

Esteemed Legislators,

Thank you for considering my testimony regarding Senator Girod's SB 621 which would prohibit local jurisdictions from making important decisions on Vacation Rental properties, in their own neighborhoods.

1-It is crucial to our democracy that local jurisdictions have a voice in what is happening in their communities, especially as it relates to who and how people are coming into and using their community resources.

2-Vacation rentals have a place and purpose, but they are clearly commercial businesses. Commerce is being conducted, owners of vacation rental properties are receiving tax benefits and are typically not spending time in the communities to witness, understand or remedy the impacts of bringing visitors into the community.

3-There are some communities that do not have the resources to support a heavy influx of vacationers, with zero to little oversight from the homeowner and certainly no support from the state government. If Girod wants this law, then he needs to tell us how he would support the communities and ensure enforcement of the local land use planning (i.e. no commercial properties) and VR rules. Communities are being negatively impacted by the heavy use of roads, parking, water etc and the absent business owner is not held responsible nor contributing materially to the local community. People who choose to live in a designated zone i.e. Coastal Residential, did not choose to live in a hotel zone, and that is what Girod is proposing happen regardless of the local zoning or community desire.

4-The unfettered and widespread use of residential communities and homes as transient rentals has dramatically reduced the availability of affordable housing in many communities. For example, in our community, 30% of the homes are being used as full time vacation rentals. These are businesses. Our community receives no real benefit from these commercial businesses. The owners live elsewhere, don't experience the noise, trash, road damage, water shortages, etc that can result. We have a small school in our community, and when interviewing teachers, none can afford to live in our community because there are no long term rental homes—individuals and businesses snap up houses to use as full time vacation rentals which drives middle class wage earners out of the market.

Please treat these business as what they are and respect the land use planning that is on record. When a neighborhood is zoned as residential, that planning was not put in place to have homes used for commercial purposes.

Thank you again for considering and sharing my testimony. I trust that democracy will prevail and communities will have the ability to influence what works and what doesn't for their communities.

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