

**Inyo County Short Term Vacation Rental
Public Outreach Workshop
Statham Hall
June 19, 2017, 6:00 p.m., Lone Pine**

Summary of Public Comments

Note on Form: Comments in Black were from the Public. Notes in Red were responses or other comments by County Staff

- Does this sort of regulation apply to the De La Cour Ranch?
Probably not, as that is most likely on a commercial property and designated as a resort. While it may advertise on Air BnB, it is not on a residentially zoned piece of land, so is not what we are talking about tonight.
- Does this sort of regulation apply to USFS cabins?
USFS regulates their lands. Someone from the audience shared that some USFS leases cannot do short term rentals, while others are limited to 30 days per year max.
- Based on current law, can I do a short term rental on a large rural residential property?
If it is zoned residential, not commercial, then no. It is not a size of lot issue, it is what is permitted by the zoning.
- Can you rent to someone long term?
30 days or less is short term vacation rental and is not currently allowed. 31 day or more is long term rental and is allowed.
- I am OK with short term vacation rentals as long as they are taxed and regulated.
Two additional people said that they agreed with this statement.
- Not sure if this is OK in the Alabama hills where I live. I am concerned that short term renters increase the chance of fire and am concerned about fire service to the Alabama Hills area.
- I have a neighbor doing short term vacation rentals. It's OK, I guess, tenants have never been unruly. But I don't like the flow of unknown people, and people have wandered on to my property or have parked in places other than on the property with the short term vacation rental. It makes me feel like I need to be on guard. I also can't reach the owner of that property. I guess I'm OK with short term vacation rentals if the operators are considerate.
- If allowed, there needs to be a public process for approval.
- This is happening anyways. It is better if we can regulate and tax.
- We should evaluate and then allow with incorporated nuisance regulation. The current state of not allowed because it is not stated in the code is a bit of an issue with me. It

needs to be more explicit if not allowed. We need a way to allow on a case by case basis.

- Conditional use permits allow for more flexibility.
- We should look at renting a room in a house differently from renting a whole house.
- Could we impose a limit on the amount of days per year someone can rent?
- In some cities, there are AirBnB managers, who take care of a group of rentals. They tend to be very conscientious, because they want the good reviews.
- Short term vacation rentals can take away from affordable housing.
- Short term vacation rentals can supplement a limited motel room base.
- Short term vacation rentals can drive up rent
- There is a lack of affordable housing in Inyo County.
- What would the people who want this to happen be willing to accept as regulation?
- There should not be commercial type signs in residential areas. Can we regulate signs?
- This list seems reasonable, but regulating the number of days someone can rent does not seem reasonable.
- How would we be able to regulate the number of trips to a particular short term vacation rental?
- We need a faster way to address violations than the current Zoning Violation system.
- If you have a bad regular renter, then maybe you can encourage the owner to go short term vacation rental.
- I don't like a system that is like neighborhood watch and ends up pitting neighbor against neighbor.
- Could we possibly institute a quota, kind of like liquor licenses.
- There is trouble finding local housekeeping. This might make that worse.
- There are programs with cabins and similar where the renter has to do the cleaning.
- If you can't get insurance, does that mean you can't do short term vacation rentals?
If we do end up with an insurance requirement, it could possibly keep some from being able to do this.
- We should encourage local rental agencies.
- This is common for the younger generation. We don't want to miss out on that potential market.

- Do we really need this to add to our transient occupancy base?
- Short term vacation rentals attract a different demographic. Families from Europe and the East Coast like short term vacation rentals, sometime more than motels.
- This can provide housing for transient workers.
- Is there some way of letting the tenants sign off on liability for a place that cannot get insurance?
- Allow but regulate....and don't allow rental of tents.
- It might be possible to create neighborhood associations to help regulate (instead of neighbor complaining against neighbor situation).
- This could decrease the number of unused homes possibly.
- Quick strawpoll vote. All votes for, none against.....several people did not vote.