

Public Input

Row 1

Name	Bernadette Williams
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Form Date Field	02/22/22
Topic	Non-Agenda Item
Comments	<p>Dear Commissioners, Much effort on the part of the BOC, as well as the public, has gone into improving the rules for operating STRs. I thank the BOC as they support the voters and Measure 21-203. In my opinion, there are still loopholes that should be addressed, since Ordinances 487,509, and 523 do not fully address how room rentals, via websites like Airbnb, are possibly operating in a similar way to STRs. While I respect the rights of homeowners to use their homes as long-term rentals, I believe that strengthening the codes to close loopholes and require registration of these units will benefit the community. Here is an example of what the Lincoln County Sheriff's department considers to be a legal home share: Airbnb advertisement for a 2 person nightly rental at a home includes: separate room with private entrance, king bed, bathroom, microwave, mini fridge, coffee pot, dishes and utensils, picnic table, etc. Sounds like an "dwelling unit" to me. According to the codes: Dwelling Unit: "A single unit providing complete independent living facilities for one or more persons including permanent provisions for living, sleeping, eating, sanitation and only one cooking area." LCC 4-415(3). Short Term Rental: "renting of a dwelling unit ... to any person(s) on a day to day basis or for a period of time of up to thirty (3) consecutive nights." LCC 4-415(10). What if the owner leaves the premises overnight many times during the entire rental stay? Is this an STR, or is this truly a hosted home share? Perhaps home sharing codes should require a 30-day minimum stay, similar to a long-term rental. While Measure 21-203 is being litigated in court, I am asking the Commissioners and legal counsel to strengthen these codes and define home sharing vs STR in future amendments to these business regulation codes in Chapter 4. Thank you for the opportunity to provide public input. Respectfully, Bernadette Williams</p>
Meeting Date	02/23/22
Subject	Home sharing avoids STR licensing requirement (as you discuss STR license moratorium)