

# Transient Lodging Task Force Minutes

Tuesday, December 5, 2017

7:00 p.m. Town Hall Public Meeting

## Draft

1. Members Present: D. Tucker - Chair, L. Robertson, Ellen Hoffman, Lauren Duh, Greg Renz, Dow Benedict, Jeanne Muir and Elise Baach.

Absent: Sonya Evanisko

2. Visitors: Bob Smith, Elizabeth Wheeler, and Mayor Auxer.

3. Meeting called to order at 7:00 p.m. by D. Tucker, and approval of November minutes.

**G. Renz – if there are no objections, move to approve the November, 2017 minutes. None noted.**

4. Discussion on the use of terminology “Transient Lodging” vs. other labels.

The Task Force (TF) discussed not to use the Transient Lodging verbiage, preferring to use Short-Term Lodging. It was pointed out that the state uses Transient Lodging on their website.

## 5. Discussion of AirBnB Task Force findings:

D. Tucker had the committee reference the AirBnB Summary for this discussion.

Started with #7 – Owner occupied requirement. All agreed that the rentals have to be owner occupied. The definition of owner occupied is it has to be their primary residence. Primary residence can be proven through water bills, voting registration, they have to live there 51% of the time, etc. D. Benedict will get the parameters that SU uses to prove primary residency. Discussed the potential of hiring a manager being allowed, in the case of the owner being out of town, and if that manager has to be on the premises overnight, as the owner would be required to do. The majority agreed that the manager would have to stay overnight, or not rent it out while the owner elected to be away. There has to be a responsible party onsite. The next discussion was how many days can the owner hire the manager for? There was a suggestion of a limit of 25% of the time an owner is away from the home. Who enforces this?

#7 – there were questions as to if a homeowner owned a lot with two homes on it, would the owner have to stay overnight in the rented home or could they stay in their primary home? Also, if a homeowner owned two adjacent lots with a home on each lot, can the

homeowner stay in their primary home? It was suggested that these types of examples might go the (BZA) Board of Zoning Appeals.

#7 – some cities limit the number of days of the year a home can be rented as short-term lodging. No resolution on this. This TF will address the commercial district as well as residential districts.

#8 – Parking –

The parking will follow the current parking ordinances. There could be a Short-term parking hanger that would be purchased at higher rate (no amount discussed) for owners only. Currently, owners can purchase one Guest pass that can be used for a maximum of three days. The owner would have the choice of purchasing either the ST pass or the Guest pass, but not both. No discussion on how long the ST pass can be used. Discussion about renting parking somewhere for the owner's cars or for the renter's cars.

There was discussion about expanding the parking district. The mayor mentioned that the residents living on College and Ray Streets, and High Street by the baseball field, do not want residential only parking signs. It was mentioned that employees and businesses would lose parking areas if residential parking were

expanded.

Should owners pay for parking by the number of nights a renter stays? Who enforces this?

#9 – Restrictions on the # of rooms rented –

All agreed that yes, there should be a restriction on the number of rooms. It was mentioned that if you rent 3 rooms or less, there is no lodging tax imposed. The consensus was no more than 2 rooms, with no more than 4 people. If you need more rooms/people, the owner will have to go to the BZA. Maybe do a survey.

6. Create timeline that address key milestones/decision points-

The discussion will have to be continued regarding the summary to determine a timeline.

**D. Tucker – if there are no objections, the meeting is adjourned at 8:35 p.m. No objections noted. Minutes respectfully submitted by L. Robertson.**