

## TABLE OF POLICY OPTIONS

### OBJECTIVE: PROVIDE BETTER NEIGHBORHOOD COMPATIBILITY

POLICY OPTION	PROS	CONS
<b>Reduce number of guests allowed</b> <ul style="list-style-type: none"> <li>• Eliminate +2 overnight</li> <li>• Eliminate +6 day guests</li> <li>• Eliminate unrestricted holidays</li> <li>• Eliminate exception for &lt; 3 year olds</li> </ul>	<ul style="list-style-type: none"> <li>• Reduces parking, noise, and traffic issues</li> <li>• Limits parties</li> </ul>	<ul style="list-style-type: none"> <li>• Limits flexibility of Vacation Rentals for large groups</li> <li>• Difficult to count heads</li> <li>• May reduce number of vacation rentals available to families</li> </ul>
<b>Reduce the number of rooms allowed with Zoning Permit</b> <ul style="list-style-type: none"> <li>• Three room maximum without Use Permit</li> </ul>	<ul style="list-style-type: none"> <li>• Reduces parking, noise, and traffic issues</li> <li>• Allows neighbors to weigh in on larger homes</li> </ul>	<ul style="list-style-type: none"> <li>• Discourages large home Vacation Rentals</li> <li>• Does not address concentrations of smaller homes</li> </ul>
<b>Limit number of vehicles</b> <ul style="list-style-type: none"> <li>• Require owners to limit the number of vehicles to 2 in Rental Agreements</li> </ul>	<ul style="list-style-type: none"> <li>• Limits parties</li> <li>• Reduces parking problems</li> </ul>	<ul style="list-style-type: none"> <li>• May be difficult to enforce</li> <li>• Cannot limit parking on public streets</li> </ul>
<b>Increase required off-street parking and/or eliminate allowance to count an on-street parking space toward required parking</b>	<ul style="list-style-type: none"> <li>• Reduces parking issues</li> <li>• Limits parties</li> </ul>	<ul style="list-style-type: none"> <li>• Could eliminate many units in traditional resort areas</li> <li>• Cannot limit parking on public streets</li> </ul>
<b>Prohibit events</b>	<ul style="list-style-type: none"> <li>• Reduces parking, noise, and traffic</li> </ul>	<ul style="list-style-type: none"> <li>• Limits flexibility for owners and visitors</li> </ul>
<b>Regulate outdoor fires</b>	<ul style="list-style-type: none"> <li>• Reduce fire risk in dry areas</li> </ul>	<ul style="list-style-type: none"> <li>• May limit use of outdoor space</li> </ul>
<b>Require quiet hours to be listed in advertisements</b> <ul style="list-style-type: none"> <li>• Require visitor agreement to noise conditions</li> </ul>	<ul style="list-style-type: none"> <li>• Makes visitors aware before renting</li> <li>• Reduces noise and parties</li> </ul>	<ul style="list-style-type: none"> <li>• May be difficult to enforce</li> </ul>

## TABLE OF POLICY OPTIONS

### OBJECTIVE: AVOID OVERCONCENTRATION & COMMERCIALIZATION OF NEIGHBORHOODS

POLICY OPTION	PROS	CONS
<p><b>Adopt Exclusion Overlay Zone</b></p> <ul style="list-style-type: none"> <li>• A “VRX” zoning overlay district that can be applied to geographic areas or neighborhoods to exclude Vacation Rentals</li> </ul>	<ul style="list-style-type: none"> <li>• Flexible to limit only in certain areas where vacation rentals not desired</li> <li>• Can apply to areas with CCR’s prohibiting vacation rentals</li> <li>• Easily understood and available through zoning</li> </ul>	<ul style="list-style-type: none"> <li>• Requires notice and hearings before Planning Commission and Board of Supervisors</li> <li>• Not all owners affected may agree</li> <li>• Separate action needed</li> </ul>
<p><b>Require a Use Permit</b></p> <ul style="list-style-type: none"> <li>• A discretionary permit that gives notice to neighbors, opportunity for hearing, and conditioned or deny use</li> </ul>	<ul style="list-style-type: none"> <li>• Allows case by case review</li> <li>• Can be conditioned or denied</li> <li>• Neighbors are notified and can weigh in before the decision is made</li> <li>• Runs with the land unless term-limited</li> <li>• Can be used to provide flexibility for uses that don’t meet standards</li> </ul>	<ul style="list-style-type: none"> <li>• More costly</li> <li>• May require septic upgrades</li> <li>• Takes longer</li> </ul>
<p><b>Require predominate use to remain residential by limiting number of days that a home can be rented to visitors (180 days)</b></p>	<ul style="list-style-type: none"> <li>• Retains residential character for most of the year</li> <li>• Avoids reclassification of a residence to a commercial use type</li> <li>• Limits intrusion on neighbors</li> <li>• Provides some flexibility for owners</li> </ul>	<ul style="list-style-type: none"> <li>• Limits potential revenues to owners</li> <li>• Could be difficult to enforce</li> <li>• Does not address neighborhood impacts during busy seasons</li> </ul>
<p><b>Adopt Separation Criteria</b></p> <ul style="list-style-type: none"> <li>• Establish minimum separation of 500 – 1,000 feet between Vacation Rentals</li> </ul>	<ul style="list-style-type: none"> <li>• Avoids overconcentration</li> <li>• Reduces parking, noise, and traffic issues</li> </ul>	<ul style="list-style-type: none"> <li>• Difficult to administer</li> <li>• Owners could limit others by locking in a permit</li> <li>• Limited applicability in large jurisdictions</li> </ul>

## TABLE OF POLICY OPTIONS

### OBJECTIVE: PRESERVE HOUSING STOCK

POLICY OPTION	PROS	CONS
<p><b>Prohibit Vacation Rentals in R1 Zone unless in Resort Area (RA) Combining Zone</b></p>	<ul style="list-style-type: none"> <li>• Protects residential housing stock</li> <li>• Preserves residential integrity of neighborhoods</li> <li>• Could still allow in areas with a Resort Area combining zone</li> <li>• Existing, permitted uses can continue</li> <li>• Also addressed overconcentration and compatibility issues</li> </ul>	<ul style="list-style-type: none"> <li>• Limits owner options unless within the RA Combining Zone</li> <li>• Existing, permitted uses operating without complaints would still expire upon sale or transfer; new permits would not be issued (unless RA)</li> <li>• Existing, permitted uses would continue in problem areas unless sold, transferred, or revoked</li> </ul>
<p><b>No new vacation rental permits until rental vacancy rates are over 5%</b></p>	<ul style="list-style-type: none"> <li>• Limits conversion of housing stock during tight markets</li> <li>• Provides some flexibility for owners in good market</li> <li>• Existing, permitted uses can continue</li> </ul>	<ul style="list-style-type: none"> <li>• Immediately freezes new permits</li> <li>• Reduces flexibility for owners</li> <li>• Existing, permitted uses operating without complaints would still expire upon sale or transfer; new permits would not be issued until rental vacancy rate exceeds 5%</li> </ul>
<p><b>Cap the total number of Vacation Rental Permits allowed</b></p> <ul style="list-style-type: none"> <li>• Countywide</li> <li>• By Supervisorial District</li> <li>• By Zone</li> </ul>	<ul style="list-style-type: none"> <li>• Limits conversion of stock</li> <li>• Existing permitted uses can continue</li> </ul>	<ul style="list-style-type: none"> <li>• Difficult to administer</li> <li>• Artificial Cap</li> <li>• Does not allow for tailoring of solutions to specific areas</li> </ul>

## TABLE OF POLICY OPTIONS

### OBJECTIVE: INCREASING OPPORTUNITIES

POLICY OPTION	PROS	CONS
<p>New <b>Resort Area (RA) Combining Zone</b> to allow Vacation Rentals that would otherwise be restricted</p>	<ul style="list-style-type: none"> <li>• Allows different rules to be applied in traditional resort areas</li> <li>• Allows for tailoring to specific communities needs</li> </ul>	<ul style="list-style-type: none"> <li>• Establishing RA Combining Zone is costly and requires notice and hearing</li> <li>• Some owners may not agree to the Overlay</li> </ul>
<p>Allowances for <b>Hosted Rentals</b></p> <ul style="list-style-type: none"> <li>• Provisions for hosted rentals would be clarified, and lower permitting levels established</li> <li>• Code would be changed to expand allowances for Hosted Rentals (1-room B&amp;Bs) to the R1 (not currently allowed)</li> </ul>	<ul style="list-style-type: none"> <li>• Would allow and encourage hosted rentals, which have less impacts</li> <li>• Can supplement income for property owners who remain in their homes but provide a room to guests</li> <li>• Does not result in the loss of housing stock</li> </ul>	<ul style="list-style-type: none"> <li>• May be difficult to regulate</li> </ul>
<p>Expand allowances to <b>Commercial Zones</b></p> <ul style="list-style-type: none"> <li>• Existing Code limits vacation rentals to residential zones</li> <li>• Would expand allowances to legally-established homes in commercial zones</li> </ul>	<ul style="list-style-type: none"> <li>• Increases opportunities in areas where neighborhood impacts are less of a concern</li> <li>• Puts visitors closer to commercial services</li> </ul>	<ul style="list-style-type: none"> <li>• Existing legal non-conforming uses use limits would apply</li> </ul>
<p>Allow <b>Guest Houses</b> to be Rented as Vacation Rentals (hosted)</p> <ul style="list-style-type: none"> <li>• Existing Code allows guest homes to be used only with the main home</li> <li>• Change would allow guest houses as a stand-alone hosted vacation rental</li> </ul>	<ul style="list-style-type: none"> <li>• Increases opportunities for hosted rentals, which have less impacts</li> <li>• Would not remove a unit from housing stock</li> <li>• Vacation rentals in second dwelling uses would still be prohibited</li> </ul>	<ul style="list-style-type: none"> <li>• May be difficult to determine if older guest houses are legally established and habitable</li> <li>• Might encourage installation of illegal kitchens in guest houses</li> </ul>

## TABLE OF POLICY OPTIONS

### OBJECTIVE: LEVEL THE PLAYING FIELD

POLICY OPTIONS	PROS	CONS
<p><b>Require the 24/7 contact to be located within 30 miles of rental</b> rather than within one hour drive</p>	<ul style="list-style-type: none"> <li>• More responsive management</li> <li>• Easier to measure and enforce</li> </ul>	<ul style="list-style-type: none"> <li>• Less flexibility for owners who also serve as managers</li> </ul>
<p><b>Require a qualified Property Manager or a 24/7 responsible party who is qualified and trained</b></p> <ul style="list-style-type: none"> <li>• Training or testing program would be established</li> </ul>	<ul style="list-style-type: none"> <li>• Assists owners in best practices for management</li> <li>• Enhance responsiveness</li> <li>• May reduce problems with poor tenant selection</li> </ul>	<ul style="list-style-type: none"> <li>• Training takes time and money</li> <li>• Less flexibility for out-of-area property owners</li> </ul>
<p><b>Require reporting of all complaints and responses</b></p> <ul style="list-style-type: none"> <li>• Require managers to report to PRMD 24/7 site or email within 8 hours</li> </ul>	<ul style="list-style-type: none"> <li>• Better tracking of problems and responses</li> <li>• Increases accountability</li> <li>• Shifts responsibility to property managers for reporting complaints</li> </ul>	<ul style="list-style-type: none"> <li>• May lead to revocation or non-renewal of permits with repeated complaints or failure to report</li> <li>• May lead to disqualification of property manager</li> </ul>
<p><b>Require that all ads and listings include approved limits</b></p> <ul style="list-style-type: none"> <li>• Occupancy limits, vehicles allowed, quiet hours &amp; prohibition against outdoor activities during these hours, TOT certificate number</li> </ul>	<ul style="list-style-type: none"> <li>• Potential renters aware of rules when first considering properties</li> <li>• Easy to determine non-compliant listings</li> </ul>	<ul style="list-style-type: none"> <li>• Prevalence of listing sites may make enforcement difficult</li> </ul>
<p><b>Require Property Report Checklist prior to Permit Approval</b></p> <ul style="list-style-type: none"> <li>• Contractor or other professional to verify Health &amp; Safety items</li> <li>• Pool fencing, fire extinguishers and smoke detectors, outdoor fire covers, legal egress from guestrooms, decks and hot tubs, septic and parking</li> </ul>	<ul style="list-style-type: none"> <li>• Helps to protect public health and safety by requiring that minimum standards be met</li> <li>• Encourages visitors to rent permitted properties and avoid those that are not permitted</li> </ul>	<ul style="list-style-type: none"> <li>• Additional cost to owners</li> <li>• May encourage continued illegal operation in the case of older rentals with non-permitted components</li> </ul>

## TABLE OF POLICY OPTIONS

**OBJECTIVE: CODE ENFORCEMENT**

POLICY OPTION	PROS	CONS
<p><b>Impose larger penalties</b></p> <ul style="list-style-type: none"> <li>• 10 times permit cost if unpermitted</li> <li>• 3 times rental rate per day for violations</li> </ul>	<ul style="list-style-type: none"> <li>• Easy to understand</li> <li>• Will promote voluntary compliance</li> <li>• More fair</li> </ul>	<ul style="list-style-type: none"> <li>• Could pose a hardship</li> </ul>
<p><b>Require two year renewal</b></p> <ul style="list-style-type: none"> <li>• Maximum two year term on permits</li> <li>• <b>Auto-renew if no violations</b></li> <li>• No need to reapply for two years</li> </ul>	<ul style="list-style-type: none"> <li>• Eliminates problem Vacation Rentals over a 2-year period</li> <li>• Increases scrutiny of renters</li> <li>• Allows flexibility to apply new rules in two years, if applicable</li> </ul>	<ul style="list-style-type: none"> <li>• Carries risk for owners</li> <li>• May penalize owners for renters' behavior</li> </ul>
<p><b>Citation Program</b></p> <ul style="list-style-type: none"> <li>• Violations of performance standards would become citable infractions, not misdemeanors</li> <li>• Officer of the County (including Sheriff) could issue citation to violating party</li> </ul>	<ul style="list-style-type: none"> <li>• Greatly enhances Sheriff ability to address issues at vacation rentals</li> <li>• Penalizes renters for bad behavior</li> <li>• Issuance of a citation would be considered a verified violation</li> <li>• Takes responsibility for enforcement off neighbors</li> <li>• Encourages good tenant selection</li> </ul>	<ul style="list-style-type: none"> <li>• Could penalize owners for poor renter behavior if repeated citations occur</li> <li>• Citation amounts are very low</li> </ul>
<p><b>Three strikes automatic revocation</b></p> <ul style="list-style-type: none"> <li>• Three verified violations or citations within a 2-year period would result in revocation and could not reapply for two years</li> </ul>	<ul style="list-style-type: none"> <li>• Helps to ensure enforcement</li> <li>• More effective than abatement process</li> </ul>	<ul style="list-style-type: none"> <li>• Reduces revenue for owners</li> <li>• Difficult to validate complaints</li> <li>• May penalize owners for renters' behavior</li> </ul>