

SB 621

Chair Riley, Vice-Chair Girod, Members of the Senate Committee on Business and General Government

The City Council of Yachats, OR voted in 2017 to impose a limit on the number of vacation rentals allowed within the City Limits of Yachats. This action came after a lengthy process taking place over a number of years. It was in response to numerous complaints from local residents over the changes that were taking place in their neighborhoods due to the proliferation of vacation rentals. The council held a total of 18 sessions over a 15 month period in which vacation caps and regulations were a part of the agenda. The final meeting before a vote to update our vacation rental ordinances was held in July of 2017 with over 75 attendees. Attendees ran the gamut from permanent residents, absentee owners and representatives of Vacation Rental Management Companies. Written testimony from those not able to attend was read and included in the minutes.

The overall testimony over the course of a year and a half was in favor of some type of cap. Yachats has limited housing stock. There had been a fairly stable number of Vacation Rentals over the years, but the trends were pointing to more of this type of activity. Especially with the increase in on-line vacation rental offerings. The lack of affordable housing in Yachats is exacerbated by conversion of existing long term rentals to vacation rentals. Even small affordable units were being bought up and converted.

The cap that we eventually approved was for a total of 125 units with a grace period to allow property owners to apply for and be granted a license. This process resulted in a total of approximately 144 units being licensed as vacation rentals. No new licenses would be issued until the total dropped below 125. This issue has continued to be a part of our deliberations going forward.

The process was fair, open and well thought out over a significant length of time. As a final note I would like to add the following:

Alleged violation of property rights by government regulation is usually invoked in financial terms. "Inability to profit from the ownership of property". I would argue that the non-financial enjoyment of my property should carry equal weight.

People who buy property in a residential neighborhood with the intent of living there full time should have a voice in the process.

I urge you and the members of the commission to vote in opposition to this proposed preemption of local control.

I thank you for your time and consideration.

James Tooke
Member
Yachats City Council