

SUMMARY OF POLICY OPTIONS

OBJECTIVE: AVOID OVERCONCENTRATION & COMMERCIALIZATION OF NEIGHBORHOODS

POLICY OPTION	PROS	CONS
<p>Adopt Exclusion Overlay Zone</p> <ul style="list-style-type: none"> A zoning overlay district that can be applied to geographic areas or neighborhoods to exclude Vacation Rentals 	<ul style="list-style-type: none"> Can apply to areas with CCR's prohibition Flexible to limit only in certain areas Easily understood and available through zoning 	<ul style="list-style-type: none"> Requires notice and hearings before Planning Commission and Board of Supervisors Not all owners affected may agree Separate action needed
<p>Require a Use Permit</p> <ul style="list-style-type: none"> A discretionary permit that gives notice to neighbors, opportunity for hearing, and conditioned or deny use 	<ul style="list-style-type: none"> Allows case by case review Can be conditioned or denied Neighbors are notified and can weigh in Runs with the land unless term-limited Can be used to provide flexibility for uses that don't meet standards 	<ul style="list-style-type: none"> More costly May require septic permits Takes longer
<p>Limit Vacation Rental to seasonal use only</p>	<ul style="list-style-type: none"> Retains residential character for most of the year Limits intrusion on neighbors Provides some flexibility for owners 	<ul style="list-style-type: none"> Limits potential revenues to owners Could be difficult to enforce
<p>Adopt Separation Criteria</p> <ul style="list-style-type: none"> Establish minimum separation of 500 – 1,000 feet between Vacation Rentals 	<ul style="list-style-type: none"> Avoids overconcentration Reduces parking, noise, and traffic issues 	<ul style="list-style-type: none"> Difficult to administer Owners could limit others by locking in a permit

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OBJECTIVE: PROVIDE BETTER NEIGHBORHOOD COMPATIBILITY

POLICY OPTION	PROS	CONS
Reduce number of guests allowed <ul style="list-style-type: none"> • Eliminate +2 overnight • Eliminate +6 day guests • Eliminate unrestricted holidays 	<ul style="list-style-type: none"> • Reduces parking, noise, and traffic issues • Limits parties 	<ul style="list-style-type: none"> • Limits flexibility of Vacation Rentals for large groups • Difficult to count heads
Reduce the number of rooms allowed with Zoning Permit <ul style="list-style-type: none"> • Three room maximum without Use Permit 	<ul style="list-style-type: none"> • Reduces parking, noise, and traffic issues • Allows neighbors to weigh in on larger homes 	<ul style="list-style-type: none"> • Discourages large home Vacation Rentals • Does not address concentration of smaller homes
Limit number of vehicles <ul style="list-style-type: none"> • Require owners to limit the number of vehicles to 2 in Rental Agreements 	<ul style="list-style-type: none"> • Limits parties • Reduces parking problems 	<ul style="list-style-type: none"> • May be difficult to enforce • Cannot limit parking on public streets
Increase required off-street parking and/or eliminate allowance to count an on-street parking space toward required parking	<ul style="list-style-type: none"> • Reduces parking issues • Limits parties 	<ul style="list-style-type: none"> • Could eliminate many units in traditional resort areas • Cannot limit parking on public streets
Prohibit events	<ul style="list-style-type: none"> • Reduces parking, noise, and traffic issues 	<ul style="list-style-type: none"> • Limits flexibility for owners and visitors
Allow only on publicly maintained roads	<ul style="list-style-type: none"> • Avoids liability and burden on private owners for roads 	<ul style="list-style-type: none"> • Limits flexibility for owners
Require quiet hours to be listed in advertisements <ul style="list-style-type: none"> • Require visitor agreement to noise conditions 	<ul style="list-style-type: none"> • Makes visitors aware before renting • Reduces noise and parties 	<ul style="list-style-type: none"> • May be difficult to enforce

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OBJECTIVE: PRESERVE HOUSING STOCK

POLICY OPTION	PROS	CONS
<p>Prohibit Vacation Rentals in R1 Zone unless in Vacation Rental Overlay Zone</p>	<ul style="list-style-type: none"> • Protects residential housing stock • Preserves residential integrity of neighborhoods • Could still allow in Vacation Rental Overlay • Existing, permitted uses can continue 	<ul style="list-style-type: none"> • Limits owner options • Vacation Rental Overlay is costly and requires notice and hearing • Some owners may not agree to the Overlay • Existing, permitted uses continue in problem areas
<p>No new vacation rental permits until vacancy rates are over 5%</p>	<ul style="list-style-type: none"> • Limits conversion of housing stock during tight markets • Provides some flexibility for owners in good market • Existing, permitted uses can continue 	<ul style="list-style-type: none"> • Immediately freezes new permits • Reduces flexibility for owners
<p>Cap the total number of Vacation Rental Permits allowed</p> <ul style="list-style-type: none"> • Countywide • By Supervisorial District • By Zone 	<ul style="list-style-type: none"> • Limits conversion of stock • Existing permitted uses can continue 	<ul style="list-style-type: none"> • Difficult to administer • Artificial Cap • Does not allow for tailoring of solutions to specific areas

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OBJECTIVE: LEVEL THE PLAYING FIELD

POLICY OPTIONS	PROS	CONS
<p>Require the 24/7 contact to be located within 30 miles of rental rather than within one hour</p>	<ul style="list-style-type: none"> • More responsive management • Easier to measure and enforce 	<ul style="list-style-type: none"> • Less flexibility for owners who also serve as managers
<p>Require a qualified Property Manager or a 24/7 responsible party who is qualified with training</p>	<ul style="list-style-type: none"> • Assists owners in best practices for management • Enhance responsiveness • May reduce problems with poor tenant selection 	<ul style="list-style-type: none"> • Training takes time and costs • Owners not always trained • Less flexibility for owners
<p>Require reporting of all complaints and responses</p> <ul style="list-style-type: none"> • Require managers to report to PRMD 24/7 site or email within 8 hours 	<ul style="list-style-type: none"> • Better tracking of problems and responses • Increases accountability • Shifts responsibility to property managers for reporting complaints 	<ul style="list-style-type: none"> • May lead to revocation or non-renewal of permits with repeated complaints or failure to report • May lead to disqualification of property manager
<p>Impose larger penalties</p> <ul style="list-style-type: none"> • 10 times permit cost if unpermitted • 3 times rental rate per day for violations 	<ul style="list-style-type: none"> • Easy to understand • Will promote voluntary compliance • More fair 	<ul style="list-style-type: none"> • Could pose a hardship
<p>Require two year renewal</p> <ul style="list-style-type: none"> • Maximum two year term on permits • Auto-renew if no violations • No need to reapply for two years 	<ul style="list-style-type: none"> • Eliminates problem Vacation Rentals over a 2-year period • Increases scrutiny of renters • Allows flexibility to apply new rules in two years, if applicable 	<ul style="list-style-type: none"> • Carries risk for owners • May penalize owners for renters' behavior
<p>Three strikes automatic revocation</p> <ul style="list-style-type: none"> • Three violations would require revocation and could not reapply for two years 	<ul style="list-style-type: none"> • Ensures enforcement • More effective than abatement process 	<ul style="list-style-type: none"> • Reduces revenue for owners • Difficult to validate complaints