

**Inyo County Short Term Vacation Rental
Public Outreach Workshop
American Legion Hall
June 29, 2017, 6:00 p.m., Independence**

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

- Do we have the means to enforce the current prohibition?
It is a relatively slow process, but it can eventually go to the District Attorney. But that takes time.
- Am I understanding correctly that the current policy is no complaint, then no enforcement?
That is correct.
- A duplex pays more in taxes. Would the short term vacation rental also?
With current codes, they would pay more for property tax, but there is no mechanism for TOT until we allow short term vacation rentals.
- Do current operators have to get a business license?
Inyo County does not currently have a business license.
- CC&R's can ban even if we allow. But they are not enforced by the County. They are enforced by civil legal actions brought about by the HOA.
- Find a way to allow short term vacation rentals.
- At bed & breakfasts in England the owner seems to always be present. This seems to work well.
- County should allow but regulate to take advantage of this expanding market. Families are looking for short term vacation rentals. It seems like the issues can be regulated and the additional revenue is of benefit.
- Must be done in such a way as to be respectful to neighbors. But it is good to have this as a possibility.
- The County and the City are remiss in considering this. This will bring strangers around kids. It was not respectful people in Aspendell that triggered this issue in 2006. Not all tourists are respectful.
- There needs to be a way that laws can be enforced quickly, or this isn't going to work.
- We do not know the backgrounds of vacation renters. Just opens up problems. I'm totally against.

- I have been to many hospitality/tourism conferences, like “Visit California”. Short term vacation rental market needs to be responsible to hotel community and collect TOT like they do. One solution is to regulate the max days or 2 renters max per room. But guests want this. I have a 6 year old and have rented short term vacation rentals and it has worked well.
- I am concerned about parking impacts.
- There are some tools through the rental sites (like AirBnB) to vet, but there are also horror stories out there. In Bishop, might work in mixed use areas, but I would say to avoid areas that are all single family residential.
- This might be more appropriate in the poorer parts of the County.
- I am a retired hotel guy. I used to think it was competition. But it seems to create synergy, and generally improve the entire transient market. I have changed my mind and believe we should allow. It does need to meet some minimum standards.
- All problems that can happen in a short term vacation rental can also happen in a hotel or a residential neighborhood.
- We should follow examples that are already out there.
- There is a housing shortage. It would be bad to have speculators buy up housing. Maybe limit to primary owners.
- How do we separate the good from the bad? Is there a commonality to the complaints we’ve received?
(to the second question). Not really, they are very diverse, both in location and type of complaint.
- I have a neighbor doing this and I’ve never had a problem.
- Hotels could be hurt. How do we prevent that. However we do that, it should be by regulation, not by prohibition.
- What are other jurisdictions doing? Are you OK if it is literally next door?
- AirBnB is taking away from long term rentals in Mammoth. Saw an ad downhere for a rental of 3 rooms, but not sure if it was long or short term.
- How do we regulate animals that people bring? Also granny units seem like a good opportunity. They need to be properly permitted. And when staying in a short term vacation rental, are they negatively affecting the neighbor? Does it negatively affect property values? In our neighborhood I’m concerned with serenity and security. There are 5 widows that live on the street. Insurance is a real issue. 90-95% of home policies do not allow for short term vacation rental. AirBnB has a supplemental policy, but it is untested.

- It needs to be done in such a way as to be fair to motel/hotel owners. I am not against but it needs to be regulated and fair. The biggest problem out there now are in the communities that have not regulated.
- Have there been problems with repeat offenders. **Not that we know of.** Maybe the operator has to have some sort of deposit on file with the County.
- Address all the comments you have up there. There needs to be a strong deterrent system for people who don't comply with the regulations. Penalties or fines.
- Flag lots or lots that gain their access via easements are an issue with increased traffic. Also there should be a safety check of the unit before allowing rental.
- How do we know how to contact property management?
It will probably be posted on a sign.
- Specify that trailers and tents won't be allowed. Also adding units (vacation or otherwise) can overwhelm utilities, and that should be looked at when permitting.
- Will operators have to have a permit of some sort?
Probably
- I agree with the items you have listed and have a few more. Perhaps max days that can be rented per year. Also, keep in mind that our solution may not look like the solutions for any other communities. And it would be good if we could dedicate this TOT to a purpose.
- If R-1, maybe limit to 1 room and two people
- Mule Days started as a way of filling hotels. That was successful, but we don't want to undermine.
- Limiting the number of days a person can rent does not seem necessary.
- Could we limit to multi-family residential zones.
Might be difficult, only because there is not much in the County.
- Are there many high end short term vacation rentals.
Yes, there is currently a house on the market for over \$800,000 that advertises it got \$92k per year in short term vacation rental rent.
- The hosts/operators like meeting the guests.
- There have been problems at the high end house for sale mentioned earlier.
- The hosts might have a good experience....is that also true of the neighbors?
- High end neighborhoods do not necessarily mean high end renters.
- Selective zoning in the past in the County. This might be an existing zoning problem too.

- We need to think about how we would permit and inspect.
- Many people don't complain because they don't know that they can complain and don't know where to complain to.
- You need to talk to the sheriff and get their input on how much of an issue there is and how to enforce.
- Time frame for implementation?
Ideally the end of the year.
- Maybe a quota system. Allow a set number of short term vacation rentals either in a community or the whole County.
- All these problems can occur aside from short term vacation rentals. Are they any worse than other residential users?
- Involve law enforcement in the planning process.
- Could a neighborhood opt out if they did not want to allow?
- Would the process to get the permit involve notifying neighbors? Could the neighbors veto a project.
Yes, neighbors would be notified. And they would be a very strong factor in consideration (though not strictly a veto).
- Permit without having to do CEQA, which is too onerous. But definitely require safety inspections when permitting.