

**Inyo County Short Term Vacation Rental
Public Outreach Workshop
Town Hall
June 26, 2017, 6:00 p.m., Big 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

- In 2006, the supervisors did not research the codes to come to their decision. They did not anticipate where vacation rentals would be today.
- A house should be used as a house (not a business, like a vacation rental)
- There is a lot of appeal of short term vacation rentals to Europeans. There is business that comes here that simply will go elsewhere if this type of option is not available.
- The County ordinance is outdated. It was not decided with a lot of foresight. There is now a world-wide network of these vacation rentals. We can choose to participate or not, but it is happening whether we participate or not.
- For a homeowner/neighbor, it seems like there can be lots of issues. But it also seems like these issues can be addressed through regulation.
- Europeans and other travelers may not understand local regulations and customs. We lose the ability to know our neighbors when a house becomes a short term vacation rental.
- Can we limit the days per year for a short term vacation rental? **That is a possibility and we have heard of some jurisdictions doing that.** I like the idea of a property manager on call or an owner on site.
- You can have neighbor problems for owners or long term renters. Neighbor problems are not unique to short term vacation rentals.
- This definitely should be regulated.
- This has been going on for a long time. It predates the 2006 issue by at least 20 years. That only became an issue because someone in Aspendell got up in arms in 2005.
- There can be nuisance issues even without short term vacation rentals.
- It probably makes sense for property managers to have to meet some sort of criteria. Perhaps licensed real estate agents make sense as property managers.
- Can there be a minor “conditional use” permit, that is less intensive and costs less for short term vacation rentals. Or if not for all short term vacation rentals, can there be for at least renting a room in a house?

- I don't agree with this commercial enterprise being in residential zones.
- If allowed, it needs to be treated like a business. Should have similar taxes, insurance requirements, etc. to a motel.
- This is a good opportunity for someone with a home but that has income problems.
- Regulation may give a framework for setting the rules to allow short term vacation rentals.
- It seems like a full blown conditional use permit is excessive and will put this out of reach of some potential short term vacation rental operators.
- If the process is too onerous, then it will still be done illegally.
- Having a long term rental is also a valuable option in our underserved long term rental market.
- Perhaps we could allow without a CUP, but then if they do not follow the rules they would have to pay a fine or go through the CUP process.
- The CUP process would allow for neighbor input and buy in and decrease the chance of neighbors feeling totally out of control and mad.
- We need to just strengthen regular nuisance laws.
- The operator needs to be educated so they in turn can educate tenants.
- Can we work with and learn from other jurisdictions?
We can and we will. But that said, we also feel like it is important to base what we do on what we get in the way of local feedback and not just take some other jurisdictions code that may not match.
- Renting a room in a house vs. the whole house inherently allows the operator to have more control over the tenants.
- Whole house rental can rejuvenate neglected second homes and make them productive instead of vacant.
- Can we start simple (rooms in houses) and then expand to whole houses later if the first phase is successful?
- Parking has always been a serious issue and needs to be accounted for. Trash also can be a serious issue.
- AirBnB will collect the taxes.
Alisha – possibly, but not necessarily. They have been much more willing to do this for large jurisdictions, less so with small rural jurisdictions, though they seem to be more willing to work with smaller jurisdictions as time passes.

- If we allow whole house short term vacation rentals, we need to require a property manager that is contactable.
- Some communities have set up a vendor contact point. This is a private business that acts as a liaison between the County and the short term vacation rental operators. Often they may be assisting in permits, providing property management services and even possibly.
- We can overregulate....don't.
- Having business licenses as a means of tracking this makes sense.