATION

How would you define short-term rental? Do you consider them residential or commercial and why?

Commercial -
 Sch E filed on tax returns

To finance property if there is rental income it is considered an investment property

Residential, generally speaking
 RE. Dev. groups that purchase housing stock & convert to STR is Commercial

LESS THAN 3 MONTHS AND COMMERCIAL BUSINESS

Residential - homeowners use their homes more than they rent + they are a home they are staying with ones - putting the \$\$\$ back into the property + the community

STR is period less than 1 month
 - STR residence is used solely for income its commercial related
 - I think its a home based business

more than 30 DAYS rental is a commercial property -
 However any exchange of goods (land) or services for \$\$\$ is a business

Residential as long as owners are occupying the premises to some extent
 Should be commercial if sole purpose is for rental income

What do you think of the LUPC requiring a notice for short-term rentals? What performance standards, or other rules, specific to short-term rentals should be considered, if any?

Overuse of Septic System is a major concern
Local contacts info should be provided

- Key to require notice to STRs
- All you have proposed is good + reflects responsible STR ownership
- Fire danger awareness w/ firewalls + outdoor fires

OK with a registry

Performance standards should remain the same

Septic should be the only 'regulated' component

- Yes to requiring a notice to short term rents

- Performance - fire danger when dry firewalls
- Animal control

I am afraid a notice would take too long and requests may get lost in the shuffle.

I am not even sure exactly what this would mean for a property owner and property mgr. company. I am not sure if needed.

It seems to me that STR owners are being targeted for no reason - I would like more research to be done to establish if there are actually even issues.

SHORT TERM RENTALS SHOULD HAVE NOTICE

PERFORMANCE STANDARDS

YES

ALL SHOULD BE CONSIDERED

At minimum the rules should be required.
All performance standards as suggested should be implemented for impact on environment and neighborhood safe.

might be a good idea for information collection of home owners/managers but don't see there is a need for anything else

Notice = YES
Regulations - NO
I think it's important for notice. This would even benefit STR owner as they can be easily contacted in event there is an issue.

I feel Septic Capacity might be a concern but systems are designed for a house being lived in full time so I don't see the "over use" issue

I do not think there should be heavy handed regulations. STRs are still single family partially owner occupied premises. I think life safety is most important. Provide copy of STR insurance would confirm bldg meets standard life safety requirements.