

Short-Term Rentals Public Input Workshop

Meeting Summary

January 28, 2020

The meeting facilitator began the meeting and Attorney Keith Herrmann presented legal information on short-term rentals. He covered statutes, legislation, and legal cases involving short-term rentals at the municipal, state, and federal levels. He also presented information on places in New Mexico without policies and examples of restrictions that communities with policies have enacted that address concerns for health, safety, and welfare. He spoke on potential benefits and issues with implementation of a short-term rental policy in Los Ranchos, highlighted Corrales as a nearby community that had recently implemented a policy, and spoke to homeowner and property rights. Based on past cases in New Mexico and nationally, it appeared that reasonable restrictions implemented by communities would be upheld.

A Q&A and general comments session occurred after the presentation. There were questions both on the presentation and the current situation in Los Ranchos. For the presentation, there were comments and questions about property owner rights and affect neighbors' rights. Property rights can be reasonably restricted, and one cannot choose their neighbors. For liability, it would fall on the homeowner's policy and some short-term rental platforms have policies that cover personal injury as well. Banning does not appear to be successful so far, and Homeowners' Associations with retroactive bans appear to have been unsuccessful, so a suggestion was to be proactive. There was also a question about the distinction between residential and commercial use and zoning—New Mexico courts so far have looked at uses of an activity in zoning, and the example of home occupations was pointed out.

For the situation in Los Ranchos, some attendees questioned whether staff had the capability to enforce and the added possibility of cost and staff time directed to enforcement of short-term rentals. There were also questions on the process, which staff explained would involve a compilation of public opinion and legal opinion in the context of Los Ranchos and the options available. The options will be presented, and policies written for the option(s) chosen.

The group of 48 attendees broke out into five small table group discussions to answer the table questions, discuss, and fill out a worksheet with the option(s) they preferred. There were three questions posed on the placards, which were the same as the December meeting:

- Should short-term rentals other than Bed & Breakfasts be allowed in Los Ranchos?
- If short-term rentals were allowed, what uses and requirements would be acceptable?
- What are your overall top three recommendations?

The tables rejoined for whole group discussion, not necessarily agreement, of main topics identified during the table discussions. Attendees were asked to identify if they were Village residents. Almost all speakers identified themselves as Village residents. Below are the general comments and questions raised during this discussion grouped into themes:

Enforcement & Regulations

- There would need to be capacity and effectiveness to enforce current and any new or altered ordinances.
- The primary task to address STRs is a combination of regulation and enforcement, and zoning is where regulations would be enacted and enforced.
- There are concerns for infrastructure capacity, personal or Village liability, and general safety.
- How will the distinctions between residential and commercial be made in character, zoning, and use?
- It was suggested to establish a Lodgers' Tax.

Existing Guidelines

- It is useful to use what already exists in regulations or to look to what STRs already exist as a guideline.
- How will the ordinance or amendments work with the intent of the 2035 Master Plan?

Definitions of STR and B&B

- There were questions on the classification of short-term rentals—they were compared to hotels and motels and some attendees said they were the same while others said they were different.
- Distinctions between STRs and B&Bs were identified, namely that there seems to be a difference between an absent owner (STR) and a present owner (B&B). A higher level of professionalism or care is perceived from B&Bs compared to STRs.
- Concerns of nuisances appears to be related to length of stay and whether the owner is present.

Economic Impact

- Lodging is available around Los Ranchos, and some questioned the necessity of more lodging in Los Ranchos.
- A sentiment was expressed to maintain the community as it is as opposed to growing.
- There are different levels of activity—some people will operate an STR infrequently, such as just Balloon Fiesta. What is the distinction, or should there be a distinction between a business and this infrequent activity?

Worksheet Options

Many attendees had a preference to ban but as a second choice would want enforced regulations. Other attendees preferred to either use existing B&B regulations with some modifications or create entirely new STR regulations. Attendees mentioned personal experiences, cautions, and comparisons to other communities (as either realistic or unrealistic comparisons). Both positive and negative potential impacts were mentioned.

All documents available at the meeting are available on the short-term rental webpage. All worksheets and additional comments received are below and the order is not grouped by category, preference, nor importance. Names and addresses from the comments have been removed. Emphasis was maintained as was written to the extent possible. The worksheet responses were **bolded** and **highlighted** to make it easier to identify responses. All but one comment, the last page, was submitted by someone who self-identified as a Village resident.

Village of Los Ranchos • Short-Term Rental Public Meeting Worksheet • January 28, 2020
How should the Village address this issue? (Please use the back for additional comments.)

<p>Option #1: Ban B&Bs and Short-Term Rentals <input type="checkbox"/></p> <p><i>Zoning/Enforcement Implications; General Comments:</i></p>	
<p>Option #2: Keep B&Bs; Ban Short-Term Rentals <input type="checkbox"/></p> <p><i>Key Distinction(s):</i></p> <p><i>Zoning/Enforcement Implications:</i></p>	<p>Allowable structures (check all that apply):</p> <p>Main Dwelling <input checked="" type="checkbox"/></p> <p>Guest House <input checked="" type="checkbox"/></p> <p>Accessory Building <input type="checkbox"/></p> <p>Comments: Important to have owner on property</p>
<p>Option #3: Allow Short-Term Rentals; use Village B&B Regulations/Process <input type="checkbox"/></p> <p><i>Key Regulations to Maintain or Add:</i></p> <p><i>Zoning/Enforcement Implications:</i></p>	<p>Allowable structures (check all that apply):</p> <p>Main Dwelling <input type="checkbox"/></p> <p>Guest House <input type="checkbox"/></p> <p>Accessory Building <input type="checkbox"/></p> <p>Comments:</p>
<p>Option #4: Allow Short-Term Rentals; write New Regulations specific to Short-Term Rentals <input type="checkbox"/></p> <p><i>Key Changes to Include:</i></p> <p><i>Zoning/Enforcement Implications:</i></p>	<p>Allowable structures (check all that apply):</p> <p>Main Dwelling <input type="checkbox"/></p> <p>Guest House <input type="checkbox"/></p> <p>Accessory Building <input type="checkbox"/></p> <p>Comments:</p>

Extra Comments:

Would hate to have Los Ranchos become "A Village of rental properties." It would kill property values!

Village of Los Ranchos • Short-Term Rental Public Meeting Worksheet • January 28, 2020
How should the Village address this issue? (Please use the back for additional comments.)

Option #1: Ban B&Bs and Short-Term Rentals

Zoning/Enforcement Implications; General Comments:

Option #2: Keep B&Bs; Ban Short-Term Rentals

Key Distinction(s):

Zoning/Enforcement Implications:

Allowable structures (check all that apply):

Main Dwelling

Guest House

Accessory Building

Comments:

Option #3: Allow Short-Term Rentals; use Village B&B Regulations/Process

Key Regulations to Maintain or Add:

1) Add language to add short-term rentals; including the "platforms" like Airbnb, VRBO, Homeaway, and knowing that it's impossible to know platforms in the future.

2) Consideration of previously deemed "conditional" uses.

Zoning/Enforcement Implications:

Allowable structures (check all that apply):

Main Dwelling

Guest House

Accessory Building

Comments:

Accessory Building must be a "dwelling unit" and inspected by fire department.

Option #4: Allow Short-Term Rentals; write New Regulations specific to Short-Term Rentals

Key Changes to Include:

- **No parties**
- **Must follow Village guidelines on use**

Zoning/Enforcement Implications:

Allowable structures (check all that apply):

Main Dwelling

Guest House

Accessory Building

Comments:

Extra Comments:

Village of Los Ranchos • Short-Term Rental Public Meeting Worksheet • January 28, 2020
How should the Village address this issue? (Please use the back for additional comments.)

Option #1: Ban B&Bs and Short-Term Rentals

Choice #1

Zoning/Enforcement Implications; General Comments:

I do not want to live next to a motel.

Option #2: Keep B&Bs; Ban Short-Term Rentals

Key Distinction(s):

Zoning/Enforcement Implications:

Allowable structures (check all that apply):

- Main Dwelling
- Guest House
- Accessory Building

Comments:

Option #3: Allow Short-Term Rentals; use Village B&B Regulations/Process

Key Regulations to Maintain or Add:

Zoning/Enforcement Implications:

Allowable structures (check all that apply):

- Main Dwelling
- Guest House
- Accessory Building

Comments:

Option #4: Allow Short-Term Rentals; write New Regulations specific to Short-Term Rentals

Choice #2

Key Changes to Include:

Owner on site only

Main dwelling only

Zoning/Enforcement Implications:

Allowable structures (check all that apply):

- Main Dwelling
- Guest House
- Accessory Building

Comments:

Extra Comments:

Village of Los Ranchos • Short-Term Rental Public Meeting Worksheet • January 28, 2020
How should the Village address this issue? (Please use the back for additional comments.)

Option #1: Ban B&Bs and Short-Term Rentals

Zoning/Enforcement Implications; General Comments:
Not practical nor legal.

Option #2: Keep B&Bs; Ban Short-Term Rentals

Key Distinction(s):

Zoning/Enforcement Implications:
How do you differentiate?

Allowable structures (check all that apply):

- Main Dwelling
- Guest House
- Accessory Building

Comments:

Option #3: Allow Short-Term Rentals; use Village B&B Regulations/Process

Key Regulations to Maintain or Add:

Zoning/Enforcement Implications:
Most practical to implement in short time, addresses enforceable criteria

Allowable structures (check all that apply):

- Main Dwelling**
- Guest House**
- Accessory Building**

Comments:

May need to address "close proximity" to dwelling unit – Accessory building within 50 feet of main dwelling.

Option #4: Allow Short-Term Rentals; write New Regulations specific to Short-Term Rentals

Key Changes to Include:

May need this for VRBO and other "whole house" rentals.

Zoning/Enforcement Implications:

Allowable structures (check all that apply):

- Main Dwelling
- Guest House
- Accessory Building

Comments:

Extra Comments:

Village of Los Ranchos • Short-Term Rental Public Meeting Worksheet • January 28, 2020
How should the Village address this issue? (Please use the back for additional comments.)

<p>Option #1: Ban B&Bs and Short-Term Rentals</p> <p><i>Zoning/Enforcement Implications; General Comments:</i></p>	<input type="checkbox"/>
<p>Option #2: Keep B&Bs; Ban Short-Term Rentals</p> <p><i>Key Distinction(s):</i></p> <p><i>Zoning/Enforcement Implications:</i></p>	<input type="checkbox"/> <p>Allowable structures (check all that apply):</p> <p>Main Dwelling <input type="checkbox"/></p> <p>Guest House <input type="checkbox"/></p> <p>Accessory Building <input type="checkbox"/></p> <p>Comments:</p>
<p>Option #3: Allow Short-Term Rentals; use Village B&B Regulations/Process</p> <p><i>Key Regulations to Maintain or Add:</i></p> <p>Maintain: Allow 1 sign at property to direct traffic</p> <p>Add: Lodgers Tax</p> <p><i>Zoning/Enforcement Implications:</i></p> <p>Keep all current zoning/enforcement implications</p> <p>Use outsourcing for enforcement</p>	<input checked="" type="checkbox"/> <p>Allowable structures (check all that apply):</p> <p>Main Dwelling <input type="checkbox"/></p> <p>Guest House <input type="checkbox"/></p> <p>Accessory Building <input type="checkbox"/></p> <p>Comments:</p>
<p>Option #4: Allow Short-Term Rentals; write New Regulations specific to Short-Term Rentals</p> <p><i>Key Changes to Include:</i></p> <p><i>Zoning/Enforcement Implications:</i></p>	<input type="checkbox"/> <p>Allowable structures (check all that apply):</p> <p>Main Dwelling <input type="checkbox"/></p> <p>Guest House <input type="checkbox"/></p> <p>Accessory Building <input type="checkbox"/></p> <p>Comments:</p>

Extra Comments:

Visit Sara Bande
Invite Fire Department to site

Village of Los Ranchos • Short-Term Rental Public Meeting Worksheet • January 28, 2020
How should the Village address this issue? (Please use the back for additional comments.)

<p>Option #1: Ban B&Bs and Short-Term Rentals <input type="checkbox"/></p> <p><i>Zoning/Enforcement Implications; General Comments:</i></p>	
<p>Option #2: Keep B&Bs; Ban Short-Term Rentals <input type="checkbox"/></p> <p><i>Key Distinction(s):</i></p> <p><i>Zoning/Enforcement Implications:</i></p>	<p>Allowable structures (check all that apply):</p> <p>Main Dwelling <input type="checkbox"/></p> <p>Guest House <input type="checkbox"/></p> <p>Accessory Building <input type="checkbox"/></p> <p>Comments:</p>
<p>Option #3: Allow Short-Term Rentals; use Village B&B Regulations/Process <input checked="" type="checkbox"/></p> <p><i>Key Regulations to Maintain or Add:</i></p> <p>Enforcement will be key in limiting the abuse of the privilege.</p> <p><i>Zoning/Enforcement Implications:</i></p> <p>Need to ensure parking control and maintain emergency vehicle as well as resident roadway access. Some streets are not conducive to support of STRs nor B&Bs. Streets that are too narrow to support minimum vehicle accessibility requirements.</p> <p>I suggest that minimum width (road) be established and where minimums can't be met, then STR/B&B should not be permitted.</p> <p>Please keep the permit fees high – my intent would be to discourage STRs.</p>	<p>Allowable structures (check all that apply):</p> <p>Main Dwelling <input type="checkbox"/></p> <p>Guest House <input type="checkbox"/></p> <p>Accessory Building <input type="checkbox"/></p> <p>Comments:</p> <p>No accessory building.</p>
<p>Option #4: Allow Short-Term Rentals; write New Regulations specific to Short-Term Rentals <input type="checkbox"/></p> <p><i>Key Changes to Include:</i></p> <p><i>Zoning/Enforcement Implications:</i></p>	<p>Allowable structures (check all that apply):</p> <p>Main Dwelling <input type="checkbox"/></p> <p>Guest House <input type="checkbox"/></p> <p>Accessory Building <input type="checkbox"/></p> <p>Comments:</p>

Extra Comments:

STR baseline 30 days or less

Village of Los Ranchos • Short-Term Rental Public Meeting Worksheet • January 28, 2020
How should the Village address this issue? (Please use the back for additional comments.)

<p>Option #1: Ban B&Bs and Short-Term Rentals <input type="checkbox"/></p> <p><i>Zoning/Enforcement Implications; General Comments:</i></p>	
<p>Option #2: Keep B&Bs; Ban Short-Term Rentals <input type="checkbox"/></p> <p><i>Key Distinction(s):</i></p> <p><i>Zoning/Enforcement Implications:</i></p>	<p>Allowable structures (check all that apply):</p> <p>Main Dwelling <input type="checkbox"/></p> <p>Guest House <input type="checkbox"/></p> <p>Accessory Building <input type="checkbox"/></p> <p>Comments:</p>
<p>Option #3: Allow Short-Term Rentals; use Village B&B Regulations/Process <input checked="" type="checkbox"/></p> <p><i>Key Regulations to Maintain or Add:</i></p> <p><i>Zoning/Enforcement Implications:</i></p>	<p>Allowable structures (check all that apply):</p> <p>Main Dwelling <input type="checkbox"/></p> <p>Guest House <input type="checkbox"/></p> <p>Accessory Building <input type="checkbox"/></p> <p>Comments:</p>
<p>Option #4: Allow Short-Term Rentals; write New Regulations specific to Short-Term Rentals <input checked="" type="checkbox"/></p> <p><i>Key Changes to Include:</i></p> <p>Owner does not have to own and be on the property during rental but is still responsible for all activity.</p> <p><i>Zoning/Enforcement Implications:</i></p>	<p>Allowable structures (check all that apply):</p> <p>Main Dwelling <input type="checkbox"/></p> <p>Guest House <input type="checkbox"/></p> <p>Accessory Building <input type="checkbox"/></p> <p>Comments:</p>

Extra Comments:

Village of Los Ranchos • Short-Term Rental Public Meeting Worksheet • January 28, 2020
 How should the Village address this issue? (Please use the back for additional comments.)

Option #1: Ban B&Bs and Short-Term Rentals



Zoning/Enforcement Implications; General Comments:

Without a ban on short-term rentals, “anyone can turn their house into a hotel.” Don’t sacrifice the Village tranquility so a few property owners can make extra money. A BnB that doesn’t serve breakfast is just another short-term rental. I know a couple that lived near Old Town. When their neighbor’s house was sold and converted to short-term rental, they had to sell their house and move away due to constant partying at the STR. The owner of the STR then bought 2 more houses on the same block, meaning there was now 3 STRs on one block. The neighborhood put a restriction on STRs so the STR owner sold all three houses.

STRs make for unhappy neighbors with lower property values and lower quality of life.

STRs can also price long-term renters out of the market. 1000.00/month vs. 150.00/night

Keep STR (commercial activity) in commercial zones.

I don’t want to live next to a motel!

Option #2: Keep B&Bs; Ban Short-Term Rentals



Key Distinction(s):

Zoning/Enforcement Implications:

Allowable structures (check all that apply):

- Main Dwelling
- Guest House
- Accessory Building

Comments:

Option #3: Allow Short-Term Rentals; use Village B&B Regulations/Process



Key Regulations to Maintain or Add:

Zoning/Enforcement Implications:

Allowable structures (check all that apply):

- Main Dwelling
- Guest House
- Accessory Building

Comments:

Option #4: Allow Short-Term Rentals; write New Regulations specific to Short-Term Rentals



Key Changes to Include:

Zoning/Enforcement Implications:

Allowable structures (check all that apply):

- Main Dwelling
- Guest House
- Accessory Building

Comments:

Extra Comments:

Village of Los Ranchos • Short-Term Rental Public Meeting Worksheet • January 28, 2020
How should the Village address this issue? (Please use the back for additional comments.)

Option #1: Ban B&Bs and Short-Term Rentals

Zoning/Enforcement Implications; General Comments:

Option #2: Keep B&Bs; Ban Short-Term Rentals

Key Distinction(s):

Zoning/Enforcement Implications:

Allowable structures (check all that apply):

Main Dwelling

Guest House

Accessory Building

Comments:

Option #3: Allow Short-Term Rentals; use Village B&B Regulations/Process

Key Regulations to Maintain or Add:

Add regulation to limit number of guests outside of immediate family of the renter.

1.B.1 is a definite.

[1.B.1 refers to current B&B requirements: "Bed and Breakfast establishments must be operated by the owner of the home, living in residence. Up to two additional employees may be employed by the business."]

Zoning/Enforcement Implications:

Allowable structures (check all that apply):

Main Dwelling

Guest House

Accessory Building

Comments:

Option #4: Allow Short-Term Rentals; write New Regulations specific to Short-Term Rentals

Key Changes to Include:

Zoning/Enforcement Implications:

Allowable structures (check all that apply):

Main Dwelling

Guest House

Accessory Building

Comments:

Extra Comments:

Village of Los Ranchos • Short-Term Rental Public Meeting Worksheet • January 28, 2020
How should the Village address this issue? (Please use the back for additional comments.)

<p>Option #1: Ban B&Bs and Short-Term Rentals <input type="checkbox"/></p> <p><i>Zoning/Enforcement Implications; General Comments:</i></p>	
<p>Option #2: Keep B&Bs; Ban Short-Term Rentals <input type="checkbox"/></p> <p><i>Key Distinction(s):</i></p> <p>This would be ideal but implausible.</p> <p><i>Zoning/Enforcement Implications:</i></p>	<p>Allowable structures (check all that apply):</p> <p>Main Dwelling <input type="checkbox"/></p> <p>Guest House <input type="checkbox"/></p> <p>Accessory Building <input type="checkbox"/></p> <p>Comments:</p>
<p>Option #3: Allow Short-Term Rentals; use Village B&B Regulations/Process <input checked="" type="checkbox"/></p> <p><i>Key Regulations to Maintain or Add:</i></p> <p>We should only allow short-term rentals in the commercial district</p> <p>I think we likely need to amend some parts but they should be permitted</p> <p><i>Zoning/Enforcement Implications:</i></p> <p>There needs to be strong enforcement</p>	<p>Allowable structures (check all that apply):</p> <p>Main Dwelling <input type="checkbox"/></p> <p>Guest House <input type="checkbox"/></p> <p>Accessory Building <input type="checkbox"/></p> <p>Comments:</p>
<p>Option #4: Allow Short-Term Rentals; write New Regulations specific to Short-Term Rentals <input type="checkbox"/></p> <p><i>Key Changes to Include:</i></p> <p><i>Zoning/Enforcement Implications:</i></p>	<p>Allowable structures (check all that apply):</p> <p>Main Dwelling <input type="checkbox"/></p> <p>Guest House <input type="checkbox"/></p> <p>Accessory Building <input type="checkbox"/></p> <p>Comments:</p>

Extra Comments:

Village of Los Ranchos • Short-Term Rental Public Meeting Worksheet • January 28, 2020
How should the Village address this issue? (Please use the back for additional comments.)

Option #1: Ban B&Bs and Short-Term Rentals

Zoning/Enforcement Implications; General Comments:

Option #2: Keep B&Bs; Ban Short-Term Rentals

Key Distinction(s):

Zoning/Enforcement Implications:

Allowable structures (check all that apply):

Main Dwelling

Guest House

Accessory Building

Comments:

Option #3: Allow Short-Term Rentals; use Village B&B Regulations/Process

Key Regulations to Maintain or Add:

Seems like it's all in the current regulations.

Zoning/Enforcement Implications:

Allowable structures (check all that apply):

Main Dwelling

Guest House

Accessory Building

Comments:

Important to consider that some residents have permissive non-conforming use structures.

Guest houses: Seems that allowing people to rent guest houses may complicate things more than starting with accessory buildings. Main buildings should be rented only with owner living on-site.

Option #4: Allow Short-Term Rentals; write New Regulations specific to Short-Term Rentals

Key Changes to Include:

Zoning/Enforcement Implications:

Allowable structures (check all that apply):

Main Dwelling

Guest House

Accessory Building

Comments:

Extra Comments:

Village of Los Ranchos • Short-Term Rental Public Meeting Worksheet • January 28, 2020
How should the Village address this issue? (Please use the back for additional comments.)

Option #1: Ban B&Bs and Short-Term Rentals

Zoning/Enforcement Implications; General Comments:

Option #2: Keep B&Bs; Ban Short-Term Rentals

Key Distinction(s):

Zoning/Enforcement Implications:

Allowable structures (check all that apply):

Main Dwelling

Guest House

Accessory Building

Comments:

Option #3: Allow Short-Term Rentals; use Village B&B Regulations/Process

Key Regulations to Maintain or Add:

Living near or adjacent should be close enough.

I take good care of the house that I use as an Airbnb and I live 2 blocks away. I would be happy to register as a B&B if this rule was changed.

Zoning/Enforcement Implications:

Allowable structures (check all that apply):

Main Dwelling

Guest House

Accessory Building

Comments:

Option #4: Allow Short-Term Rentals; write New Regulations specific to Short-Term Rentals

Key Changes to Include:

Permits would let the Village know where STRs are. Most regulations of the B&B use are good except the one about the owner living on the property. Living near or adjacent should be close enough.

Almost all of the guests at my Airbnb are amazed at how nice our area is. They love Los Ranchos and I think their pleasant experience promotes tourism and good, positive feelings about Los Ranchos and New Mexico.

Zoning/Enforcement Implications:

Allowable structures (check all that apply):

Main Dwelling

Guest House

Accessory Building

Comments:

Extra Comments:

Village of Los Ranchos • Short-Term Rental Public Meeting Worksheet • January 28, 2020
How should the Village address this issue? (Please use the back for additional comments.)

<p>Option #1: Ban B&Bs and Short-Term Rentals <input type="checkbox"/></p> <p><i>Zoning/Enforcement Implications; General Comments:</i></p>	
<p>Option #2: Keep B&Bs; Ban Short-Term Rentals <input checked="" type="checkbox"/></p> <p><i>Key Distinction(s):</i></p> <p>Not ban—limit STRS to same terms with duration limits.</p> <p>More “branded B&Bs” would add to character of Village.</p> <p><i>Zoning/Enforcement Implications:</i></p> <p>I’ve got way too much to write here.</p>	<p>Allowable structures (check all that apply):</p> <p>Main Dwelling <input type="checkbox"/></p> <p>Guest House <input type="checkbox"/></p> <p>Accessory Building <input type="checkbox"/></p> <p>Comments:</p> <p>With owner on site</p>
<p>Option #3: Allow Short-Term Rentals; use Village B&B Regulations/Process <input type="checkbox"/></p> <p><i>Key Regulations to Maintain or Add:</i></p> <p>I was headed here until the table discussion.</p> <p><i>Zoning/Enforcement Implications:</i></p>	<p>Allowable structures (check all that apply):</p> <p>Main Dwelling <input type="checkbox"/></p> <p>Guest House <input type="checkbox"/></p> <p>Accessory Building <input type="checkbox"/></p> <p>Comments:</p>
<p>Option #4: Allow Short-Term Rentals; write New Regulations specific to Short-Term Rentals <input type="checkbox"/></p> <p><i>Key Changes to Include:</i></p> <p><i>Zoning/Enforcement Implications:</i></p>	<p>Allowable structures (check all that apply):</p> <p>Main Dwelling <input type="checkbox"/></p> <p>Guest House <input type="checkbox"/></p> <p>Accessory Building <input type="checkbox"/></p> <p>Comments:</p>

Extra Comments:

Village of Los Ranchos • Short-Term Rental Public Meeting Worksheet • January 28, 2020
How should the Village address this issue? (Please use the back for additional comments.)

Option #1: Ban B&Bs and Short-Term Rentals

Zoning/Enforcement Implications; General Comments:

No.

Option #2: Keep B&Bs; Ban Short-Term Rentals

Key Distinction(s):

Yes. B&B (Add to Approval)

13. Not more than 2 people per bedroom

14. Events prohibited unless issued special event permit.

15. Liability insurance required.

16. No RVs allowed as rentals and no guest RV parking allowed.

17. Public notice sent out annually with permit renewal.

18. No license/permit transferred-terminates upon sale of property.

19. Surrounding properties must be notified of permit/license requests.

Additional notes:

Violation fees

Cap on number of permits

Increase home occupation fee (and business fees?)

Zoning/Enforcement Implications:

Allowable structures (check all that apply):

Main Dwelling

Guest House

Accessory Building

Comments:

Option #3: Allow Short-Term Rentals; use Village B&B Regulations/Process

Key Regulations to Maintain or Add:

No.

Zoning/Enforcement Implications:

Allowable structures (check all that apply):

Main Dwelling

Guest House

Accessory Building

Comments:

Option #4: Allow Short-Term Rentals; write New Regulations specific to Short-Term Rentals

Key Changes to Include:

No.

Zoning/Enforcement Implications:

Allowable structures (check all that apply):

Main Dwelling

Guest House

Accessory Building

Comments:

Extra Comments:

Village of Los Ranchos • Short-Term Rental Public Meeting Worksheet • January 28, 2020
How should the Village address this issue? (Please use the back for additional comments.)

Option #1: Ban B&Bs and Short-Term Rentals



Zoning/Enforcement Implications; General Comments:

The village lacks both the capability and willingness to enforce codes and regulations and these are something that would require significant management given the dearth of problems associated with the STRs and B&Bs.

Option #2: Keep B&Bs; Ban Short-Term Rentals



Key Distinction(s):

Zoning/Enforcement Implications:

Allowable structures (check all that apply):

- Main Dwelling
- Guest House
- Accessory Building

Comments:

Option #3: Allow Short-Term Rentals; use Village B&B Regulations/Process



Key Regulations to Maintain or Add:

Zoning/Enforcement Implications:

Allowable structures (check all that apply):

- Main Dwelling
- Guest House
- Accessory Building

Comments:

Option #4: Allow Short-Term Rentals; write New Regulations specific to Short-Term Rentals



Key Changes to Include:

Zoning/Enforcement Implications:

We need to understand the village's liabilities when we bring in visitors and encourage them to stay without upgrades to codes and ordinances before the permits are granted.

Allowable structures (check all that apply):

- Main Dwelling
- Guest House
- Accessory Building

Comments:

Extra Comments:

Village of Los Ranchos • Short-Term Rental Public Meeting Worksheet • January 28, 2020
How should the Village address this issue? (Please use the back for additional comments.)

Option #1: Ban B&Bs and Short-Term Rentals

Zoning/Enforcement Implications; General Comments:

Option #2: Keep B&Bs; Ban Short-Term Rentals

Key Distinction(s):

Zoning/Enforcement Implications:

Allowable structures (check all that apply):

Main Dwelling

Guest House

Accessory Building

Comments:

Option #3: Allow Short-Term Rentals; use Village B&B Regulations/Process

Key Regulations to Maintain or Add:

B&B regulations recommended. How do guest houses fit into the current B&B regulation?

Zoning/Enforcement Implications:

The question of density remains to be addressed.

Allowable structures (check all that apply):

Main Dwelling

Guest House

Accessory Building

Comments:

Option #4: Allow Short-Term Rentals; write New Regulations specific to Short-Term Rentals

Key Changes to Include:

Zoning/Enforcement Implications:

Allowable structures (check all that apply):

Main Dwelling

Guest House

Accessory Building

Comments:

Extra Comments:

Village of Los Ranchos • Short-Term Rental Public Meeting Worksheet • January 28, 2020
How should the Village address this issue? (Please use the back for additional comments.)

<p>Option #1: Ban B&Bs and Short-Term Rentals <input type="checkbox"/></p> <p><i>Zoning/Enforcement Implications; General Comments:</i></p>	
<p>Option #2: Keep B&Bs; Ban Short-Term Rentals <input type="checkbox"/></p> <p><i>Key Distinction(s):</i></p> <p><i>Zoning/Enforcement Implications:</i></p>	<p>Allowable structures (check all that apply):</p> <p>Main Dwelling <input type="checkbox"/></p> <p>Guest House <input type="checkbox"/></p> <p>Accessory Building <input type="checkbox"/></p> <p>Comments:</p>
<p>Option #3: Allow Short-Term Rentals; use Village B&B Regulations/Process <input checked="" type="checkbox"/></p> <p><i>Key Regulations to Maintain or Add:</i></p> <p>Use Village B&B Regulations/Process and call them B&Bs.</p> <p>Owner present/in residence. Comply with laws and regulations or license revoked. Strict, consistent prerequisites for licensure.</p> <p><i>Zoning/Enforcement Implications:</i></p> <p>* Ability and willingness of the Village to enforce the regulations.</p>	<p>Allowable structures (check all that apply):</p> <p>Main Dwelling <input type="checkbox"/></p> <p>Guest House <input type="checkbox"/></p> <p>Accessory Building <input type="checkbox"/></p> <p>Comments:</p>
<p>Option #4: Allow Short-Term Rentals; write New Regulations specific to Short-Term Rentals <input type="checkbox"/></p> <p><i>Key Changes to Include:</i></p> <p><i>Zoning/Enforcement Implications:</i></p>	<p>Allowable structures (check all that apply):</p> <p>Main Dwelling <input type="checkbox"/></p> <p>Guest House <input type="checkbox"/></p> <p>Accessory Building <input type="checkbox"/></p> <p>Comments:</p>

Extra Comments:

Village of Los Ranchos • Short-Term Rental Public Meeting Worksheet • January 28, 2020
How should the Village address this issue? (Please use the back for additional comments.)

<p>Option #1: Ban B&Bs and Short-Term Rentals <input type="checkbox"/></p> <p><i>Zoning/Enforcement Implications; General Comments:</i></p>	
<p>Option #2: Keep B&Bs; Ban Short-Term Rentals <input type="checkbox"/></p> <p><i>Key Distinction(s):</i></p> <p><i>Zoning/Enforcement Implications:</i></p>	<p>Allowable structures (check all that apply):</p> <p>Main Dwelling <input type="checkbox"/></p> <p>Guest House <input type="checkbox"/></p> <p>Accessory Building <input type="checkbox"/></p> <p>Comments:</p>
<p>Option #3: Allow Short-Term Rentals; use Village B&B Regulations/Process <input checked="" type="checkbox"/></p> <p><i>Key Regulations to Maintain or Add:</i></p> <p>Current B&B regulations seem to be acceptable at this time...</p> <p><i>Zoning/Enforcement Implications:</i></p> <p>How could guest houses/caretaker buildings be looked at? Handled during permitting? Density/number of B&Bs allowed to be addressed...</p> <p>[Guest house allowable structure added question mark]</p>	<p>Allowable structures (check all that apply):</p> <p>Main Dwelling <input type="checkbox"/></p> <p>Guest House ? <input type="checkbox"/></p> <p>Accessory Building <input type="checkbox"/></p> <p>Comments:</p>
<p>Option #4: Allow Short-Term Rentals; write New Regulations specific to Short-Term Rentals <input type="checkbox"/></p> <p><i>Key Changes to Include:</i></p> <p><i>Zoning/Enforcement Implications:</i></p>	<p>Allowable structures (check all that apply):</p> <p>Main Dwelling <input type="checkbox"/></p> <p>Guest House <input type="checkbox"/></p> <p>Accessory Building <input type="checkbox"/></p> <p>Comments:</p>

Extra Comments:

Village of Los Ranchos • Short-Term Rental Public Meeting Worksheet • January 28, 2020
How should the Village address this issue? (Please use the back for additional comments.)

Option #1: Ban B&Bs and Short-Term Rentals

Zoning/Enforcement Implications; General Comments:

Option #2: Keep B&Bs; Ban Short-Term Rentals

Key Distinction(s):

Owner occupied.

Zoning/Enforcement Implications:

Who pays for it! For enforcement. Why should my tax \$ go to this?

Impact, liability for homeowners.

Danger of bad actors at Airbnb, impact to homeowner

Allowable structures (check all that apply):

Main Dwelling

Guest House

Accessory Building

Comments:

Option #3: Allow Short-Term Rentals; use Village B&B Regulations/Process

Key Regulations to Maintain or Add:

Zoning/Enforcement Implications:

Allowable structures (check all that apply):

Main Dwelling

Guest House

Accessory Building

Comments:

Option #4: Allow Short-Term Rentals; write New Regulations specific to Short-Term Rentals

Key Changes to Include:

Zoning/Enforcement Implications:

Allowable structures (check all that apply):

Main Dwelling

Guest House

Accessory Building

Comments:

Extra Comments:

Village of Los Ranchos • Short-Term Rental Public Meeting Worksheet • January 28, 2020
How should the Village address this issue? (Please use the back for additional comments.)

Option #1: Ban B&Bs and Short-Term Rentals

Zoning/Enforcement Implications; General Comments:

Option #2: Keep B&Bs; Ban Short-Term Rentals

Key Distinction(s):

Owners must be on site.

Zoning/Enforcement Implications:

Existing conditional use for guest house must be preserved. No accessory buildings for B&Bs nor guesthouses.

Allowable structures (check all that apply):

Main Dwelling

Guest House

Accessory Building

Comments:

Option #3: Allow Short-Term Rentals; use Village B&B Regulations/Process

Key Regulations to Maintain or Add:

Zoning/Enforcement Implications:

Allowable structures (check all that apply):

Main Dwelling

Guest House

Accessory Building

Comments:

Option #4: Allow Short-Term Rentals; write New Regulations specific to Short-Term Rentals

Key Changes to Include:

Zoning/Enforcement Implications:

Allowable structures (check all that apply):

Main Dwelling

Guest House

Accessory Building

Comments:

Extra Comments:

Village of Los Ranchos • Short-Term Rental Public Meeting Worksheet • January 28, 2020
How should the Village address this issue? (Please use the back for additional comments.)

Option #1: Ban B&Bs and Short-Term Rentals

Zoning/Enforcement Implications; General Comments:

New zoning maps need to be available.

Option #2: Keep B&Bs; Ban Short-Term Rentals

Key Distinction(s):

Zoning/Enforcement Implications:

Allowable structures (check all that apply):

- Main Dwelling
- Guest House
- Accessory Building

Comments:

Option #3: Allow Short-Term Rentals; use Village B&B Regulations/Process

Key Regulations to Maintain or Add:

Zoning, permissive and conditional use

Zoning/Enforcement Implications:

Implications: What about grandfathering?

Allowable structures (check all that apply):

- Main Dwelling
- Guest House**
- Accessory Building

Comments:

Allow guest house short-term.

Option #4: Allow Short-Term Rentals; write New Regulations specific to Short-Term Rentals

Key Changes to Include:

Zoning/Enforcement Implications:

Allowable structures (check all that apply):

- Main Dwelling
- Guest House
- Accessory Building

Comments:

Extra Comments:

Village of Los Ranchos • Short-Term Rental Public Meeting Worksheet • January 28, 2020
How should the Village address this issue? (Please use the back for additional comments.)

Option #1: Ban B&Bs and Short-Term Rentals

Zoning/Enforcement Implications; General Comments:

Option #2: Keep B&Bs; Ban Short-Term Rentals

Key Distinction(s):

Zoning/Enforcement Implications:

Allowable structures (check all that apply):

Main Dwelling

Guest House

Accessory Building

Comments:

Option #3: Allow Short-Term Rentals; use Village B&B Regulations/Process

Key Regulations to Maintain or Add:

Zoning/Enforcement Implications:

Allowable structures (check all that apply):

Main Dwelling

Guest House

Accessory Building

Comments:

Option #4: Allow Short-Term Rentals; write New Regulations specific to Short-Term Rentals

Key Changes to Include:

1. Minimum setback/dimension from STR to adjacent dwelling...60'-0"? **Not sure what this dimension should be.**

2. Screening/buffer

Zoning/Enforcement Implications:

3. * Reflect 2035 Master Plan overall village goal 1.2.3 "Destination for visitors"

Allowable structures (check all that apply):

Main Dwelling

Guest House

Accessory Building

Comments:

Village of Los Ranchos • Short-Term Rental Public Meeting Worksheet • January 28, 2020
How should the Village address this issue? (Please use the back for additional comments.)

Option #1: Ban B&Bs and Short-Term Rentals

Zoning/Enforcement Implications; General Comments:

Option #2: Keep B&Bs; Ban Short-Term Rentals

Key Distinction(s):

Zoning/Enforcement Implications:

Allowable structures (check all that apply):

Main Dwelling

Guest House

Accessory Building

Comments:

Option #3: Allow Short-Term Rentals; use Village B&B Regulations/Process

Key Regulations to Maintain or Add:

Zoning/Enforcement Implications:

Allowable structures (check all that apply):

Main Dwelling

Guest House

Accessory Building

Comments:

Option #4: Allow Short-Term Rentals; write New Regulations specific to Short-Term Rentals

Key Changes to Include:

Should allow for owner being off premises for certain number of nights/year.

Zoning/Enforcement Implications:

Allowable structures (check all that apply):

Main Dwelling

Guest House

Accessory Building

Comments:

Extra Comments:

Village of Los Ranchos • Short-Term Rental Public Meeting Worksheet • January 28, 2020
How should the Village address this issue? (Please use the back for additional comments.)

<p>Option #1: Ban B&Bs and Short-Term Rentals <input type="checkbox"/></p> <p><i>Zoning/Enforcement Implications; General Comments:</i></p>	
<p>Option #2: Keep B&Bs; Ban Short-Term Rentals <input type="checkbox"/></p> <p><i>Key Distinction(s):</i></p> <p><i>Zoning/Enforcement Implications:</i></p>	<p>Allowable structures (check all that apply):</p> <p>Main Dwelling <input type="checkbox"/></p> <p>Guest House <input checked="" type="checkbox"/></p> <p>Accessory Building <input type="checkbox"/></p> <p>Comments:</p>
<p>Option #3: Allow Short-Term Rentals; use Village B&B Regulations/Process <input type="checkbox"/></p> <p><i>Key Regulations to Maintain or Add:</i></p> <p><i>Zoning/Enforcement Implications:</i></p>	<p>Allowable structures (check all that apply):</p> <p>Main Dwelling <input type="checkbox"/></p> <p>Guest House <input checked="" type="checkbox"/></p> <p>Accessory Building <input type="checkbox"/></p> <p>Comments:</p>
<p>Option #4: Allow Short-Term Rentals; write New Regulations specific to Short-Term Rentals <input checked="" type="checkbox"/></p> <p><i>Key Changes to Include:</i></p> <p>Allow with <u>new</u> regulations—restrictions that are enforced by village staff</p> <p><i>Zoning/Enforcement Implications:</i></p> <p>Possible review permit platform used for filming in the village</p>	<p>Allowable structures (check all that apply):</p> <p>Main Dwelling <input checked="" type="checkbox"/></p> <p>Guest House <input checked="" type="checkbox"/></p> <p>Accessory Building <input checked="" type="checkbox"/></p> <p>Comments:</p>

Extra Comments:

Allow B&B with official permit.

Allow short-term rentals with restrictions the village/trustees will approve

Village of Los Ranchos • Short-Term Rental Public Meeting Worksheet • January 28, 2020
How should the Village address this issue? (Please use the back for additional comments.)

<p>Option #1: Ban B&Bs and Short-Term Rentals <input type="checkbox"/></p> <p><i>Zoning/Enforcement Implications; General Comments:</i></p>	
<p>Option #2: Keep B&Bs; Ban Short-Term Rentals <input type="checkbox"/></p> <p><i>Key Distinction(s):</i></p> <p><i>Zoning/Enforcement Implications:</i></p>	<p>Allowable structures (check all that apply):</p> <p>Main Dwelling <input type="checkbox"/></p> <p>Guest House <input type="checkbox"/></p> <p>Accessory Building <input type="checkbox"/></p> <p>Comments:</p>
<p>Option #3: Allow Short-Term Rentals; use Village B&B Regulations/Process <input checked="" type="checkbox"/></p> <p><i>Key Regulations to Maintain or Add:</i></p> <ul style="list-style-type: none"> • Regulation number of guests somehow • Require tax → allocate to traffic regulation, street maintenance, and signage improvements. • No events. <p><i>Zoning/Enforcement Implications:</i></p> <ul style="list-style-type: none"> • Setbacks required from neighbors (parking, patios) • Non-idling ordinance 	<p>Allowable structures (check all that apply):</p> <p>Main Dwelling <input type="checkbox"/></p> <p>Guest House <input type="checkbox"/></p> <p>Accessory Building <input type="checkbox"/></p> <p>Comments:</p>
<p>Option #4: Allow Short-Term Rentals; write New Regulations specific to Short-Term Rentals <input type="checkbox"/></p> <p><i>Key Changes to Include:</i></p> <p><i>Zoning/Enforcement Implications:</i></p>	<p>Allowable structures (check all that apply):</p> <p>Main Dwelling <input type="checkbox"/></p> <p>Guest House <input type="checkbox"/></p> <p>Accessory Building <input type="checkbox"/></p> <p>Comments:</p>

Extra Comments:

Village of Los Ranchos • Short-Term Rental Public Meeting Worksheet • January 28, 2020
How should the Village address this issue? (Please use the back for additional comments.)

<p>Option #1: Ban B&Bs and Short-Term Rentals <input type="checkbox"/></p> <p><i>Zoning/Enforcement Implications; General Comments:</i></p>	
<p>Option #2: Keep B&Bs; Ban Short-Term Rentals <input type="checkbox"/></p> <p><i>Key Distinction(s):</i></p> <p><i>Zoning/Enforcement Implications:</i></p>	<p>Allowable structures (check all that apply):</p> <p>Main Dwelling <input type="checkbox"/></p> <p>Guest House <input type="checkbox"/></p> <p>Accessory Building <input type="checkbox"/></p> <p>Comments:</p>
<p>Option #3: Allow Short-Term Rentals; use Village B&B Regulations/Process <input type="checkbox"/></p> <p><i>Key Regulations to Maintain or Add:</i></p> <p><i>Zoning/Enforcement Implications:</i></p>	<p>Allowable structures (check all that apply):</p> <p>Main Dwelling <input type="checkbox"/></p> <p>Guest House <input type="checkbox"/></p> <p>Accessory Building <input type="checkbox"/></p> <p>Comments:</p>
<p>Option #4: Allow Short-Term Rentals; write New Regulations specific to Short-Term Rentals <input checked="" type="checkbox"/></p> <p><i>Key Changes to Include:</i></p> <p>New regulations specific to short-term rentals: very specific</p> <p>After 6 months – B&Bs have to conform to these restrictions as well</p> <p><i>Zoning/Enforcement Implications:</i></p>	<p>Allowable structures (check all that apply):</p> <p>Main Dwelling <input type="checkbox"/></p> <p>Guest House <input type="checkbox"/></p> <p>Accessory Building <input type="checkbox"/></p> <p>Comments:</p>

Extra Comments:

Village of Los Ranchos • Short-Term Rental Public Meeting Worksheet • January 28, 2020
How should the Village address this issue? (Please use the back for additional comments.)

<p>Option #1: Ban B&Bs and Short-Term Rentals <input type="checkbox"/></p> <p><i>Zoning/Enforcement Implications; General Comments:</i></p>	
<p>Option #2: Keep B&Bs; Ban Short-Term Rentals <input type="checkbox"/></p> <p><i>Key Distinction(s):</i></p> <p><i>Zoning/Enforcement Implications:</i></p>	<p>Allowable structures (check all that apply):</p> <p>Main Dwelling <input type="checkbox"/></p> <p>Guest House <input type="checkbox"/></p> <p>Accessory Building <input type="checkbox"/></p> <p>Comments:</p>
<p>Option #3: Allow Short-Term Rentals; use Village B&B Regulations/Process <input checked="" type="checkbox"/></p> <p><i>Key Regulations to Maintain or Add:</i></p> <p>Owner occupied only</p> <p>No parties</p> <p>2 people per rented room</p> <p><i>Zoning/Enforcement Implications:</i></p>	<p>Allowable structures (check all that apply):</p> <p>Main Dwelling <input type="checkbox"/></p> <p>Guest House <input type="checkbox"/></p> <p>Accessory Building <input type="checkbox"/></p> <p>Comments:</p>
<p>Option #4: Allow Short-Term Rentals; write New Regulations specific to Short-Term Rentals <input type="checkbox"/></p> <p><i>Key Changes to Include:</i></p> <p><i>Zoning/Enforcement Implications:</i></p>	<p>Allowable structures (check all that apply):</p> <p>Main Dwelling <input type="checkbox"/></p> <p>Guest House <input type="checkbox"/></p> <p>Accessory Building <input type="checkbox"/></p> <p>Comments:</p>

Extra Comments:

Village of Los Ranchos • Short-Term Rental Public Meeting Worksheet • January 28, 2020
 How should the Village address this issue? (Please use the back for additional comments.)

Option #1: Ban B&Bs and Short-Term Rentals

My number 1 option

Zoning/Enforcement Implications; General Comments:

Concern that village does not currently enforce ordinances. Need laws that can be enforced with stiff penalties for violations including revocation of license.

Option #2: Keep B&Bs; Ban Short-Term Rentals

Key Distinction(s):

Zoning/Enforcement Implications:

Allowable structures (check all that apply):

Main Dwelling

Guest House

Accessory Building

Comments:

Option #3: Allow Short-Term Rentals; use Village B&B Regulations/Process

Key Regulations to Maintain or Add:

Zoning/Enforcement Implications:

Allowable structures (check all that apply):

Main Dwelling

Guest House

Accessory Building

Comments:

Option #4: Allow Short-Term Rentals; write New Regulations specific to Short-Term Rentals

Key Changes to Include:

See below in extra comments

Option 2. This is the option I prefer if we have to have STR

Zoning/Enforcement Implications:

Need to put some teeth into the enforcement of ordinances

Need to enforce IFC for all new permittees in 2020 (retroactive to Jan 1, 2020)

Allowable structures (check all that apply):

Main Dwelling

Guest House

Accessory Building

Comments:

Extra Comments:

Recommendations for Regulations if STRs are Allowed

Zoning Requirements

- Banned from residential zones**
- Limit STR to less than 60 days per year per unit**

- Prohibit residential renting in increments of less than 30 days
- All current STRs will have 120 days to become compliant with STR regulations or have their permit revoked
- No grandfathering of existing STRs to outdated ordinances and safety codes

Application Requirements, Fees, Administration

- Only a primary residence may be eligible for STR; owner must reside at property for at least 6 months
- One-year permit, renewable annually if
 - Property is in compliance with Village Ordinances and International Fire Code
 - Proof of insurance, certificate of approved safety inspection is
 - Current business license
 - All STR complaints on file have been addressed
- Village collects fees from STR owners to administer, manage and enforce STR ordinance
- STR owners required to file with city treasury to pay lodgers' and hospitality taxes
- Village maintains map of registered STR locations
- Stiff penalties for violations:
 - \$1,000 for first offense; \$7,500 for repeat offenders
 - Place a lien on the property for non-payment of fines AND/OR revoke STR license

Host Occupancy Requirements

- Homeowner occupied STRs only in owner's primary residence
- If not homeowner occupied, only allowed in commercial zones
- No property managed by a 3rd party on behalf of absent owner

Concentration and Spacing

- Limit density/spacing within residential neighborhoods to protect neighborhood character and integrity
 - Limits on density within a block in a single/multiple family residential zone
 - Permits not issued to more than 2 STR units directly adjoining each other on a residentially zoned street
 - Limit number of STRs permitted on one street
- No STRs in mobile homes, RVs or travel trailers

Occupancy Limits

- Occupancy limit of up to 2 paying guests per bedroom (reducing cars, noise and disruption) – while difficult to enforce, it impacts the way the property is advertised

Safety and Ordinance Compliance

- STR in compliance with current International Fire Code regulations
- Property is subject to annual inspections
- All units required to have a fire extinguisher, smoke and carbon monoxide detectors in accordance with city safety code requirements
- STR owner must notify renters on regulations related to burn bans

Display of Permit and Signage

- Permit displayed on the inside of the STR unit
- Permit numbers required on all online and electronic advertisements
- No signage advertising the STR permitted in residential areas

Roads/Parking

- No STRs allowed where renters use a private road maintained by the neighbors
- Village must enforce existing noise control ordinances
- Off street parking for all vehicles; preferably in a garage, carport or driveway
 - 1 parking space for 1 bedroom
 - 2 parking spaces for 2-bedroom units

Noise Control

- STR in compliance with local ordinances
- Multiple complaints will result in stiff monetary penalties up to and including revocation of STR permits

Party Rental (defined as more than 6 adults)

- STR may not be rented for large events, meetings or parties

Neighbor Notification

- Neighbor notification required when STR permit filed
- Signed consent form and affidavit by 66% of adjacent owners prior to granting permit

Miscellaneous

- Develop an appeals process for escalation of neighborhood complaints. Ensure process is not biased towards the rights of STR owners to the detriment of the neighbors
- Units cannot be advertised for special events (such as the Balloon Fiesta)
- STR must maintain an outward residential appearance and be in keeping with the general character of the neighborhood
- No advertising within residential zones
- Multiple complaints result in stiff penalties up to and including revocation of STR permit
- Designated Village staff to respond to STR abuse and complaints

Village of Los Ranchos • Short-Term Rental Public Meeting Worksheet • January 28, 2020
How should the Village address this issue? (Please use the back for additional comments.)

<p>Option #1: Ban B&Bs and Short-Term Rentals <input type="checkbox"/></p> <p><i>Zoning/Enforcement Implications; General Comments:</i></p>	
<p>Option #2: Keep B&Bs; Ban Short-Term Rentals <input checked="" type="checkbox"/></p> <p><i>Key Distinction(s):</i></p> <p>Notify residents of new B&B applications.</p> <p>Change lighted sign [from current B&B regulations] – B&B sign should not be lighted</p> <p><i>Zoning/Enforcement Implications:</i></p> <p>Enforce all village regulation, currently in process</p>	<p>Allowable structures (check all that apply):</p> <p>Main Dwelling <input type="checkbox"/></p> <p>Guest House <input type="checkbox"/></p> <p>Accessory Building <input type="checkbox"/></p> <p>Comments:</p>
<p>Option #3: Allow Short-Term Rentals; use Village B&B Regulations/Process <input type="checkbox"/></p> <p><i>Key Regulations to Maintain or Add:</i></p> <p><i>Zoning/Enforcement Implications:</i></p>	<p>Allowable structures (check all that apply):</p> <p>Main Dwelling <input type="checkbox"/></p> <p>Guest House <input type="checkbox"/></p> <p>Accessory Building <input type="checkbox"/></p> <p>Comments:</p>
<p>Option #4: Allow Short-Term Rentals; write New Regulations specific to Short-Term Rentals <input type="checkbox"/></p> <p><i>Key Changes to Include:</i></p> <p><i>Zoning/Enforcement Implications:</i></p>	<p>Allowable structures (check all that apply):</p> <p>Main Dwelling <input type="checkbox"/></p> <p>Guest House <input type="checkbox"/></p> <p>Accessory Building <input type="checkbox"/></p> <p>Comments:</p>

Extra Comments:

Village of Los Ranchos • Short-Term Rental Public Meeting Worksheet • January 28, 2020
How should the Village address this issue? (Please use the back for additional comments.)

<p>Option #1: Ban B&Bs and Short-Term Rentals <input type="checkbox"/></p> <p><i>Zoning/Enforcement Implications; General Comments:</i></p>	
<p>Option #2: Keep B&Bs; Ban Short-Term Rentals <input type="checkbox"/></p> <p><i>Key Distinction(s):</i></p> <p><i>Zoning/Enforcement Implications:</i></p>	<p>Allowable structures (check all that apply):</p> <p>Main Dwelling <input type="checkbox"/></p> <p>Guest House <input type="checkbox"/></p> <p>Accessory Building <input type="checkbox"/></p> <p>Comments:</p>
<p>Option #3: Allow Short-Term Rentals; use Village B&B Regulations/Process <input type="checkbox"/></p> <p><i>Key Regulations to Maintain or Add:</i></p> <p><i>Zoning/Enforcement Implications:</i></p>	<p>Allowable structures (check all that apply):</p> <p>Main Dwelling <input type="checkbox"/></p> <p>Guest House <input type="checkbox"/></p> <p>Accessory Building <input type="checkbox"/></p> <p>Comments:</p>
<p>Option #4: Allow Short-Term Rentals; write New Regulations specific to Short-Term Rentals <input checked="" type="checkbox"/></p> <p><i>Key Changes to Include:</i></p> <p>Always considering owners "Bundle of legal rights" to include possession, control, exclusive enjoyment and disposition.</p> <p>Guest are single-family residential purposes</p> <p>Agri-Tourism</p> <p><i>Zoning/Enforcement Implications:</i></p> <p>Suppression of property rights is frowned upon and STR property owner rights have generally been upheld.</p>	<p>Allowable structures (check all that apply):</p> <p>Main Dwelling <input type="checkbox"/></p> <p>Guest House <input type="checkbox"/></p> <p>Accessory Building <input type="checkbox"/></p> <p>Comments:</p> <p>Limiting owner's use to enjoy their property through STR is an infringement of owner's rights.</p>

Extra Comments:

The village is unique and sharing its uniqueness with STR guests increase village revenues through sales taxes and improved businesses.

STR generates revenue for village, merchants, and owners!

Supply and demand will control STR activity

Village of Los Ranchos • Short-Term Rental Public Meeting Worksheet • January 28, 2020
How should the Village address this issue? (Please use the back for additional comments.)

Option #1: Ban B&Bs and Short-Term Rentals

Zoning/Enforcement Implications; General Comments:

I don't want to live next to a motel!
Disrupts residential neighborhoods
Lowers property values
How do you enforce regulations?
B&Bs and STRs frequently don't pay taxes
Transient people who display little interest in courtesy to neighbors
Individuals convert houses into STRs and make it hard for families to continue to live in their current neighborhoods
Liability issues

Option #2: Keep B&Bs; Ban Short-Term Rentals

Key Distinction(s):

Zoning/Enforcement Implications:

Allowable structures (check all that apply):

- Main Dwelling
- Guest House
- Accessory Building

Comments:

Option #3: Allow Short-Term Rentals; use Village B&B Regulations/Process

Key Regulations to Maintain or Add:

Zoning/Enforcement Implications:

Allowable structures (check all that apply):

- Main Dwelling
- Guest House
- Accessory Building

Comments:

Option #4: Allow Short-Term Rentals; write New Regulations specific to Short-Term Rentals

Key Changes to Include:

Zoning/Enforcement Implications:

Allowable structures (check all that apply):

- Main Dwelling
- Guest House
- Accessory Building

Comments:

Extra Comments:

Village of Los Ranchos • Short-Term Rental Public Meeting Worksheet • January 28, 2020
 How should the Village address this issue? (Please use the back for additional comments.)

Option #1: Ban B&Bs and Short-Term Rentals

Zoning/Enforcement Implications; General Comments:

Banning B&Bs and short-term rentals does not make economic sense for village and 2035 long term plan. Rentals will happen regardless of bans – better to regulate than ban.

Option #2: Keep B&Bs; Ban Short-Term Rentals

Key Distinction(s):

Zoning/Enforcement Implications:

Allowable structures (check all that apply):

- Main Dwelling
- Guest House
- Accessory Building

Comments:

Option #3: Allow Short-Term Rentals; use Village B&B Regulations/Process

Key Regulations to Maintain or Add:

Zoning/Enforcement Implications:

Allowable structures (check all that apply):

- Main Dwelling
- Guest House
- Accessory Building

Comments:

Option #4: Allow Short-Term Rentals; write New Regulations specific to Short-Term Rentals

Key Changes to Include:

- Immediate (next door) neighbors should be notified.
- Village must be notified (application – no fee)
- Property owners must live on property or within 2-4 blocks of residence

Zoning/Enforcement Implications:

Properties that are renting without notifying village or neighbors will be cited and issued a fee.

Allowable structures (check all that apply):

- Main Dwelling
- Guest House
- Accessory Building

Comments:

Extra Comments:

* Notification

* Property owner lives close

* Restrictions/enforcement

The current code regarding rentals don't make sense. I have a main house and casita. If I move into the casita I can rent the main house but I cannot rent casita if I live in the main house. This ordinance needs to change.

Village of Los Ranchos • Short-Term Rental Public Meeting Worksheet • January 28, 2020
How should the Village address this issue? (Please use the back for additional comments.)

Option #1: Ban B&Bs and Short-Term Rentals

Zoning/Enforcement Implications; General Comments:

Option #2: Keep B&Bs; Ban Short-Term Rentals

Key Distinction(s):

Zoning/Enforcement Implications:

Allowable structures (check all that apply):

Main Dwelling

Guest House

Accessory Building

Comments:

Option #3: Allow Short-Term Rentals; use Village B&B Regulations/Process

Key Regulations to Maintain or Add:

Zoning/Enforcement Implications:

Allowable structures (check all that apply):

Main Dwelling

Guest House

Accessory Building

Comments:

Option #4: Allow Short-Term Rentals; write New Regulations specific to Short-Term Rentals

Key Changes to Include:

Not publicly marked at property as vacation rental for safety and security of people and house.

Blend in, blend in, blend in, improve area not hurt area

Permit fee – application fee

No big events allowed

Limit number of STRs in village at a certain cap to be determined but grandfather anyone who is currently renting STR if there has been no complaints to the village about the property.

Zoning/Enforcement Implications:

Law of unintended consequences – the STRs will all become long term unmonitored rentals

Allowable structures (check all that apply):

Main Dwelling

Guest House

Accessory Building

Comments:

Extra Comments:

I grew up at this house and my girls will live there one day—near our home now. We want to protect the neighborhood not harm it! We try to keep the setting looking as normal as possible for security and not stand out to passerbys. If we can't do short term we will have to rent long term which will not benefit my neighbor or my yard or my property. As of now I am there monitoring everything constantly. Currently I have a lovely retired couple visiting this month. Next month a retired couple will be visiting here for the month to get to know their newborn grandchild. These are the type of people we rent to. Our property is better off and so are my neighbors. My other option would be to leave it vacant—not good, or long term rent – not good.

Village of Los Ranchos • Short-Term Rental Public Meeting Worksheet • January 28, 2020
How should the Village address this issue? (Please use the back for additional comments.)

Option #1: Ban B&Bs and Short-Term Rentals

Zoning/Enforcement Implications; General Comments:

Option #2: Keep B&Bs; Ban Short-Term Rentals

Key Distinction(s):

Zoning/Enforcement Implications:

Allowable structures (check all that apply):

Main Dwelling

Guest House

Accessory Building

Comments:

Option #3: Allow Short-Term Rentals; use Village B&B Regulations/Process

Key Regulations to Maintain or Add:

Marry the two [use Village B&B regulations/process] – note the exceptions either way

Zoning/Enforcement Implications:

[Combined with zoning/enforcement implications for option #4]

Make B&Bs and STRs use similar or same process with amendments to address outlier issues.

Allowable structures (check all that apply):

Main Dwelling

Guest House

Accessory Building

Comments:

Option #4: Allow Short-Term Rentals; write New Regulations specific to Short-Term Rentals

Key Changes to Include:

[Write new regulations] – Do this in committee. Write the basic path then address exceptions.

Zoning/Enforcement Implications:

Allowable structures (check all that apply):

Main Dwelling

Guest House

Accessory Building

Comments:

Extra Comments:

Village of Los Ranchos • Short-Term Rental Public Meeting Worksheet • January 28, 2020
How should the Village address this issue? (Please use the back for additional comments.)

Option #1: Ban B&Bs and Short-Term Rentals

Zoning/Enforcement Implications; General Comments:

Option #2: Keep B&Bs; Ban Short-Term Rentals

Key Distinction(s):

Zoning/Enforcement Implications:

Allowable structures (check all that apply):

Main Dwelling

Guest House

Accessory Building

Comments:

Option #3: Allow Short-Term Rentals; use Village B&B Regulations/Process

Key Regulations to Maintain or Add:

- STR is owner's primary residence and owner must be living in residence
- Accessory and guest houses cannot be used as STR
- Property cannot be rented without the owner being present
- Require property liability insurance of at least \$500,000 must be obtained by the homeowner
- Mixed-use/living-work buildings: STR allowed in the residential portion if the owner lives there. STR activity not allowed in the commercial/work portion. Owner not allowed to live in the "work"/commercial portion and rent the "live"/residential portion.
- Owner cannot be a company, must be a natural person and the owner's primary residence
- Include all the B&B permit requirements per the Village except renting of accessory buildings (see my note above).
- Guests notified of rules
- Neighbors/neighborhood needs to be notified by mail by owner that they are planning to use residence as a B&B
- Village must have monitoring process in place –either by Village employee or a contracted service.

Zoning/Enforcement Implications:

Allowable structures (check all that apply):

Main Dwelling

Guest House

Accessory Building

Comments:

Option #4: Allow Short-Term Rentals; write New Regulations specific to Short-Term Rentals

Key Changes to Include:

Zoning/Enforcement Implications:

Allowable structures (check all that apply):

Main Dwelling

Guest House

Accessory Building

Comments:

Extra Comments:

Village of Los Ranchos • Short-Term Rental Public Meeting Worksheet • January 28, 2020
How should the Village address this issue? (Please use the back for additional comments.)

<p>Option #1: Ban B&Bs and Short-Term Rentals</p> <p><i>Zoning/Enforcement Implications; General Comments:</i></p>	<input type="checkbox"/>
<p>Option #2: Keep B&Bs; Ban Short-Term Rentals</p> <p><i>Key Distinction(s):</i></p> <p><i>Zoning/Enforcement Implications:</i></p>	<input checked="" type="checkbox"/>
<p>Allowable structures (check all that apply):</p> <p>Main Dwelling <input type="checkbox"/></p> <p>Guest House <input type="checkbox"/></p> <p>Accessory Building <input type="checkbox"/></p> <p>Comments:</p>	
<p>Option #3: Allow Short-Term Rentals; use Village B&B Regulations/Process</p> <p><i>Key Regulations to Maintain or Add:</i></p> <p><i>Zoning/Enforcement Implications:</i></p>	<input type="checkbox"/>
<p>Allowable structures (check all that apply):</p> <p>Main Dwelling <input type="checkbox"/></p> <p>Guest House <input type="checkbox"/></p> <p>Accessory Building <input type="checkbox"/></p> <p>Comments:</p>	
<p>Option #4: Allow Short-Term Rentals; write New Regulations specific to Short-Term Rentals</p> <p><i>Key Changes to Include:</i></p> <p><i>Zoning/Enforcement Implications:</i></p>	<input type="checkbox"/>
<p>Allowable structures (check all that apply):</p> <p>Main Dwelling <input type="checkbox"/></p> <p>Guest House <input type="checkbox"/></p> <p>Accessory Building <input type="checkbox"/></p> <p>Comments:</p>	

Extra Comments:

I prefer that short term rentals (STR) be banned while B&Bs be kept. I consider B&Bs to be more stable than STRs. That it is next to impossible to ban B&Bs given their current history in the Village. Although I prefer that STRs be banned I realize that it will be next to impossible to stop them.

I oppose STR because they are turning residential areas into commercial areas without much regard for the other residents. While most residents toe the line on zoning requirements, the STR people want it both ways – all the perks of a nice residential area AND the money perks of a commercial zone. Also because the STR people are running a business they must meet the same requirements that the other businesses must meet including business permits and licenses. They should not be allowed to have a financial advantage over the other businesses in the village.

If allowed STR should meet the following minimal requirements:

- **No more than two people per bedroom**
- **No STR side by side**
- **No events allowed**

- Provide for parking – on street parking
- Carry liability insurance
- Obtain required permits/licenses – fees should be sufficiently high so that only serious business people are allowed; do not allow someone to have a STR in order to pay a mortgage.
- Owner must reside at STR

Lastly, not sure that the village is prepared to enforce any requirements, that the village is ready for them. Please see to it that all the other residents are not left in the dust of the STR people who come and go.

P.S. Please remember you are changing residential areas to commercial areas if you allow STR.

Village of Los Ranchos • Short-Term Rental Public Meeting Worksheet • January 28, 2020
How should the Village address this issue? (Please use the back for additional comments.)

<p>Option #1: Ban B&Bs and Short-Term Rentals</p> <p><i>Zoning/Enforcement Implications; General Comments:</i></p>	<input type="checkbox"/>
<p>Option #2: Keep B&Bs; Ban Short-Term Rentals</p> <p><i>Key Distinction(s):</i></p> <p><i>Zoning/Enforcement Implications:</i></p>	<div style="text-align: center; vertical-align: top;"> <input type="checkbox"/> </div> <div style="margin-top: 10px;"> <p>Allowable structures (check all that apply):</p> <p>Main Dwelling <input type="checkbox"/></p> <p>Guest House <input type="checkbox"/></p> <p>Accessory Building <input type="checkbox"/></p> <p>Comments:</p> </div>
<p>Option #3: Allow Short-Term Rentals; use Village B&B Regulations/Process</p> <p><i>Key Regulations to Maintain or Add:</i></p> <p><i>Zoning/Enforcement Implications:</i></p>	<div style="text-align: center; vertical-align: top;"> <input checked="" type="checkbox"/> </div> <div style="margin-top: 10px;"> <p>Allowable structures (check all that apply):</p> <p>Main Dwelling <input type="checkbox"/></p> <p>Guest House <input type="checkbox"/></p> <p>Accessory Building <input type="checkbox"/></p> <p>Comments:</p> </div>
<p>Option #4: Allow Short-Term Rentals; write New Regulations specific to Short-Term Rentals</p> <p><i>Key Changes to Include:</i></p> <p><i>Zoning/Enforcement Implications:</i></p>	<div style="text-align: center; vertical-align: top;"> <input type="checkbox"/> </div> <div style="margin-top: 10px;"> <p>Allowable structures (check all that apply):</p> <p>Main Dwelling <input type="checkbox"/></p> <p>Guest House <input type="checkbox"/></p> <p>Accessory Building <input type="checkbox"/></p> <p>Comments:</p> </div>

Extra Comments:

Comments Regarding Short-Term Rentals in Los Ranchos

Our neighbor recently applied for a Bed and Breakfast license and requested permission to rent their guest house. After hearings before the Planning and Zoning Commission and the Board of Trustees the request was denied. I attended these meetings and the process raised my awareness of the current Village regulations and the process by which exceptions can be requested.

I believe the existing regulations which prohibit rental of guest houses should be upheld. While attending three hearings regarding this matter I did not hear a valid reason to alter the restriction against guest house rentals. I believe long or

short term guest house rental would negatively impact the low density and rural character of our Village. In my immediate neighborhood there are five guest houses. If these were converted to rentals our area would be significantly impacted.

In my opinion the current Bed and Breakfast regulations provide adequate opportunity for those wishing to enter the business. I don't think separate regulations need to be written for short-term rentals. The existence of internet based brokers for short-term rentals does not require our Village to alter current regulations. Short-term rentals could be accommodated within the current Bed and Breakfast regulations.

Further protection of our rural lifestyle and tranquil Village setting requires additional steps. The density of rentals in a given neighborhood should be restricted. Shared roads, access, and parking must be considered. Consultation with and approval of neighbors must be obtained. The Village must be prepared to respond to nuisance complaints in a timely manner. The renewal process must seek input from neighbors regarding the impact of the business.

Village of Los Ranchos • Short-Term Rental Public Meeting Worksheet • January 28, 2020
How should the Village address this issue? (Please use the back for additional comments.)

Option #1: Ban B&Bs and Short-Term Rentals

Zoning/Enforcement Implications; General Comments:

We [two people filled out this form] do not agree with banning because of NM, other state rulings within legislation. We do not want the Village to incur legal fees and time defending a ban that approved in other cities/states. Other cities in NM have implemented STR components to allow STRs to continue without implementing a ban.

Option #2: Keep B&Bs; Ban Short-Term Rentals

Key Distinction(s):

We do not agree with banning because of NM, other state rulings within legislation. We do not want the Village to incur legal fees and time defending a ban that approved in other cities/states. Other cities in NM have implemented STR components to allow STRs to continue without implementing a ban.

Zoning/Enforcement Implications:

Allowable structures (check all that apply):

- Main Dwelling
- Guest House
- Accessory Building

Comments:

Option #3: Allow Short-Term Rentals; use Village B&B Regulations/Process

Key Regulations to Maintain or Add:

Zoning/Enforcement Implications:

Allowable structures (check all that apply):

- Main Dwelling
- Guest House
- Accessory Building

Comments:

Option #4: Allow Short-Term Rentals; write New Regulations specific to Short-Term Rentals

Key Changes to Include & Zoning/Enforcement Implications:

- Owner must be available for emergency/contact 24/2 when renters are at the premises—not forced to be on premises—this opens the door RVs on property where owners will stay in—or more guest houses built on property for owners to live.
- Lodgers Tax, permit, and annual permit fee—within reason
- Rental shall be conducted entirely within the residence or accessory building on the residential property.
- Parking for guests must be within the property and off street
- Noise must be mitigated according to 7.4.2 Nuisances, Misconduct, and Common Offenses
- STR must have published rules of operation, approved by the Planning Director, and provided to guest at time of rental

Allowable structures (check all that apply):

- Main Dwelling
- Guest House
- Accessory Building

Comments:

<ul style="list-style-type: none">- Permittee shall comply with all federal, state, county, and municipal laws and regulations applicable and the failure to do so shall constitute grounds for revocation. Each license shall be posted on the premises where it is visible at all times.- Upon request by the Planning Director, the permittee shall completely and fully cooperate with any investigation of any complaint or suspected code violation, including allowing a complete on premises inspection by Village designated personnel- Property liability insurance of at least 500,000 or use insurance provided by hosting platform.	
--	--

Extra Comments:

STR Comments

- Can the village enforce the ordinances?
- No ability to enforce – questions the “willingness” to enforce

Tim – Perhaps this is correct

- Airbnbs will change the dynamic if not regulated and handled well
- B&Bs now are on major streets and not affecting neighbors
- Permit the ones (Airbnb?) in existence but work towards a better policy in next long term plan
- Master plan – Create a place where people want to visit 4th Street commercial.
- Invite us to the Village means only 5 places.
- Many hotels nearby (not in Village) – then people can visit
- Houses will turn into hotels without a STR ban. This is commercial in residential
- No Airbnb in neighborhood/residential or yes but with real regulation
- B&Bs are hosts and shows off neighborhood
- Owner must be present
- B&B idea is a better brand for Los Ranchos more in line with what we’re thinking to establish
- B&B held to a higher level of professionalism
- Village should be in charge of level of regulations without STRs and should embrace old implementation
- Allow STR with tight regulations separate from B&Bs sooner than later
- Do we want a community of residents or transients
- Regulations should be different from B&Bs – ex. Balloon Fiesta – this is the only time and they would need a fulltime sign, etc.
- Doesn’t want Los Ranchos to grow
- Concerned about people buying up the houses in LR and leaving and renting
- Way forward to make all Airbnb to comply to B&B ordinance
- Also, establish a Lodgers tax
- Trustees? What’s the sense of time frame?
- If the owner is on premises it IS a B&B
- What’s going to happen in the meantime?
- Need to consider Village liability

We use a house that we own next door to our residence as a guest house for friends and family and also as an STR.

When someone decides to rent our place either through Airbnb or VRBO, there is usually a review of that person from previous hosts.

There is no way that we would rent to someone that has gotten a bad review. Our house is an asset that we want to protect, not to rent it to someone that would be irresponsible.

On these sites (Airbnb/VRBO) are our house rules and regulations—where we can limit the number of guests, not allow parties, etc.

We meet each guest(s) as they arrive and are always available if they need anything or there is a problem.

Our neighbors have not complained about the use of this house as an STR, in fact several have rented it for visiting friends or family.

Several of the people that have stayed at our place have chosen it because they are thinking of moving to Los Ranchos and are wanting to get a feeling for the area.

There are a few places to stay in the village—Los Poblanos, Sarabande, and the El Camino are what comes to mind. I think the pricing of Los Poblanos is cost prohibitive for some folks. If you look at the pricing for STRs in the village, you will see that the cost is affordable for most.

Our experience as hosts has been very positive. Our guests have been respectful, and are enchanted with the lifestyle in the village of Los Ranchos. They enjoy the shopping, restaurants, walking along the ditches and the wildlife that is all around.

We believe that our STR is very positive for the village.

To: Village of Los Ranchos

RE: Vacation Rental Property Comments

To Whom It May Concern – regarding rental properties in the Village of Los Ranchos:

I am a village resident and have been for 60+ years. I was born and raised in the village, except for a short period of time when I was young during school and transitions. I currently have 2 properties in the village, the one I grew up in and the one my spouse and I bought to raise our own family in. My siblings and I have held onto our family property as it has been in our family for 70+ years and it is VERY near and dear to our hearts as are all of our long time neighbors, whose families all grew up together.

When our parents were no longer with us, we had to make some choices about what to do with our family home. It sat empty except for household items and no one lived in it for 3 years, which seemed really sad. Then the siblings decided to use it as a vacation rental property and/or a place we stayed during our own home remodel until such time as our own young family members needed a place to call home, and/or one of us needs a smaller home as we downsize. We value the friendship of all of our neighbors and carefully consider anything and everything we do with that property and how it affects both ourselves and our neighbors. There are several of us in this area that have held onto family properties as it is such a special place to all of us. Some of the houses are vacant, some are rentals, some the kids from 70 years ago are moving back into as they downsize, and some are vacation rentals.

As of right now I can say that there are a mix of original residents, new residents, long-term rentals, vacation rentals, and vacant houses. Interestingly enough, the ones that look the best are the vacation rental properties run by long-time village residents. The long-term rentals on the blocks look terrible, with the yards dead and in disarray.

As vacation rental property owners we do our own yard maintenance, house cleaning, and upkeep. It is very personal to us. We don't have a property manager handling anything. We screen our guests very carefully and most of our bookings are for retired couples here for 2 weeks to 2 months. There isn't a lot of movement in and out of the property, not noisy or obnoxious. We talk to our neighbors about who is going to be there and for how long. They make friends with our guests. Our guests comment that it is such a quiet and special neighborhood. No one really even knows it's a vacation rental as we try to keep it looking as normal as possible. It doesn't look vacant, it doesn't look too busy, it just looks like someone lives there like any other house. The yard is well maintained! It's personal to us.

On our blocks there are a couple of long-term rentals and the yards are all dirt and ugly. The neighbor reported to us that there was a SWAT team up on the roof of the long-term rental house. They said we missed all the excitement. Thank goodness we missed it. We don't want to see that kind of thing. We do not want to turn our family property into a long-term rental. We can't monitor tenants and are stuck with them for the duration of the lease if they are not good tenants. We can't monitor the quality of yard work as we do now and it could go downhill quickly.

As for the property we live in ourselves currently in the village, on our street we have 1 vacation rental and 2 other long-term rentals. We have experienced guns drawn out in front of the house by the sheriff, although it was probably 15 years ago. I wouldn't let my kids play in the front yard while that house was

a long-term rental property. The house down the street from us that a child rented out after their mom died has the yard in disarray. The vacation rental property on our street has an immaculate yard. They just redid and updated the entire yard again, even though it was already fine. We do have a vacant house in the area as the children are trying to figure out who in the family gets the house. Our experience has been over the last 15 years that long-term rental is a bad idea for the neighbors, vacation rentals are not a bother and people actually maintain the property better as they get rated by every guest so it behooves them to keep it nice.

As for our financial numbers, vacation rentals don't make any sense. We own several houses altogether in all parts of Bernalillo and Sandoval counties. One we live in, 2 are vacation rentals (only one in the village, the other is spouse's parent's house that kids built themselves). The other properties are long-term rentals. As an example of 2 properties this year, the vacation rental property cost \$16,000 this year in expenses, the long-term rental expenses were \$2,000. We netted only \$4,000 on the vacation rental and worked our behinds off monthly, while the long-term rental netted \$8,000 and we only visited the house once this year to check on it. The purpose for us to have a vacation rental property in our village is to protect our property and protect our neighbors, not for us to make money. We are not making money to speak of on this property. It is just allowing us to cover our expenses so that we can keep the property in our families until a young family member can move in and continue the tradition of living in our wonderful community. Our neighbors hate the long-term rental down the street. They don't mind our home. We are responsible owners. If the village no longer continues to allow short-term rental properties, the law of unintended consequences may be a rush on long-term rental properties which will DEFINITELY change our village and I can say for sure not for the better. I would hate to be forced to turn our family home into a long-term rental and watch it and the yard be destroyed. Please consider your actions carefully. We are not all bad managers or doing it to make money. Quite the opposite.

I have probably lived in the village longer than anyone at the first meeting I attended. You would think my family would be against allowing vacation rentals. Quite the opposite. I didn't make the table meeting in January, but I am just as offended by the people who moved into MY VILLAGE 40+ years ago and took away all of my alfalfa fields as those people now living on those fields in their nice houses are offended now by vacation rentals. I didn't want you here any more than you want vacation rentals in your village. It's not your village. It is our ancestor's village. It's all of ours village. You are not more important just because you have more money and have lived here 20 whole years! Whoopie for you. Let's all work together to see each other's point of view. I believe the village as it was intended back in the 1950s is not the vision for today, SADLY. And for the residents—if you have lived here 50+ years then I may be agreeable to your opinion, but if you moved into our village and destroyed our fields and have been here less than 40 years, I don't think you know the rest of the story or how truly special it is here as it was before you came. Still I don't despise you. I agree to live in harmony with you even though I wholeheartedly disagree with your complaining and your vision of the village. And for the record I do not, do not, do not like the 4th street revitalization plan. I am still trying to like it through, but I am just not seeing it yet. So far all I keep doing is complain about the law of unintended consequences, but oh well, time marches on. I still love my village.

Please carefully consider what the village will do with rules about properties. It doesn't matter if you paid a lot of money for your property or if you are a very small and humble property owner. We all want our village to be special. I believe having a rush of long-term rental properties in the village because no one is allowed to do vacation rental anymore will destroy our property values and our quiet neighborhoods. The

crime rate will increase. The gross receipts tax will drop as the village won't be collecting gross receipts tax on long-term rentals. Think about it. It is not as simple and easy as it sounds to forbid them. It may just make a horrible monster that we really don't want even more than a vacation rental monster—who isn't as scary as people are getting into their heads that it is.

I am writing to express my concern with the issue of Short Term Rentals (STRs) in Los Ranchos.

I attended the Village meeting on December 3, 2019 about this issue, and I was also at the most recent Planning and Zoning Commission meeting on January 14, 2020. It is clear there is a tremendous divergence of opinions regarding STRs, and I am glad that we are discussing this. However, I am very concerned about what appears to be a “packing” of the audience with AirBnB owners from outside of our community. This happened at both meetings, and it concerns me that so many AirBnB owners are coming up from Albuquerque to speak at our Village meetings.

There is a lot of money in STRs, and this is what is obviously driving the phenomenon, here and elsewhere in the world. Proponents of STRs see it as all good: it is a win-win situation, with no downside. But there is a downside, and we see this reflected in the rising protests that several communities have mounted. I am tremendously concerned about the downside.

I like to know my neighbors, and I think knowing one’s neighbors is an important part of living in a community such as Los Ranchos. Having an AirBnB or some other type of STR next door means that there is a constantly revolving door of unknown individuals cycling through all the time. This can be a serious disruption to one’s life. I speak from experience.

I moved to Los Ranchos from Albuquerque a couple years ago. I had lived in my home in Albuquerque for several decades and truly loved the house and the neighborhood. Then one day the house next door to me sold. The new owners converted the house to a full time AirBnB. The increased traffic and constant noise, with people coming and going at all hours of the day and night, was intolerable. Tremendous numbers of people would sometimes arrive, as many as 20, all staying a very modestly sized house. I contacted several governmental offices only to be told over and over again that the owners were well within their rights, as Albuquerque has no zoning ordinances concerning such things.

After a year of promises from the new owners that their “guests” would be better vetted and that things would improve, I left. They were concerned about their AirBnB reviews, not about the neighbors. I never thought I would sell that house, and for me, it was heartbreaking. Other neighbors were similarly bothered, but for various reasons, could not move. One family in particular, with small children, was especially bothered by the AirBnB, as they had no idea who was coming and going all the time, and they viewed it as a safety issue for their children. This situation was a win-win for the AirBnB owners and their “guests,” but it was a big loss for the neighborhood and for the neighbors.

I urge you to consider the effect of STRs on neighborhoods and on neighbors. None of us wish to live next to an unregulated motel, and that is what many of these STRs have become. Los Ranchos is a delightful community. Let’s concentrate on being good neighbors to one another. Let’s say, “No!” to STRs in Los Ranchos.

This person annotated documents posted on the Village website on Short-Term Rentals. The language in brackets [] is the context, the language outside of brackets [] and underlined is their comments.

[Short-Term Rental: A rental in a single or multi-family residence rented for fewer than 30 days at a time] 30 change to 180

[Village of Los Ranchos Considerations]

[Necessity for license or permit: promote order and safety,] BnB does not reduce property value, more likely to increase it.

[Application should address:]

- [Application fee for business license]
- [Renewed annually]
- [24-hour contact information including legal notice address]
- [Can agent (e.g. management agency) be contacted?]
- [Parking on street, Noise Control for “party house”] This issue already addressed in current codes (may need to broaden existing code/ordinance to include STRs. STR noise and parking issues pale in face of movie companies filming in the Village.
- [Occupancy Limit (# of persons per sleeping area? Or dwelling square footage?)] House owner/host needs to regulate this, which is in the best interest to all concerned. Otherwise, it doesn’t need to be regulated or inspected unless some other issues are at issue. Building designs varies so much that generalizing is short sighted. There are gray areas (do babies count?). Homeowner/hosts typically list max number of residents anyway. This is the right level to enforce, not some Village representative.
- [Liability – if Ordinance states requirements]
 - [Who does inspections?] Hopefully either Village or Bernalillo County Sheriffs on a 1st timer or annual basis (max). By requiring permits from owners, we can define inspections required like: at time of licensure, no less annual on STR licenses. Permit should spell out frequency and scope of inspections (checklist).
 - [Is insurance required? Proof of insurance provided and notice if discontinued] Insurance is typically included (one million) in STR agreements. Every STR tenant has it in their contract, so expiration is not an issue. No reason to change it.
- [Types of Rentals – Residential Zone] Can we assume that existing longer term rentals (6 months or more) are sufficiently regulated already? If so, how many have owners on site? Owners (by means of license) are already responsible for issues arising from a rental house, no different with STR. If issues arise, work it with the host/owner first, not tenant nor Village unless other measures fail. Owner/hosts do not need to live on site and it does not need to be “whole house” only.
 - [Whole house rental – owner on site] No requirement for owner on site and rental need not be whole house.
 - [Whole house rental – no owner on site] Whole house should not be a requirement. Just need to have contact info, of course.

[Enforcement and Penalties considerations include:]

- [What if property owner does not get permit?] How is it done today for long term owners/renters or other Village requirements? Penalty should be same as building permits today. What process do we use now?

- [Required to get a permit] Yes, which requires all other statutes in codes/ordinances to be conforming.
- [Property has loud parties, parking in street – violates] Not different than issue today where these are happening by non-STR people. This is an owner/host/neighbor issue.
- [Penalty – escalating per incident?] Yes, but do it such that owners are given a chance, a reasonable time to fix/conform with codes/ordinances once notified.
- [Enforcement Officer to verify compliance] No difference from other Village regulations. Maybe a late fee could be an option if no permit after being told to get one.
- [Adversely affects the public health, safety, or welfare of neighborhood.] No proof and no more than other Village regulations. STR is not a factor in the above topics.
- [...or not applicants primary residence] No reason for owner to be required to reside in STR. They just need to manage and interface with clients as is normal.
- [Most likely a neighbor would have to report an STR to the Village office, which can then research to verify property is listed as an STR. Once a property has been confirmed to be an STR and not in compliance with the Ordinance, a letter to property owner letting the owner know that a permit is required.] Good.

Many of the comments received in this document do not appear to be from people who have directly experienced a short-term rental (as a guest or as host). Some comments seem to paint a bad picture of short-term rental clients. For some reason people are paranoid that STR clients would be undesirable people to have in the Village. I do not think this is who we are! Responses to these points based on my years as a STR host. I would have to say:

- Average age of clients is at least 40+. These are people with financial means, and pay good money for rentals in this area (which are not cheap). They stay in STRs all the time and love it when they find places to stay in a beautiful place like Los Ranchos.
- A significant number of our guests are retired and/or empty nesters and are looking to potentially buy a property here in the Village. Our guests have never had big or loud parties in our casita (controlled by the STR contract too) and I would say after many dozens of customers, maybe one or two had reason to have visitors who may have parked in the street, but they didn't block access.
- Some of the other comments received seem to imply that some folks think STR guests are not to be trusted, are likely to be offensive or cause problems for people in the Village. Overall, with almost no exceptions, we have found the opposite to be true. It is very gratifying to meet people from different places who are visiting here now. We have found them to be great people and we have invited them to return in the future, which we would definitely not do if they had caused damage, were disrespectful to us or our property and/or the neighbors.

[Property Rights]

- [Would regulating or prohibiting STRs infringe upon property rights?] Yes, absolutely.
- [The Village needs to get feedback from its Legal Counsel and keep an eye on Federal House Bill 4232.] Good.
- [Much of the conversation and questions asked focused on specific circumstances—“Could someone do ___?”] Shift gears: glass half full: Minimize regulations and attempts to control neighbors.

[Regulation & Prohibiting]

- [Some of those who were for STRs said that they could be allowed to operate under new STR regulations.] Need specifics. Yes.

- [Some of those who were for STRs said that they could operate under the existing Bed & Breakfast permit.] Good, combine them.
 - [Some of those who were for STRs said that they] should easily [could operate under] reasonable [Bed and Breakfast permit]
- [...or amend the Bed and Breakfast permit to include STRs.] Good. Minimize the distinction between the conformance rules for each.
- [Those who were against STRs said that they should be prohibited.] Unfounded. Based on what experience or criteria?

[Renting]

- [Rent is a key term for the topic—whether something is considered for single-family use or is rented, either for short-term or long-term depends on whether the person is being compensated.] Ok.
- [Short-Term vs. Long-Term Advantages & Disadvantages] Let's not overthink this. STRs have been operating for years and few if any significant issues. Keep it as much as possible the same when we can.
- [Those who were in favor of STRs talked about the advantages that a short-term renter has over a long-term renter. If there are issues, a short-term renter is not around for a long time to be a larger issue compared to someone who is a problematic long-term renter. Those who were against STRs talked about the frequency that short-term renters could be problematic because they are in the neighborhood for a short period of time.] Owner/host can manage this without new regulation on length of stay. Owner host can decide whether or not to play in this game by new rules, but why fix what is not broken?
- [For both short and longer term renters, whether the experience is a positive one is a case-by-case basis.] Yes, owner host manages this.

[Commercial vs. Residential]

Why be so hung up on duration guests stay?

- [Attendees talked about the commercial nature of STRs and residential zoning.] Why is this an issue?
- [Those who were in favor of STRs pointed to the commercial activities that occur in residential zones and Bed and Breakfasts. Those who were against STRs pointed to the residential zone code and regulations.] STRs fill a real gap in housing accommodations and does no harm to the culture Los Ranchos values. People come, love the Village, and consider staying/owning homes.
- [Attendees also mentioned that the digital practice of STRs is commercial—by operating through an online platform, the physical hosts are franchises under a franchisor.] Issue? System works and people on all fronts benefit.

[Buildings & Verbiage]

- [In the Village there are different buildings that an STR could take place in...Which of these would be allowed to be STRs and/or long-term rentals would have an impact on zoning?] If code/ordinance compliant, any of these could.
- [STRs are inherently tied to zoning because of the buildings they can or cannot exist in.] Review reasons and see what is really necessary...
- [Both those who were for and those who were against allowing STRs said that the language in the code should be clarified.] Yup.

- [Some of those who were for STRs said that guest houses should not be allowed to be used as STRs.] Why?
- [Those who were against STRs primarily said that guest houses should continue to not be allowed as rentals and that outbuildings should also be prohibited as rentals.] Why?
- [Overall attendees said that the language should be fair.] Based on what brings most benefit. If not harmful, what is the concern?

[Enforcement]

- [Attendees were concerned that any regulations that would be created would be properly enforced by staff and that there would be enough staff.] Keep regulations simple, minimize bureaucracy!
- [Because issues with an STR would likely be at odd hours or at night, those that were against STRs were concerned about how to report complaints and enforce. Mentioning something the next day would not address the issue in the moment and those renters could be gone.] Owner hosts deal with such issues all the time. Not Village staff.

[Neighborhood Impact]

- [Attendees had personal experience with STRs, as operators, guests, and neighbors. Some attendees had positive personal experiences as any or all of those types and some had negative personal experiences as any or all of those types. Attendees also pointed out that they had heard about bad situations as neighbors and some had had those experiences.] What were the issues?
- [Those who were against STRs were concerned about neighborhood impact. Those who were for STRs stated that the STRs would not negatively impact the neighborhood and that there were mechanisms to control the impact, such as rules or reviews. The usefulness of reviews for neighbors was questioned by those who were against STRs.] Use of reviews is key element, not to be overlooked.
- [Those who were for STRs said that there are advantages to the guest/host review system to mitigate potential problematic renters.] Yes!
- [Those who were against STRs said that there are disadvantages to the guest/host review system as the host is primarily concerned about the guest review to get more business, not the concerns of the neighbors.] This is untrue for most hosts.

[Situational Perspectives]

- [Some of those who were against STRs mentioned that being the immediate next door neighbor is the main concern for neighborhood impact. Some said that the further their distance from an STR, the less impact it would have and the less concern there would be, but for the immediate neighbor they would receive the biggest negative impact.] Which in my experience is rare and minimal. My neighbors are not impacted negatively at all.

[Village Character]

- [There was concern from both those who were for and against STRs to maintain and preserve the Village character and values.] And to share that with people that come to visit, shop, or stay in Los Ranchos.
- [Both those who were for and against STRs felt that their approach would preserve Village character and values.] Compared to recent 4th Street construction, STRs would have zero impact.

- [Market saturation was mentioned as an overall impact if STRs were allowed.] Self-regulating: If market saturated, STRs dry up. [Is there a need for more STRs?] Again, market regulated, don't have to regulate. [Should there be a cap on the total allowed?] No. [Or will the market respond accordingly and regulate itself?] Absolutely.

[Economic Impact]

- [Some questioned exactly how much of a positive economic impact STRs would have compared to the costs of regulation and enforcement.] Regulation and enforcement should be close to zero and be cost positive via licenses required. Bigger deal is what my STR guests told me today: Went out and bought breakfast in Los Ranchos restaurant, haircut, antique shopping (including purchases), and they are dining tonight at another local restaurant. Where is the downside?

[There were three questions posed on the placards:]

- [Should short-term rentals other than Bed & Breakfasts be allowed in Los Ranchos?] Yes, absolutely.
- [If short-term rentals were allowed, what uses and requirements would be acceptable?] Use is to live in and sleep in a code compliant dwelling.
- [What are your overall top three recommendations?] Minimum regulations but permits can add benefit.

[Compiled List of Comments]

[Do you see why my idea of a boutique hotel sharing parking lot with Steelbender is a good idea? Good luck getting a permit! Also, I think the info cards may be a bit premature...] Not relevant.

[The foregone conclusion is that the cat is out of the bag!] ???

[1. Regulate carefully any application for STR short term rentals. 2 & 3. If STRs are allowed then preference should be given to maintain large tracts.] What??

[I propose to make a deal w/ Airbnb/VRBO so we can make money \$\$\$ There should be a permit process to neighbors know what is going on next door.] Unreasonable. Do you also want to meet my friends that visit me? Why?

[If we make it easy enough, then people will actually go through with the permit process. How do we preserve the values and culture of Los Ranchos?] Easy, do what we have been doing, but share it with others too.

[You people are getting priced out. (We don't want all old rich people) We want families with kids.] Good luck reversing the market value of real estate.

[People are going to do it, so let's make money.] Nobody is getting rich with STRs.

[Don't allow short term rentals! If you do decide to open the flood gates]

[- Only allow in primary residence] Why?

[- Have enough staff and be ready to police] Fear mongering.

[Look at how many cities have allowed it and then had so many problems they are now changing it] Got evidence? Not what I am seeing...

[Keep an eye on house bill H.R. 4232 which intends to give power back to local cities.]

[Fix the wording so that no outbuildings are rented] Why?

[Allowing guest house rental is really bad.] Not if codes and ordinances followed.

[It goes against keeping a rural village. It also will be more difficult to keep everyone from building guest houses]
Will never happen (market)

[I heard many participants mention they are new or recent to the Village. STR guests have the opportunity to experience our Village and may likewise move here. STR give people a chance to explore Los Ranchos.] Yes!!!

[To protect citizens' rights to exercise their property rights, short-term rentals should not be suppressed.] Yes!!!

[4th Street merchants will realize more foot traffic/revenue with STR vs. long term residents] Yes

[As a policy, if short-term rentals are permitted via Village Ordinance, the policy regulations should override the CCRs of a neighborhood association and/or homeowner's association.] Yes.

[Until the Village enacts a lodging (short-term rental) policy, merchants are not going to capitalize significantly on the tourism dollars that surrounding communities enjoy from mega venues, i.e. Balloon Fiesta, Lavender in the Village, wine tasting festivals, Fourth of July at Balloon Fiesta Park, open space hiking and outdoor activities, film-making and other enterprises.] Yup.

[Los Poblanos is cost prohibitive to many tourists who would like to stay in the Village short term and spend their time and money here.] Yes.

[Other questions: What is the connection between the revitalization of 4th Street and the need for available/convenient lodging?] Where people stay, they spend!!

[AirBnB should be regulated] Both STRs and B&Bs should be minimally and equally regulated (no more than necessary)

[B&B has been in Village for decades.] Good!

[How can the Village choose who should manage a short-term rental – Regulation and fairness. Why some and not others?] Market dictates: from those who open their STR who will be successful. Village workload minimal if we don't over regulate this. It's been happening here for years with no regulation.

[I feel that the Bed and Breakfast Permit for properties that are owner-occupied are a good way to regulate short-term rentals. This requires an owner to occupy the property which is a great way to prevent guests from getting out of control.] Where is this notion of out of control coming from? It is not real.

[No short term rentals of any kind.] Based on what evidence of issue?

[What if the Village of Los Ranchos created its own web platform and required locally permitted B7Bs to use "a little inn" and all proceeds go to the Village for the platform] Impractical, running a B&B is not what the Village staff is here for.

[I live in El Caballero, our gated community, I absolutely am opposed to short-term rentals in Caballero where we have private streets and pay for security entrance. The concept of short-term rental assumes enforcement – Will the Village hire more staff and enforce any policy?] Non issue. El Caballero can constrict STRs if they choose to.

[The home occupation resident in our neighborhood had twice daily UPS and FedEx]

[Regulation, enforcement by whom?] Irrelevant to current topic

[I have a business license with the state, pay my gross receipts to the Village, and have short-term insurance. 3 houses down is a new short-term rental. I would rather have that on my street than have it be a long-term where it will look like heck and we have no say or opinions/decision with owners.] Yes.

[A responsible use of a person's property for short-term rental is a reasonable use of one's own property. Sharing the beauty of the space in a way that provides for connection and cross-community is a way to bring people together.] Yes.

[Short-term rentals destroy neighborhoods! An older couple we know had lived for 20 years in an old adobe house near Old Town. After the next door house was sold and converted to an AirBnB they were forced to sell due to constant partying, whooping, and hollering...Ban all short-term rentals please.] Actually STRs achieve your goals here much better.

There is a lot of money in STRs, and this is what is obviously driving the phenomenon, here and elsewhere in the world. Proponents of STRs see it as all good: it is a win-win situation, with no downside. But there is a downside, and we see this reflected in the rising protests that several communities have mounted. I am tremendously concerned about the downsides.

I like to know my neighbors, and I think knowing one's neighbors is an important part of living in a community such as Los Ranchos. Having an AirBnB or some other type of STR next door means that there is a constantly revolving door of unknown individuals cycling through all the time. This can be a serious disruption to one's life. I speak from experience.

I moved to Los Ranchos from Albuquerque about 1 ½ years ago. I had lived in my Nob Hill house for over 20 years, and truly loved the house and the neighborhood. Then one day the house next door to me sold. The new owners converted the house to a full time AirBnB. The increased traffic and constant noise, with people coming and going at all hours of the day and night, was intolerable. Tremendous numbers of people would sometimes arrive, as many as 20, all staying in one of those modestly sized Nob Hill houses! I contacted several governmental offices, only to be told over and over again that the owners were well within their rights, as Albuquerque has no zoning ordinances concerning such things.

After a year of promises from the new owners, that their "guests" would be better vetted and that things would improve, I left. They were concerned about their AirBnB reviews, not about the neighbors. I never thought I would sell that house, and for me, it was heartbreaking. Other neighbors were similarly bothered, but for various reasons, could not move. One family in particular, with small children, was especially bothered by the AirBnB, as they had no idea who was coming and going all the time, and they viewed it as a safety issue for their children. This situation was a win-win for the AirBnB owners and their "guests," but it was a big loser for the neighborhood and for the neighbors.

I urge people to consider the effect of STRs on neighborhoods and on neighbors. None of us wish to live next to an unregulated motel, and that is what many of these STRs have become. Los Ranchos is a delightful community. Let's concentrate on being good neighbors to one another. Let's say, "No!" to STRs in Los Ranchos.

I don't know if it was the fact that folks *at the extremes* felt heard & understood (as happened at our table) or if folks realized compromise was going to be the only way to guide *an already rolling snowball* which is backed by a lot of legal precedent.

I do know that I heard some folk at my table with clear cut cases of "negative STR impact". These are real, we've heard others...and last night it evolved me towards believing that the only acceptable way to address things is through evolving our existing B&B model for all versions of residential lodging (even if the host only does "the first B" and doesn't put out a sign). But, the one thing I didn't hear was that it mattered what type of building was being employed for this purpose. In home, guest house, accessory building...were of less concern; it's the terms of rental and owner proximity that matter more. On that note I think we should be reconsidering the limitations on Guest Houses.

Moving on...The designations of SRT vs B&B in my mind are a hindrance to the conversation. As I suggested I have come to realize that the following equation somewhat describes people's comfort factor when it comes to having "lodgers next door". I know it disregards a lot of commentary to say this but "not-in-my-back-yard" boiled out of a lot of what I heard.

comfort w/ neighboring lodging accommodations = $f((1/\text{frequency of lodging turnovers per month}) * (1/\text{distance of property owner}) * (\text{distance to neighbors}))$

: where "distance of property owner" more or less goes to ∞ *if not anywhere* on property.

This equation very quickly falls away from "comfortable" with any of these factors being sub-optimal.

I was enlightened when our table discussion swirled around the fact that the *"Village character I was espousing/supporting"* could be enhanced by Village lodging that was branded and HOSTED like the quaint B&Bs we know (even if breakfast part wasn't included). This perspective came out of participants that were dead set against SRTs!...so in a way this was like saying, *"it's not hell no, it's maybe yes if"*, as in, if constrained along the lines the Village has set for B&Bs.

No matter pro or con one of the big things that bubbled up was the Village's ability/tenacity to enforce whatever rules are in place. This was a big issue of TRUST (lack thereof) and there was fear that extending the terms of lodging too broadly would be risking waaay too much waaay too fast for the Village to keep up with it all. And indeed, there would be "creep"; one infraction ignored begets the next, and the next, and then presto it's an un-containable situation in the Village. This was despite your mention of outside parties that could help with this. The comment was "at who's cost". This was a key feeling for those that felt they would be "subject to the risks of neighboring SRTs" and on top of that expected to carry the municipal cost burden for the Village's oversight of them.

The take away there is this: whatever doors we open to accommodate "short term residential lodging" options (call them B&(B)s or something else) the more we will need to be empowered to CLOSE problematic doors when called for. Having the proverbial "fire alarm to pull" right from the start is how we will prevent folks from saying *"we told you this was a bad idea"* 3-5 years from now when the scale of the issues might grow much larger.

I've got more thoughts...if you have mini-sessions to digest things further as you build your cases for BOT consideration I'd be happy to be at the table.

My comments fall into several categories as follows: economic gain, general security, enforcement of regulations (existing & proposed) and how short-term rentals may influence the ability of existing zoning to achieve its purpose.

Economic Gain

Whether “Air B & B” or something more sophisticated, it is clear there is money can be made through short-term rentals. This seems like a good thing. This has become especially true as hotel/motel prices continue to rise. I suggest the Village needs to guard against having its judgement clouded by short-term gain from short-term rentals. The economy has changed to make short-term rentals attractive today. This was not always the case. Motel 6, and many others, made their name by providing inexpensive, though spartan, accommodations. At one time Motel 6 was actually \$6.00/night. Some say a project to renovate the El Camino hotel and Dining Room on 4th Street as a Route 66 “artifact” (perhaps as a public/private partnership or sponsored grant) might be a longer lasting and better investment. The focus and type of increased economic activity, in my opinion, should be closely related to the goals defined in the Master Plan. For example, more economic activity for agriculture in low-density areas where that makes sense and more economic activity for retail/commercial (including short-term rentals) in higher density areas where that makes sense.

General Security

The principle of casual surveillance, (the neighbors noticing when something or someone is “out-of-place”) is the primary and most effective method of personal and neighborhood security known. Ask any Sheriff’s Deputy or security officer. When the commissioned police are occupied with more severe matters, they will be the first to encourage casual surveillance through “Neighborhood Watch, 911-COPS, etc.” It takes a bit of time and interaction with one’s neighbors to learn what is normal and what is not. One of the difficulties with short-term rentals is the neighbors are short-term... its not possible to tell when something is out of place. This is especially true with absentee landlords.

Enforcement

If we could assume that all landlords (those owners renting to others for short term occupancy) are responsible, then noise, litter, bad behavior, excessive traffic and the possible affect on land values would be dealt with as a matter of course. Owners would obtain the proper license, make sure that their facilities meet the applicable building, fire and electrical codes, pay their lodgers tax, and quickly address any untoward impacts on the surrounding neighbors and the Village. I suspect that not all owners are that scrupulous (see "clouded judgement," above.) We don’t want the neighbors "left holding the bag." To achieve some reasonable level of enforcement the Village will likely need to boost its enforcement arm regarding all of these matters... not to mention its legal fund to deal with disputes. Making sure all licenses are in place and all codes are met could be a much larger job than anticipated. See also “General Security,” above.

Effect on Existing Zoning

Much work has been done to maintain a relatively low density, encourage agriculture, conserve open space, and, at the same time recognize the 4th street corridor as the relief valve for growth and higher density activities... the economic engine of the Village. It is the East-to-West/High-to-Low Density character of the Village most seek to preserve.

The development of short-term rentals in the low-density areas of the Village tend to undermine both the pastoral nature of those low-density areas but further dampen the economic restoration of 4th street. For example, if one is in a short-term rental in a low density area of the Village and you want to go out to dinner, have a drink or go shopping, one is likely to get in a car to do so. This does not further our goal to encourage pedestrian use of the many ditch ways and pathways in the Village thereby reducing the need for the automobile (draw your own conclusions RE burning fossil fuels). Development of short-term rental space (appropriately priced motel/hotel/guest house, etc.) on 4th street allows people to walk to services and entertainment. Exceptions have been made for developments like Los Poblanos, however, it is a full service facility on a large tract and one would be hard pressed to call it "moderately priced" or "poorly regulated."

After attending the meetings I have some additional comments about why short term rentals should NOT be allowed in the village.

1) A number of people made the point that because of property rights the village would not be able to stop STR from happening. I am not a lawyer but this seems to be a really silly logic. As I look through the village zoning ordinances (as well as county, state, and federal ordinances) there are literally thousands of pages of laws limiting what I can and cannot do on my property. I am sure that some carefully written, common sense restrictions on STR would be any different. I would also like to point out that

2) Another point I heard a number of people make was that we need to make the village more accessible and allowing STR would accomplish this. The reason people love the village is the rural atmosphere. If we encourage STR the number of guest houses will increase. Another way we could open it up is to reduce the lot size to 1/4 acres. Then developer could come in and put up tons of houses. Before long the village will have lost what makes it the best place to live in Albuquerque.

3) The definition of guest houses should be brought in line with common sense. Any non primary building that accommodates guests is a guest house.

4) Section 7 - A-1 Agricultural Residential ordinance specifically says guest houses cannot be rented. It is common sense that if you want to keep the village rural you must keep open space. Ways to keep open space include minimum lot sizes, single family lots, etc. Allowing guest houses to be rented bypasses many of these methods. Here is the

Guest house or additional dwelling. (a) The guest house is limited to one thousand (1,000) square feet of heated floor area with facilities for cooking (not necessarily a full kitchen (microwave, coffee pot, etc.), sleeping and sanitation (b) Guest houses may not have a garage. (c) Occupants shall not be charged rent unless an explicit conditional use allowing rental has been approved by the Commission.

5) STR are businesses. Business should not be allowed in residential neighborhoods.

To whom it may concern,

I have lived in the village for 9 years. I live here to be close to family and to provide a safe place for my children to grow up. The safety of my children is paramount to me and certainly must always be considered when we live in a state with one of the worst crime rates in the nation. We are invested in our neighborhood, caring for the land, our property, and the community. We watch out for our neighbors and try to be aware of the people that come and go from our area. I am against having Airbnb's and Short-Term Rentals in the village. Introducing people to my neighborhood that have no investment in the land or the neighborhood is dangerous. When strangers are constantly coming and going, it becomes difficult to watch out for the people in our area. I am especially uncomfortable with an Airbnb being operated next door. My neighbor has a small guest house that is closer to my house and many neighboring homes than it is to the main home on the property. The small guest house is nestled in the heart of my neighborhood. I am against having my neighbor run a motel next door. I would much rather see the Village open a hotel on 4th street to complement the new renovations and draw visitors to the local shops. This would provide jobs for the community not just extra money for a household. People want to live in the Village of Los Ranchos because we value our rural roots, have a great community, and are safer than all surrounding areas. Please help to safeguard these values. Stop Airbnb's and Short-Term Rentals in the area.

There are currently up to 30 short term rentals available in the village. If the Village enacted a resolution banning short term rentals there would still need to be enforcement to prevent the current situation, This would cost the village for enforcement. It would probably be a person and a vehicle. This cost would be around \$70,000.00 To fund this the Village should charge the homeowners since they are the ones directly effected. There are around 2,000 homes. A charge of \$3-5 dollars a month added to the garbage collection fee would cover the cost and be fairly charged to the homeowners.

If a Short Term Rental Ordinance was enacted the fees collected would cover the cost of enforcement.

Short Term Rental Public Meeting Worksheet from 1/28/2020

I chose Option #2 Keep B&Bs; Ban Short-Term Rentals

Internet brokered short term rentals do nothing to enhance the tranquil rural character of our village or the shared quality of life of residents in the Village. They are a Pandora's box, a source of endless complications and potential conflicts about privacy, parking, shared private roads, density, noise, and disruption of neighborhood cohesion.

I appreciate all the Village has done and continues to do to preserve our shared quality of life. I support the Village vision to sustain and promote a friendly and peaceful community, which originates in neighborhoods like mine. Bringing businesses into residential areas is problematic. I concur with the Village goal to preserve the semi rural Village identity and character through careful, low-density commercial development primarily focused on Fourth Street. I support and appreciate the zoning restrictions that separate commercial from residential.

- In lieu of opening up residential neighborhoods for short term rentals, I would like to see the Village encourage the development of short term rental properties along the 4th street corridor where shops and restaurants can also be developed.
- Licensed, actively operated and managed Bed and Breakfast establishments currently exist in the village. The current Bed and Breakfast regulations and process have worked reasonably well and should be continued. However, since residential density in the Village is increasing over time, a more proactive process may be needed to involve neighbors who are potentially impacted, such as requiring the B&B establishment applicant him or herself to meet with neighbors in person or in writing prior to the formal zoning committee hearing.
- Applications for Bed and Breakfast Establishments should continue to be considered on a selective case-by-case basis in consideration of neighborhood density, security, and privacy and in consideration of neighbors' approval or opposition.

I am a lifelong valley resident (60 years) attending Los Ranchos Elementary, Taft Middle School and Valley High School. Much of my life has been lived in the Village of Los Ranchos and have now been residing in the Village for over 20 years. My 2 adult children and grandchildren reside here also.

I write in opposition the proposed changes to Village ordinances allowing for short term rentals such as AIRB&B and VRBO and like. When deciding where to reside we researched "long term" covenants and restrictions such as 1 family dwelling per acre, Agricultural and residential properties etc. that the Village offered and protected with its covenants.

Now some desire to destroy the open space, rural atmosphere and agricultural nature of the village by creating a bunch of little commercial "franchises" in any or all of our neighborhoods. There is currently no need for all this additional unregulated lodging and therefore this misuse of our neighborhoods should be denied. The bottom line for their desires is their own personal financial gain, which means "selling out" the rest of the village residents.

Stop this now! Allowing this to begin will undermine the authority of the Village to maintain any of its ordinances or covenants into the future thus welching on commitments made to those who chose to reside in the Village for what it is, a quiet rural, wonderful, peaceful neighborhood.

Re: Short Term Rentals

I greatly oppose the use of guest homes or out buildings for short term rentals, for reasons of privacy and mostly because of the situation we live in.

Our past neighbor built his guest house over 500' (a football field) from his house and placed it in my sons front yard just 50' from his family's front door, about 75' from the front door of our daughter and about 150' from our front door. Visitors ALWAYS think this guest house is ours for obvious reasons.

The new owners started illegally renting it out on AIRB&B and after speaking to them and then bringing it to the attention of the village. The process began. P&Z denied the rental 5-0! We were then basically slapped in the face when they appealed and the trustees gave us a very uncomfortable situation to live in for many months before finally upholding their own laws in January 2020. Our family has invited the Trustees and Mayor a few times to physically come and see our situation but none of them have taken any interest thus far. That invitation still stands.

The only people in our neighborhood that are fenced out of this guest house are the owners of it. The proximity of this place is extremely unreasonable for the neighbors some of which also live closer to the North than the actual owners. This leaves us all very vulnerable, all for a small amount of revenue to the ones less impacted.

I really do think this overall is a bad idea and will change the feel of the village in a negative way. The Village of Los Ranchos is not a vacation destination. It is surrounded by Albuquerque which we all know has a terrible crime rate and there is NO way to vet renters, I don't care what the people wanting to make an extra buck say. If you have a valid credit card you are in! The impact this has been on my family has been so stressful you have no idea!

If you choose to do this there needs to be strict rules:

1. Proximity to main house must be reasonable. 50' perhaps.
2. Gated to the main house for protection of the innocent.
3. Private access road.
4. Cleanliness, void of debris and weeds (has not been our experience.)
5. Strict instructions to not trespass under any circumstances on the neighbor's property.
6. Reasonable quiet time.
7. No parties.
8. Limited traffic.
9. Adequate parking in owners gated area.
10. Strict penalties for non compliance that will detour them by a hard hit the pocketbook.
11. Aggressive compliance staff that has authority to check periodically and extend serious fines for violation.
12. Adequate staff to take complaints very serious.

Placing rentals on the fourth street corridor where the guests can walk and have a drink or shop is the real direction to go. The Village should focus on that, and leave us residents following your laws alone in our peaceful existence. We pay the very high property taxes for the rural privacy of this quaint village. We own 7 acres that Larry Abraham strongly encouraged us to keep as open space. This short term rental threat is really making us rethink that vision.

In closing I feel the revenues to the village will be minimal and not worth the expenses and nuisance on the neighbors. Legal guest houses are to be under 1000 square feet with no garage (the one I'm talking about has a garage) so the village already gave a variance, God only knows why.... The rent will not be high dollar and will attract low income rentals. The one by us was advertised at \$89-\$99/night.

We appreciate the Village organizing and conducting the January 28, 2020 meeting regarding the use and operation of Short Term Rentals (STR) in the Village. The presentation on the legal aspects of STRs, provisions other communities have implemented, and the legal ramifications of implementing bans and other ordinances on STRs throughout the country was informative.

We are supporters of STRs and were interested to learn what other Village residents' thoughts and concerns are regarding STRs. We have listed the concerns that we heard in the meeting and have added our thoughts and responses. We appreciate everyone's honesty and passion for this issue and request that the Village Planning and Zoning Commission and Board of Trustees take a fair and constructive approach when making a decision on STRs.

1. Are STRs an Issue in the Village?

We would like more data on issues and concerns that the Village has received on operating STRs within the Village? Has the Village received complaints and concerns on STRs? If so, what are the complaints and are there current Village ordinances and regulations that have been violated? Has enforcement action been taken by the Village on current STRs?

2. Our Preferred Option – No Regulations

We support no regulations on short term rentals at this time. Unless the Village has received significant complaints regarding STRs, we support no new regulations. It appeared that approximately 50 Village residents attended the January 28 workshop, which represents approximately 0.8% (50 out of 6000 residents). It appeared that it was an even split on those in favor of STRs and those against. If STRs are a significant issue in the Village, we would assume that more Village residents would have attended the workshop (i.e. greater than 0.8%). We believe that a majority of residents in attendance at the January 28, 2020 meeting were there to express their opinions/concerns regarding the rental of guest houses (both short term and long term), which is prohibited in the Village code.

3. Our Second Option – Limited Rules and Regulations/More Enforcement

Should the Village determine that additional STR regulations are warranted in the Village, we support the implementation of limited rules and regulations for STRs as follows:

1. License or permit: promote order and safety, safeguard property values. Annual permit fee—within reason.
2. Owner/manager must be available for emergency/contact 24/7 when renters are at the premises—not forced to be on premises—this opens the door for RVs on property where owners will stay—or more guest houses/additions built on property for owners to live.
3. Parking for guests must be within the property and off street.
4. Rental shall be conducted entirely within the residence or accessory buildings on the residential property.
5. Noise must be mitigated according to 7.4.2 Nuisances, Misconduct, and Common Offenses.
6. STR must have published rules of operation, approved by the Planning Director, and provided to guests at the time of rental.
7. Upon request by the Planning Director, the permittee shall completely and fully cooperate with any investigation of any complaint or suspected code violation, including allowing a complete on premises inspection by Village designated personnel.

8. Property liability insurance of at least \$500,000 or use insurance provided by hosting platform.

Other Issues Discussed at the January 28, 2020 Meeting

Comparison with Sedona, AZ

Another issue brought up was a parallel to Sedona and the influx they have with tourism and that residents do not want Los Ranchos to become a Sedona—“inviting pink Jeeps” into our community. Sedona, Arizona has been a destination for tourism for many, many, many years, it is surrounded by 1.8 million acres of national forest land, at least 6 major red rock formations to visit and less than 2 hours from the Grand Canyon. Los Ranchos is not a destination for tourism. Los Ranchos tourists are visiting family/friends, Santa Fe, coming for a wedding at Los Poblanos, or possibly skiing, visiting Balloon Fiesta...visitors generally have a reason to visit. They are not coming to Los Ranchos for lifetime vacation experiences. There is no parallel to these communities and should not be a concern for the residents of Los Ranchos. However, it is evident and stated in various future planning and zoning documents that Los Ranchos does want to invite tourism into the community for shopping, dining, and enjoying our beautiful areas. The question then—is banning or regulating STRs the answer when we want “visitors” spending money within our community for short periods of time? Banning STRs isn’t an answer as STRs bring in tourism for short periods which supports local businesses.

No Rules for STRs

A few residents commented that STRs don’t have rules for guests. Most owners of STRs are committed to a positive and productive experience for all—owners have a set of rules, operations and communication information for the benefit of the guests, and the owners. If there are issues of inappropriate conduct, then the owner has the ability to stop the activity if necessary.

Impact on Housing Prices

A few residents commented on the impact STRs have on housing prices. Most owners of STR property are continually improving their properties. Guests will review and rate the property, giving owners feedback and vice versa. The expectations for both guests and owners are very high. STR guests have specific expectations of cleanliness, communication, and convenience. STRs are generally not supported if they have poor reviews within the third party (VRBO/Airbnb). Owners and renters view these ratings and make decisions based on these reviews—whether to allow the guest to rent or for the guest to decide on whether they want to rent the property. Why would anyone stay or rent if the reviews were poor? Most people want the best value for their money. Whether it be the STR owner or the renter—wanting the best fit for their property—meaning a good rental and a good renter. This business is not only about just making a buck but, it is about enjoying unique places, having experiences, and living among the local flavor of a community. Owners of STRs are not interested in constant conflict with their neighbors or dealing with renters that don’t respect their property. STR owners value their neighbors and respect reasonable concerns. They also value their own property and want to improve it, which in the end increases the owner’s property and the value of their surrounding neighbor’s property. It is understood that there are “bad” STR owners, just as there are bad lawyers, engineers, doctors, hairdressers, psychologists, property owners, and neighbors, however, these are the exceptions not the norm.

Violence at STRs

A resident commented about recent 2-3 shootings at STRs in Albuquerque. Last year, there were at least 21 deaths due to shootings in personal residences. This is again, not a valid defense for banning STRs as there is no correlation between shootings and STRs.

Owner Required to Stay on Property

A resident requested that owners stay on property which is not realistic. This will promote owners of STRs to request and build guest houses, or park RVs on property. A more realistic option would be to say that owners must be available 24/7 for any issues regarding their STR and have the ability to respond quickly to any concerns.

STR Complaints

The question was asked how many complaints toward STRs were documented within the Village. There were no major concerns documented as stated by Tiffany.

In regard to our Los Ranchos property which is used as an STR, our personal conversations with the Village regarding neighbor complaints are in reference to parking and use of the common road. The complaints have been minimal and are more gear to “what if” statements not actual incidents—We are aware that our neighbors have concerns regarding out common road. We have never had any issues regarding the STR on the road that we are aware of—however, when we have our own personal functions such as high school/college graduation parties, a family gathering, wedding, garage sales—we have to make sure we have parking attendants to make sure no one drives or parks on the road, we are asked to notify neighbors of when we are having anything going on at our home—in an effort to deal with one neighbor’s tantrums/harassment in regards to us having any guests in our home.

Liability of Common Road Concerns

The concern of private road liability and STR guests is an interesting concern as if a guest falls on the road it was stated that “would the other neighbors” be liable. STR guests are generally required to have an insurance policy from the third party hosting platform that would protect personal liability. But with that said, “what if” my neighbor who drives his motorcycle in and out of the road and peels out at the entrance would fall and break his leg—are all the neighbors liable? “What if” that neighbor’s kids were playing on the road and one of them falls and breaks an arm—do all the neighbors have responsibility? What about neighbors who have large trucks coming and going delivering hay, UPS, FEDEX...which creates divots and holes in the road and someone falls—who is responsible? This would start a huge rabbit hole that we think none of the residents of Los Ranchos would want to open as many of us live on private roads and are able to share common understandings to the use of the road.

Privacy

We all want privacy and have moved to this wonderful community called Los Ranchos. We all love our homes in Los Ranchos and as a thriving community want an interactive community—the rules can’t work for some and not the others. Are there any perfect neighbors?...We all have to live with issues that may annoy us as neighbors, such as dogs barking, horses next door clanking their metal water tanks, excessive horse flies in the summer, neighbors yelling at their kids, loose animals, property not taken care of, people that socialize more than others, differences of opinions, but that is what living in close proximity is. We

need to realize that we all can have complaints about each other but as neighbors we should be able to let go of issues when they aren't affecting your property. The "what ifs" and "I heard" statements need to stop—let's deal with the actual experiences within Los Ranchos—There was a concern referencing parties, loud music...is there any difference than having a neighbor who has excessive partying, and disrespect for neighbors—this is an issue that is regulated by the administration of Los Ranchos or the police with the noise ordinances of the community. There are ordinances in place to regulate community conduct that also are valid for STRs. With that said, it was apparent in the meeting that there are and have been serious concerns regarding the ability of the Village to support its residents when there are issues, whether it is complaints—real or fiction, or enforcing ordinances that are already in place. The discussion around STRs is more about the concern for the Village's ability to regulate or deal with issues concerning STRs than about the STRs themselves.

We urge the Village to look honestly at this issue with open eyes and decide with regard to STRs and guest houses so that we can all move forward in the spirit of community and growth for Los Ranchos. We would welcome the opportunity to discuss our views on STRs with Village staff and elected officials.

Thank you again for organizing and conducting the January 28, 2020 workshop concerning STRs. We really enjoyed Tim Karpoff's monitoring and facilitation skills to make the meeting/workshop a successful event.

To all concerned,

Thank you for allowing my opinion on short term rentals in the Village of Los Ranchos to be heard. I would like to start out by stating I am passionately against allowing short term rentals in the Village. It seems the only reason to allow them is the small amount of tax revenue they would produce. However, the reasons for not allowing them are vast.

Like so many, I have made the necessary sacrifices to move into the Village for peace and quiet. I moved from Rio Rancho, to the Village, in order to avoid the hustle and bustle of traditional neighborhood living. In my experience, the reality of short term rentals is they are an alternative to a cheap motel. They are priced for maximum occupancy, with no regulation. I feel by allowing cheap motels to pop up throughout the Village, we are cheapening the way of life generations of Villagers have worked to maintain.

It is no secret the Village is one of the leading areas to reside in the Albuquerque metro area. The reason for this is the quiet, secluded, way of life the Village has to offer. I do not feel the Village should forfeit the peace of its time-honored residents, to accommodate outsiders who do not contribute to the Village's way of life. Plainly stated, the reason the Village is wonderful is because it is not like the rest of Albuquerque, and I ask you keep it that way.

I have lived in the village for over 20 years and I would like to add my support for short-term rentals as long as they are permitted and regulated so as to have adequate insurance coverage and not be allowed to become a nuisance to the neighbors. I also believe a limit to the number of short-term rentals is prudent but have no sense of an appropriate number. Santa Fe's model seems to be well thought out and reasonable to all parties. Short-term rentals would allow Los Ranchos residents the opportunity to make additional income from their property, provide income to the village (albeit likely a small amount) and attract visitors to Los Ranchos. If they are staying in Los Ranchos it makes it that much more likely they will spend money here and eat at local restaurants and frequent village shops.

[This person annotated the presentation. Context for presentation given in brackets.]

[Reasonable Restrictions Allowed]

Added:

Light pollution, odors, emergency vehicle right-of-way

Online public notification?

Have you seen any cases concerning discrimination with respect to registered sex offenders – Can an owner stipulate that no registered sex offenders allowed in STR

IF adopted – will Village STR prevail over HOA CCRs which have rental restriction

Next Step:

Publish comments

Evaluate comments

Make recommendations

Vote?