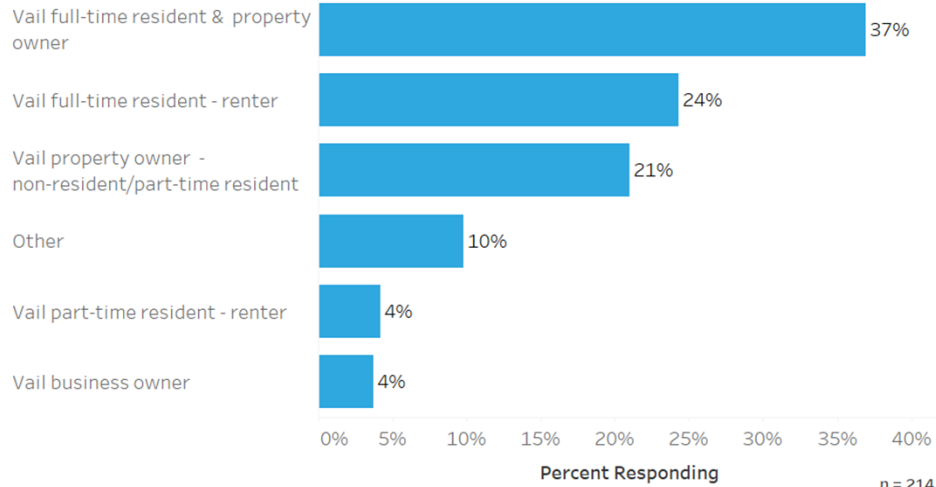






RESIDENTIAL STATUS

Town of Vail Short-Term Rental Survey | Which of the following best describes you?

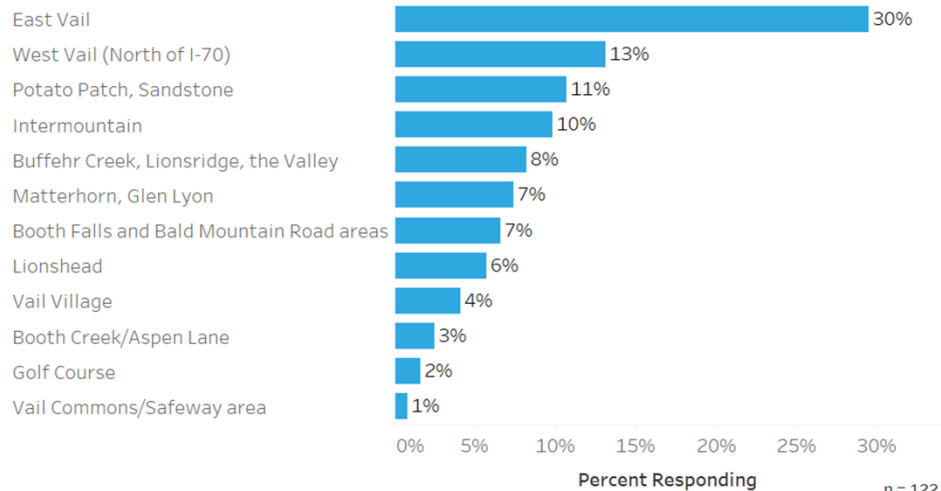


RRC
ASSOCIATES



PROPERTY LOCATION

Town of Vail Short-Term Rental Survey | Where is your property located (or properties if you own more than one residential unit)?

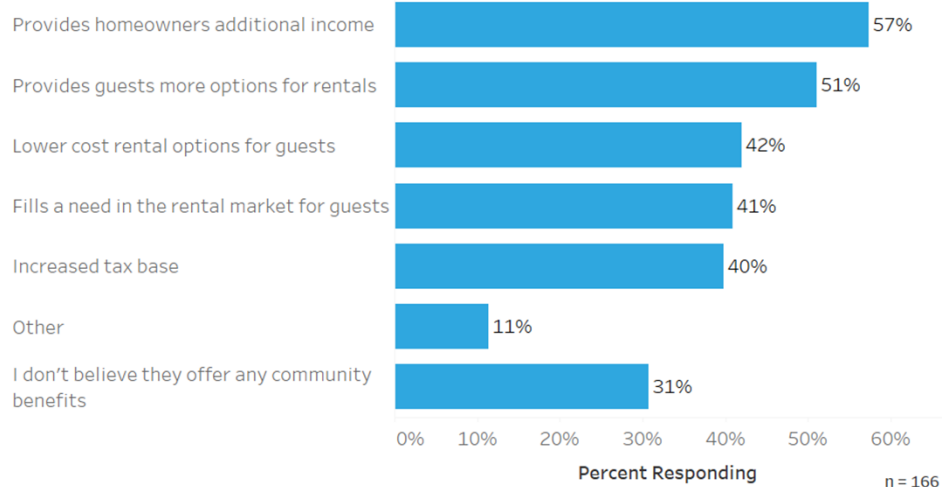


RRC
ASSOCIATES



COMMUNITY BENEFITS FROM STRs

Town of Vail Short-Term Rental Survey | Do you see any of the following as community benefits related to short-term rentals?

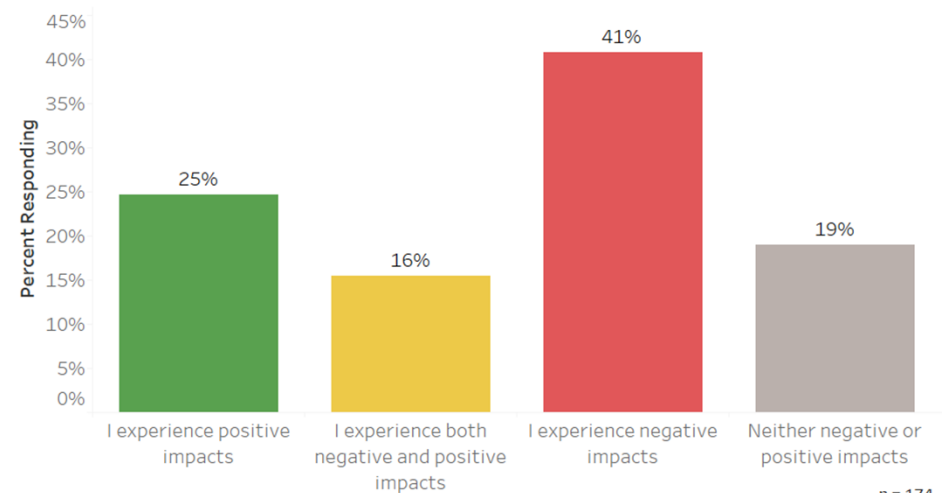


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IMPACT OF STRs

Town of Vail Short-Term Rental Survey | Are you currently negatively or positively impacted by the short-term rental of a residential property in Vail?

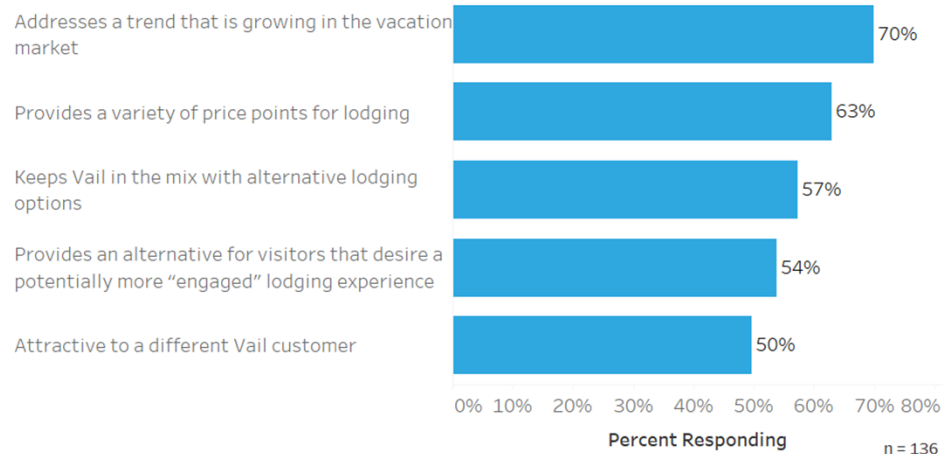


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POSITIVE IMPACTS OF STRs

Town of Vail Short-Term Rental Survey | Below are some benefits that have been identified as positives associated with having short-term rentals in Vail. Which of the following do you believe are positives in Vail?

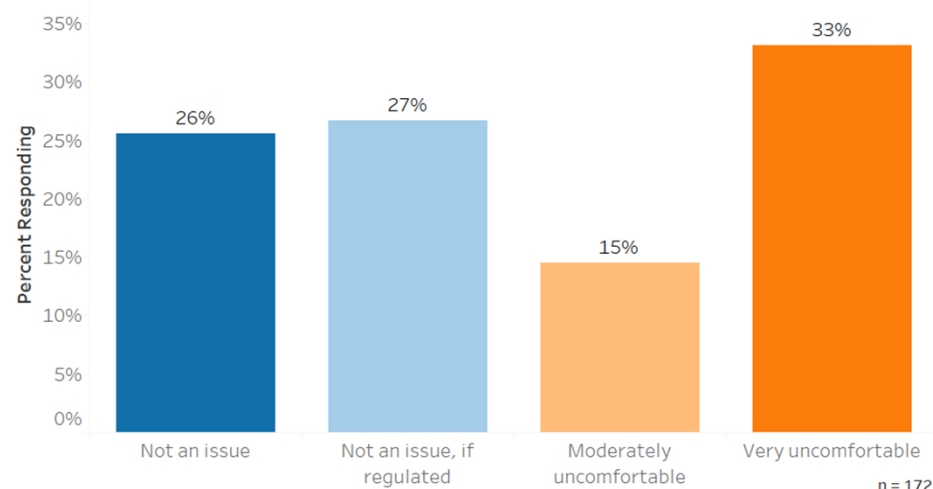


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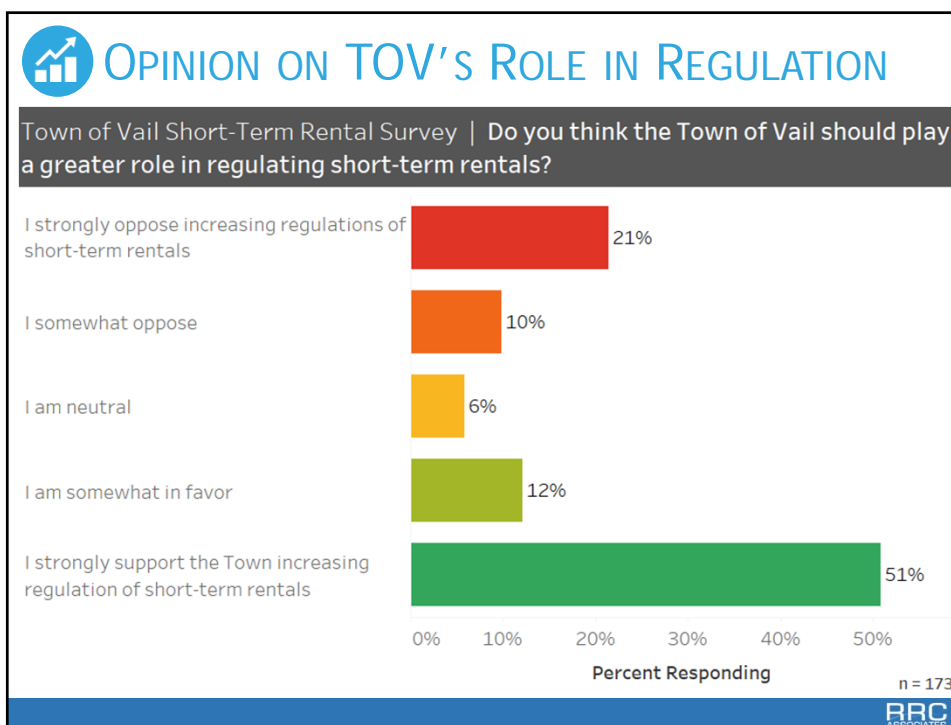
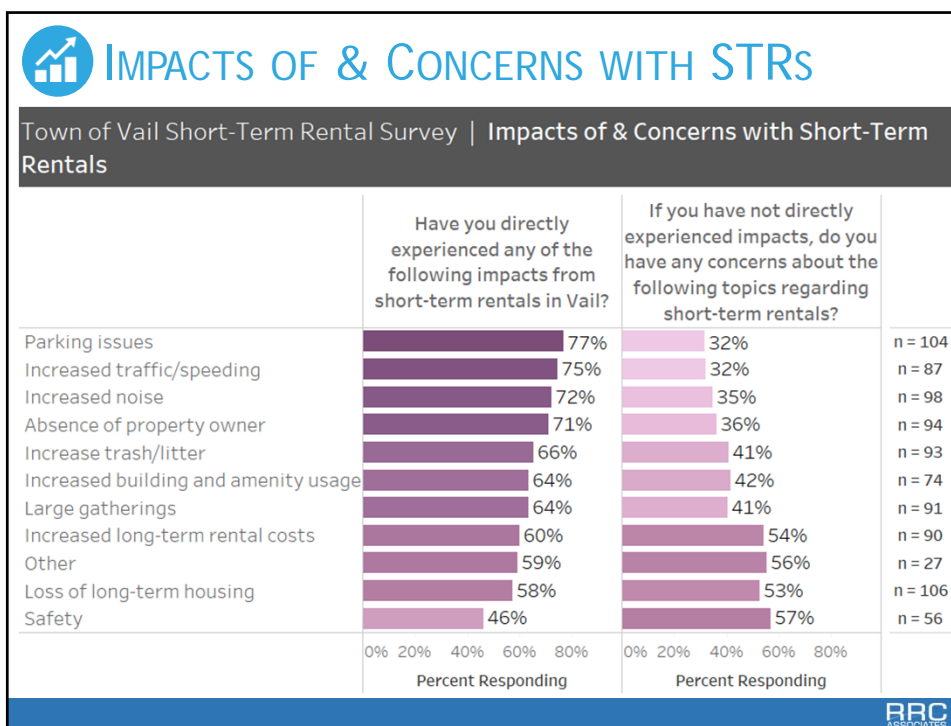


OPINION OF STRs IN YOUR NEIGHBORHOOD

Town of Vail Short-Term Rental Survey | How do you feel about having one or more short-term rental units in your neighborhood?



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OPEN-ENDED COMMENTS



IMPACT OF STRs

Q: Are you currently negatively or positively impacted by the short-term rental of a residential property in Vail?

In a few words, please explain your response:

Comment Labels	Count	% of total
Positive	46	28.57%
Neutral	29	18.01%
Negative	86	53.42%
Grand Total	161	100.00%



IMPACT OF STRs

Random sampling of positive comments:

Competitive renters drive prices down which allows me to rent for a cheaper price.

I'm able to book less expensive accommodations while visiting and enjoy the convenience of booking through a short-term rental site.

Short term rentals are great for the town economy, guests, and homeowners. I honestly feel there are legitimately zero drawbacks.

Random sampling of negative comments:

Average rent in the Vail Valley skyrocketed as soon as short term rentals were allowed/regulated.

Locals are losing rental options due to short term rentals and short term rentals can create added noise for residents in neighboring units.

Short term rentals limit locations for employees to live in town and is causing a shortage for hiring quality staff.

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POSITIVE IMPACTS OF STRs

Q: Which of the following do you believe are positives associated with having short-term rentals in Vail?

Do you have any comments on your response?

Comment Labels	Count	% of total
Positive	26	29.89%
Neutral	20	22.99%
Negative	41	47.13%
Grand Total	87	100.00%

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POSITIVE IMPACTS OF STRs

Random sampling of
positive comments:

For bigger groups, it's a good option so they can all stay and eat and be together rather than several different hotel rooms.

Not as intrusive to residential neighborhoods as some (non-compliant) lodging properties are, such as Vail Racquet Club in East Vail

When I travel, I prefer to rent a home vs staying in a hotel.

Random sampling of
negative comments:

Crack down with taxes or ban STR. Locals need a place to live. We have plenty of lodging options in Vail.

I think some units who are now in the short term rental market used to be long term. This adversely affects workers trying to find a place to rent.

The playing field is not level for hotels and lodges. They pay commercial taxes, are licensed, have huge investments and being undermined by unregulated rentals.

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ADDITIONAL COMMENTS ON STRs

Q: Do you have any other comments on short-term rentals in Vail?

Comment Labels	Count	% of total
Positive	21	31.82%
Neutral	22	33.33%
Negative	23	34.85%
Grand Total	66	100.00%

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ADDITIONAL COMMENTS ON STRs

Random sampling of **positive** comments:

Let freedom ring. We don't need to over regulate everything!!!

Not an issue, stop peddling to the hotel lobby.

We live in a resort and short term rentals are part of that. It is what guests who come here want. It is what buyers looking for property in the area want. The long term housing problem in Vail should be solved by the town and Vail Resorts. Changing laws to prohibit short term rentals would be unfair to property owners.

Random sampling of **negative** comments:

I believe strongly that short term rentals should be regulated by Vail for quality of life, safety as well as fairness issues.

The Town of Vail needs to more tightly regulate short-term rentals to protect the renters as well as the neighborhoods and residents in which the short-term rentals occur.

With less and less full-time residents, Vail feels less and less like a true mountain town that I want to live in.

RRC
ASSOCIATES



Memorandum

TO: Vail Town Council

FROM: Finance Department, Economic Development Department

DATE: August 1, 2017

SUBJECT: Short Term Rental Public Input Results and Policy Considerations

I. SUMMARY

The purpose of this memo is to summarize the information gathered by RRC and Associates and staff, during public input sessions, stakeholder group meetings and an online survey relating to short-term rentals (STRs). This also provides Council an opportunity to consider options for regulations and compliance of short-term rentals. Based on Council's feedback, staff will return on September 5th with potential policy considerations.

II. BACKGROUND

Community & Stakeholder Group Outreach

Staff conducted two community input sessions on June 20th and July 11th and created an online survey to be distributed with the intent to reach out to a wider audience than just the members of the public who could attend the input sessions.

In addition, staff also engaged key stakeholder groups such as the Vail Local Housing Authority (VLHA), the Vail Local Marketing District (VLMD), the Planning and Environmental Commission (PEC) and the Vail Economic Advisory Council (VEAC) to gather input on short-term rental potential benefits and issues.

Below are comments that were made during those meetings:

- Education is key; Educate not only the STR owners, but also the Homeowner Associations so they can help enforce compliance
- Enforce what we already have such as the licensing, tax collections, trash, noise and parking
- Create penalties for not being licensed
- Cost impact to the town for enforcement should be covered by the revenues generated
- Keep it easy for owners to rent short term; don't regulate too heavily

Attachment A is a letter from the VLHA stating their position on the STR market. A summary of the public input sessions and survey results are summarized below.

III. DISCUSSION

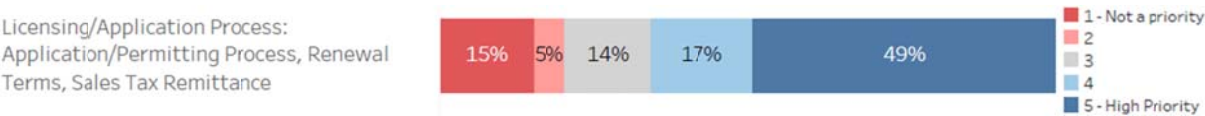
Community Survey Report

Attached are the results from the short-term rental survey that RRC and Associates managed for the Town of Vail. The document contains two elements: The first part is a summary of the responses to the survey. This analysis tracks the demographics of those who completed the survey and it compiles their opinions on impacts, concerns, benefits, and regulations regarding short-term rentals. The second part is a collection of open ended comments received throughout the survey. Please see Attachment B for the complete document. The survey findings and community input sessions reveal that the majority of respondents support the Town of Vail increasing regulation of short-term rentals.

Please see Attachment C for the compiled results from the two public input listening sessions and letters from concerned citizens.

Below, staff has assembled information on each STR topic for the purposes of tonight’s discussion.

A. Licensing / Taxes / Application Process



66% of survey respondents listed the licensing, application, and tax remittance regulations as a priority area to increase regulation.

While the Town of Vail has established the foundation of a short-term rental licensing and administration program, it lacks the tools and polices necessary to create a strong program to monitor compliance and inventory short-term rental properties. With approximately 40% of the identified short-term rentals currently licensed, the Town is missing a significant amount of tax and licensing revenue.

Numerous software applications are now available that can provide daily updates on the specific properties that are offered for short-term rentals and the number of nights that they are rented. Utilizing a program like this would provide staff an effective way to monitor STRs and increase compliance.

In addition, the current ordinance that allows a property to be exempt from licensing if rented fewer than 14 days is very difficult to audit and monitor. The majority of property owners who do not have the business license do not remit sales and lodging taxes on the 14 days, as there is no tracking mechanism for the town to verify that rental transactions are happening.

Our peer communities' application processes range from complex (for example, requiring a property owner to submit a land use application and go through a public hearing) to simple (for example, applying for a business license and paying a nominal fee).

Below are the current requirements by community:

Peer Community	Passive	Middle of the Road	Aggressive	Requirements
City of Aspen	x			Business License, Remit Tax
Town of Breckenridge		x		License, Remit Tax
Town of Crested Butte	x			Business License, Remit Tax
City of Durango			x	Land Use Application, Remit Tax
Town of Jackson			x	Land Use Approval, Remit Tax
Park City Municipal Corporation		x		License, Remit Tax
City of South Lake Tahoe			x	Permit Process, Remit Tax
City of Steamboat Springs		x		Permit Process, Remit Taxes
Town of Telluride		x		Business License, Remit Taxes

To help track and enforce the current regulations, a part-time staff member approved in last year's budget has been hired. In addition to the part-time position, staff has identified possible solutions to increase compliance and create an inventory of short-term rental properties:

- Utilize a STR software program that monitors listings and nights rented per property
- Create a licensing database to accurately license, monitor, and track violations of properties
- Revise the current ordinance to remove the 14 day threshold to require a license
- Create educational documents to clarify the requirements for property owners to be in compliance with current codes
- Create fines and penalties and/or incentives for compliance and violations

Does Council support drafting additional policies and regulations surrounding the licensing, taxing, and application process of short-term rentals?

B. Quality of Life / Community

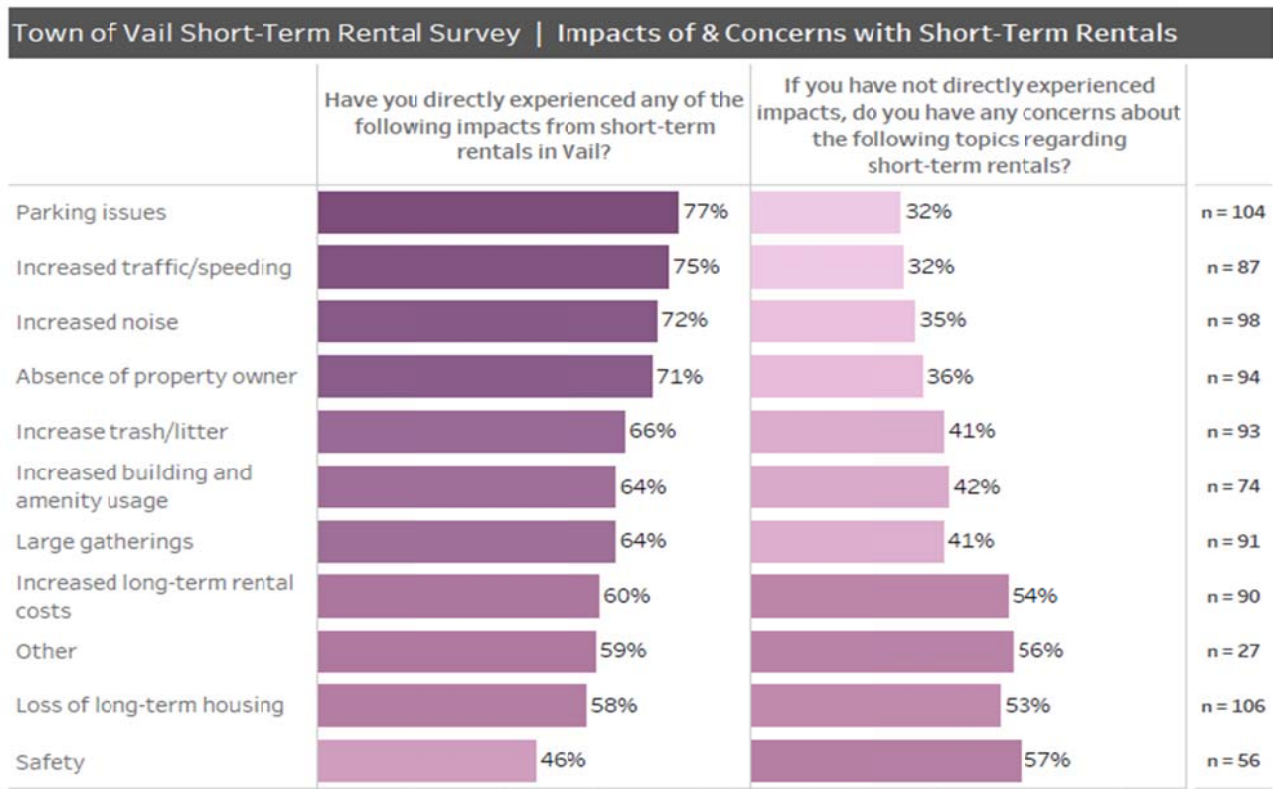
Quality of Life/Community: Noise Levels, Parking, Trash & Recycling Disposal, Traffic Congestion, Effect on Neighborhoods and Inf..



64% of survey respondents listed that quality of life and community impacts are a priority area to increase regulation.

Short-term rentals can generate issues by creating commercial activity in residential areas (mini-hotels in neighborhoods). Problems can include noise levels, inadequate parking, onsite trash and recycling disposal, traffic congestion, and overburdened infrastructure intended for residential use. The level of management and supervision of short-term rental properties vary. Unlike a hotel or resort, there isn't a guarantee that someone is available to assist with issues or questions during a stay.

53% of respondents have reported that they are currently negatively impacted by the short-term rental of a residential property. The below chart identifies areas of impacts and concerns:



The majority of peer communities have increased regulations in some areas that have been identified to affect neighborhoods and residents quality of life. Regulations range from zoning restrictions and caps on the number of nights rented to neighbor notifications, HOA approval letters, and the requirement of a local property contact.

Below are the current requirements by community:

Peer Community	Passive	Middle of the Road	Aggressive	Requirements
City of Aspen	x			HOA Notification, Local Property Contact
Town of Breckenridge		x		Local Property Contact, Parking, Trash, Noise
Town of Crested Butte			x	Zoning, Full-Time Resident Requirements, Cap on Nights Rented
City of Durango			x	Zoning, Neighbor Notification, Local Property Contact, Occupancy, Parking, Trash, Cap on number of STRs
Town of Jackson			x	Zoning, Neighbor Notification, Local Property Contact, HOA Approval Letter
Park City Municipal Corporation		x		Bedroom Counts, Local Property Contact
City of South Lake Tahoe			x	Zoning, Neighbor Notification, Parking, Maximum Occupancy, Multi-Family Unit Restrictions, Leave No Impact Program
City of Steamboat Springs		x		Zoning Approval, Local Property Contact, Neighbor Notification, Owner Statement of Understanding of Property Covenants
Town of Telluride			x	Zoning Approval, Local Property Contact, Parking, Trash, Pets, Cap on Nights Rented

Staff has identified possible solutions to reduce neighborhood and resident impacts:

- Create an application that requires the following:
 - Affidavit signed by owner that STR not in violation of HOA covenants
 - Local Property Contact (within a 30 minute response time)
 - Neighbor Notification of Property Contact
- Create a “Leave No Impact Program” covering the following topics:
 - Noise
 - Trash/Recycling
 - Occupancy
 - Parking
 - Hot Tub/Spa Use
 - Citations and fines for non-compliance
- Create a current short-term rental property map online, which is accessible to the public with local property contact information and a hotline for non-emergency complaints.
- Zoning Restrictions

Does Council support drafting additional policies and regulations surrounding community impacts and quality of life?

C. Enforcement

Enforcement: Code Violation Enforcement, Fines, Incentives to Comply



64% of survey respondents listed that enforcement is a priority area to increase regulation.

There is no enforcement program in place for property owners who do not comply with the current short-term rental requirements. Current regulations allow the Town to charge penalty and interest for not filing sales tax with a three year look-back period for tax collections

All of our peer communities have fines in place regarding the enforcement of short-term rentals. The fines range from basic tax and licensing penalties to the inability to operate as a short-term rental for 2-5 years.

Below are the current fines by community:

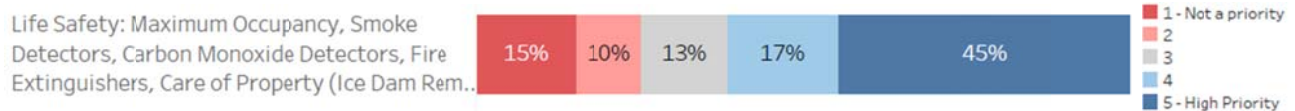
Peer Community	Passive	Middle of the Road	Aggressive	Fines:
City of Aspen	x			Penalty and Interest
Town of Breckenridge	x			Penalty and Interest
Town of Crested Butte			x	Ineligible for license to operate for 2 years from discovery of violation
City of Durango	x			Penalty and Interest
Town of Jackson			x	Ineligible for permit to operate for 5 years from discovery of violation
Park City Municipal Corporation		x		Penalty and Interest, Double Fee
City of South Lake Tahoe		x		\$1000, Penalty and Interest
City of Steamboat Springs		x		\$250 1st violation, \$500 2nd violation, \$1000 3rd violation and subsequent violations within 12 month period
Town of Telluride		x		Up to \$1000 per offense

Staff has identified possible solutions to increase compliance:

- Create a penalty and fine structure for the unlicensed operation of short-term rentals
- Create a current short-term rental property map online, which is accessible to the public with a hotline for non-emergency complaints.

Does Council support drafting additional policies and regulations surrounding enforcement?

D. Life Safety



62% of survey respondents listed that life safety is a priority area to increase regulation.

Currently, there are no polices in place regulating that health and safety standards are maintained for short-term rental properties. Guests travel with the expectation that any property they are going to rent is a safe place for them to stay. Without any standards in place, many short-term properties may not even contain the most basic safety devices, such as smoke alarms, fire extinguishers, and carbon monoxide detectors.

Half of our peer communities have life safety regulations in place. Regulations range from compliance with all building and fire codes to basic requirements such as fire extinguishers and maximum occupancy.

Below are the current regulations by community:

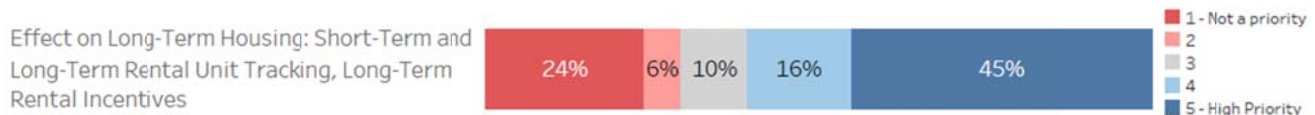
Peer Community	Passive	Middle of the Road	Aggressive	Requirements:
City of Aspen	x			None
Town of Breckenridge	x			None
Town of Crested Butte	x			None
City of Durango		x		Fire Extinguishers, Maximum Occupancy, Minimum SqFt Size
Town of Jackson			x	Compliance with Building and Fire Codes
Park City Municipal Corporation			x	Compliance with Building and Fire Codes, Inspection
City of South Lake Tahoe			x	Compliance with Building and Fire Codes, Inspection, Yearly Wood Burning Fireplace/Stove Cleaning, Defensible Space Requirement, Signage
City of Steamboat Springs	x			Maximum Occupancy
Town of Telluride	x			None

Staff has identified possible solutions for life safety compliance:

- Educational handout on safety topics
- Create a self compliance program that would be accompanied by random safety inspections. Owners sign an affidavit stating that they have the following safety tools in place:
 - Fire Extinguishers
 - Carbon Monoxide Detectors
 - Smoke Alarms
 - Maximum Occupancy

Does Council support drafting additional policies and regulations surrounding life safety?

E. Effect on Long-Term Housing



61% of survey respondents listed that the effect of short-term rentals on long-term housing is a priority area.

Long-term rentals are not required to be licensed by the Town. Licensing these properties at a nominal cost would allow us to track the movement between short and long-term rental base and understand the shifting trend over time. The town would also be able to ensure that life safety requirements are also provided for long-term renters.

Currently, Breckenridge is the only peer community that licenses long-term rental properties.

Staff has identified possible solutions to monitor the effects of short-term rentals on long-term housing:

- Create an incentive program for properties to stay the long-term rental pool
- Require long-term rentals to obtain a license at a nominal fee
- Create a self compliance safety program that would be accompanied by random safety inspections. Owners sign an affidavit stating that they have the following safety tools in place:
 - Fire Extinguishers
 - Carbon Monoxide Detectors
 - Smoke Alarms

Does Council support drafting additional policies and regulations responding to potential impacts to long term housing?

F. Vail Quality Standards / Fair Competition



35% of survey respondents listed that Vail quality standards and fair competition between hotels and lodges is a priority for increased regulation.

Beginning in 1999, lodging providers are currently rated every 18 months through the Lodging Quality Assurance Program (LQA) with the exception of rental by owner units. The program was put in place to ensure an un-biased and accurate depiction of each lodging property. Participation in the program is required in order to be listed for sale on the vail.com website. The program is administered by the Vail Valley Partnership, with a cost to the property owner ranging from \$95 for a 1 bedroom condo up to \$165 for a single family home.

None of the peer communities currently regulate quality standards or fair competition.

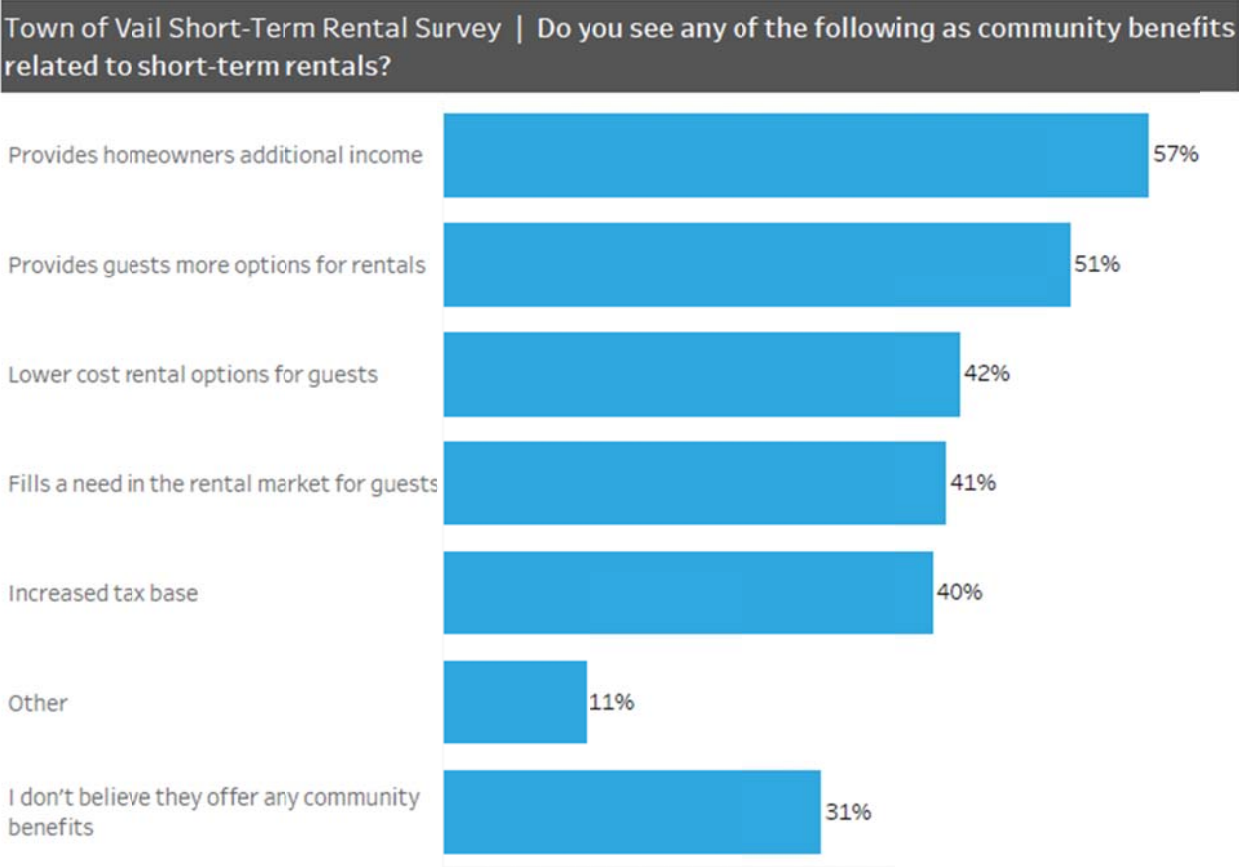
The majority of responses from the public indicated that the market regulates the quality of short-term rentals through online reviews, and that the Town does not need to focus on regulating this aspect of short-term rentals.

During the public input sessions comments regarding fair competition focused on licensing and paying sales tax. With increased tracking and enforcement of unlicensed short-term rental units, the equality between hotels and lodges following the same tax and licensing requirements will be met.

Does Council wish to draft additional policies and regulations quality standards and fair competition?

G. Benefits of Short-Term Rentals

69% of respondents feel that short-term rentals offer community benefits, by allowing Vail to provide diverse lodging options for guests, increase the tax base, and provide additional income for homeowners.



IV. REQUEST OF COUNCIL

Based on feedback received from Council, staff will return on September 5th with policy considerations and/or additional research on any particular topic to be addressed. For any future policy changes, staff recommends that ordinance readings begin in October, with an effective date of January 1st. This date should provide adequate time to notify owners and implement appropriate internal processes and systems. January 1st also lines up with the annual business license renewal period.

**Vail Local Housing Authority
75 South Frontage Road West
Vail, CO 81657**

Steve Lindstrom, Chairman
Molly Murphy
Mary McDougall
James Wilkins
Francisco Meza

August 1, 2017

Vail Town Council
75 South Frontage Road West
Vail, CO 81657

Re: Letter of Support for Short Term Rental Town Policies

Dear Mr. Mayor and Council Members,

Short term rental of housing units has become a prevalent and increasing form of business in the Town of Vail. While we recognize this provides additional options for the Town's guests, we believe this trend adversely impacts the availability of long term rental units for the Town's local residents.

In an effort to mitigate these adverse impacts, we recommend:

- the continuation of lodging tax collections and use of a portion of this tax as a housing mitigation funding source; costs for administrative, collection and enforcement should not come out of the tax collection;
- identify a method to mitigate impacts on the long term rental housing market;
- maintain a data base of all Vail dwelling units to periodically monitor trends in short-term and long-term rentals; local vs. out-of-area ownership, etc.

We look forward to further discussion and inclusion in the upcoming policy changes.

Kind Regards,



Steve Lindstrom
Vail Local Housing Authority Chairman

Summary of Results from the Vail Short-Term Rental Survey, June and July 2017

As a complement to the Vail Listening Sessions on Short-Term Rental topics, a short survey was implemented. RRC Associates assisted town staff in creating and fielding the survey. It contained several demographic questions designed to gather information on the respondent (for example, resident of Vail? owner or renter? location of property? etc.); a series of questions designed to understand the opinions of the respondent concerning the impacts of short-term rental units; and numerous opportunities for respondents to provide additional “open ended” comments.

The surveys were distributed as a paper form at each of the two TOV meetings. The survey provided an option to either complete the paper form using the postage paid envelope provided, or respond using a web address identified on the paper survey. A majority of respondents chose to respond online. Additionally, the opportunity to respond to the survey was publicized through the TOV website and various list sources. The outreach efforts resulted in 214 survey responses. Note that surveys were not password protected but there was no evidence of an individual completing more than one survey. However, the analysis did suggest that in some cases two members of the same household responded to the survey, providing strong reinforcement for certain points of view.

This short report summarizes the results from the survey.

The report is divided into two parts: the first presents a series of graphs summarizing the results from the quantitative questions in the survey, and the second set of findings includes the verbatim responses to open-ended questions. A summary of key findings from the quantitative questions on the survey includes the following:

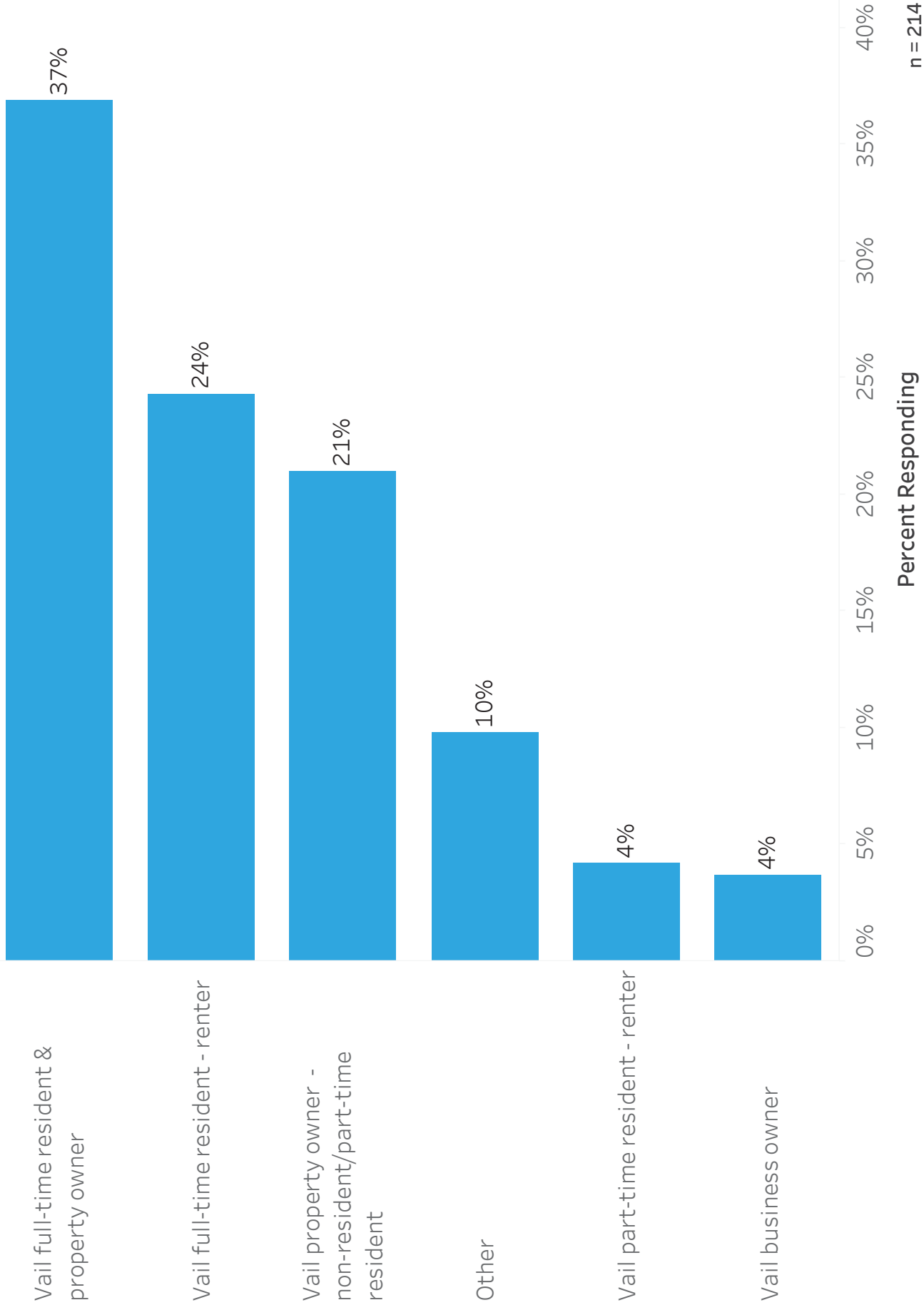
- Survey responses included Vail full-time owner residents (37%), full time renters (24%), and owners that are non-resident or part time (21%).
- Respondents were broadly representative of a variety of neighborhoods in Vail. While East Vail was most represented (30%), West Vail (13%), Potato Patch, Sandstone (11%) and Intermountain (10%) were among those with the most respondents.
- Concerning Community Benefits of Short-term Rentals, the two most identified were “Provides homeowners additional income” and “Provides guests more options for rentals.” In other words, respondents identified benefits for both owners and guests. Approximately one third (31%) chose the response, “I don’t believe they offer any community benefits.”
- When asked about impacts personally in terms of positives or negatives, more respondents said, “I experience negative impacts” (41%) than any other category. However, 25% said they “experience positive impacts” and 16% said they experience “both negative and positive impacts.” In other words, there are sharp divisions of opinion expressed in the survey results.
- These results were further confirmed in a question asking, “How do you feel about having one or more short-term rental units in your neighborhood?” Again, responses showed a range of opinions, with 33% saying “very uncomfortable” and 26% saying that is “not an issue.”
- The survey further explored both the positive and negative aspects of short-term rentals. These results are summarized in the graphs. Based on a list provided, the most identified positive aspects included “addresses a trend that is growing in the vacation market” and “provides a variety of price points for lodging.”

In terms of impacts and concerns, parking, increased traffic, increased noise, and absence of property owner were most identified as directly experienced impacts. In terms of those not experienced, but noted as concerns, safety, loss of long-term housing, increased long-term rental costs and increased building and amenity usage were most identified.

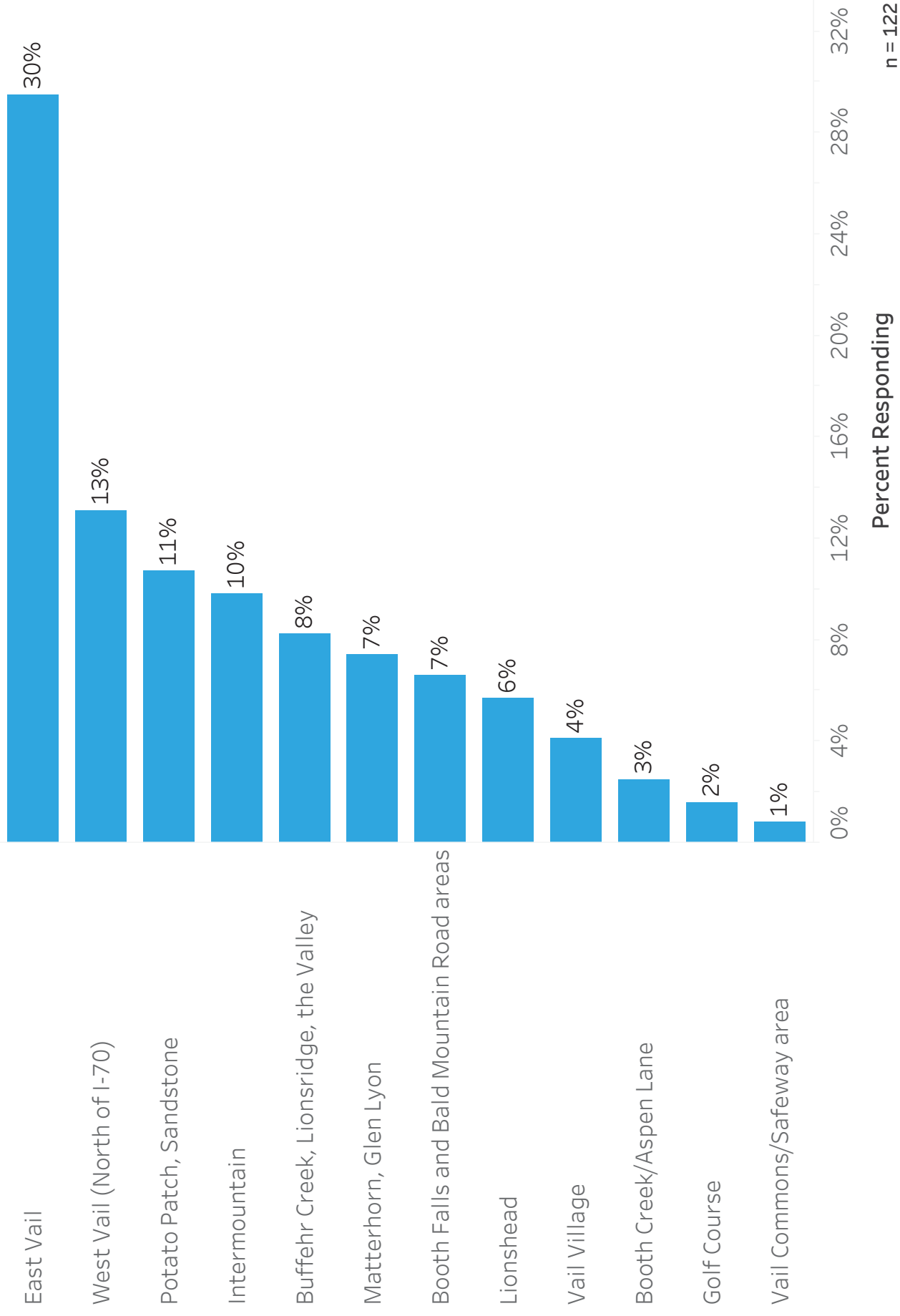
- In terms of opinions concerning the role of the Town of Vail in regulating short-term rentals, once again responses ranged and were divided. About half of respondents said, “I strongly support the Town increasing the regulation of short-term rentals,” and 21% said “I strongly oppose increasing regulations of short-term rentals.” Only 6% said “neutral.” In other words, opinions are divided and there are few in the middle.
- Finally, the survey asked, “If the Town were to increase regulation of short-term rentals, which areas should they concentrate on?” The results from this question show relative areas of priority as rated by those that favor increased regulations. The overall conclusion is that among those wanting regulation, virtually all of the options provided are of fairly strong interest. However, the two most identified categories are Quality of Life/Community, and the Licensing/Application Process. These results provide some guidance as the town considers where to start with additional regulations, and which areas could/should be emphasized.

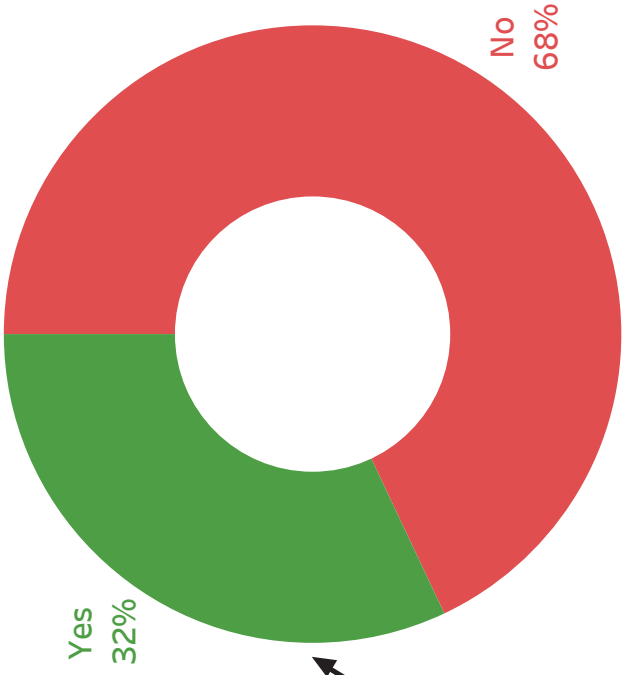
The open-ended comments follow the graphic results. They have been sorted into three categories in order to make them easier to follow: positive, neutral and negative toward the presence of short-term rental units.

Town of Vail Short-Term Rental Survey | Which of the following best describes you?



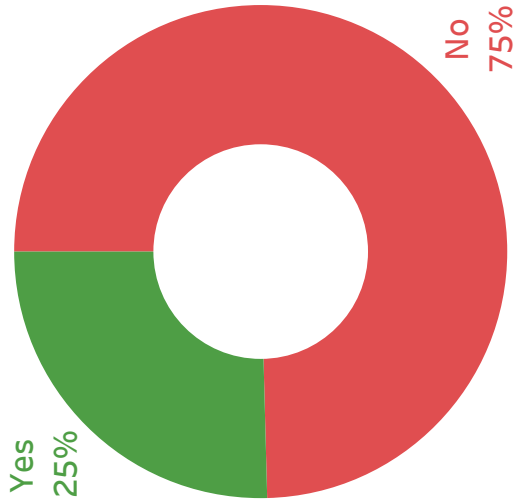
Town of Vail Short-Term Rental Survey | Where is your property located (or properties if you own more than one residential unit)?





(If yes) Average Number of Nights
Rented Short-Term Per Year

86 days

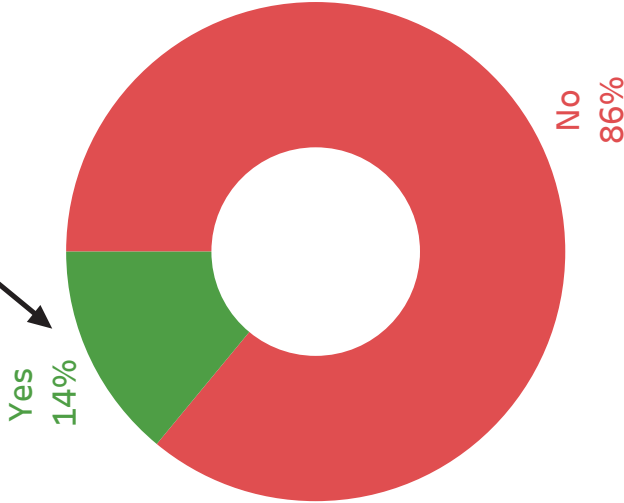


n = 122

Have you ever rented your unit long term?

(If yes) Average Number of Months
Rented Long-Term Per Year

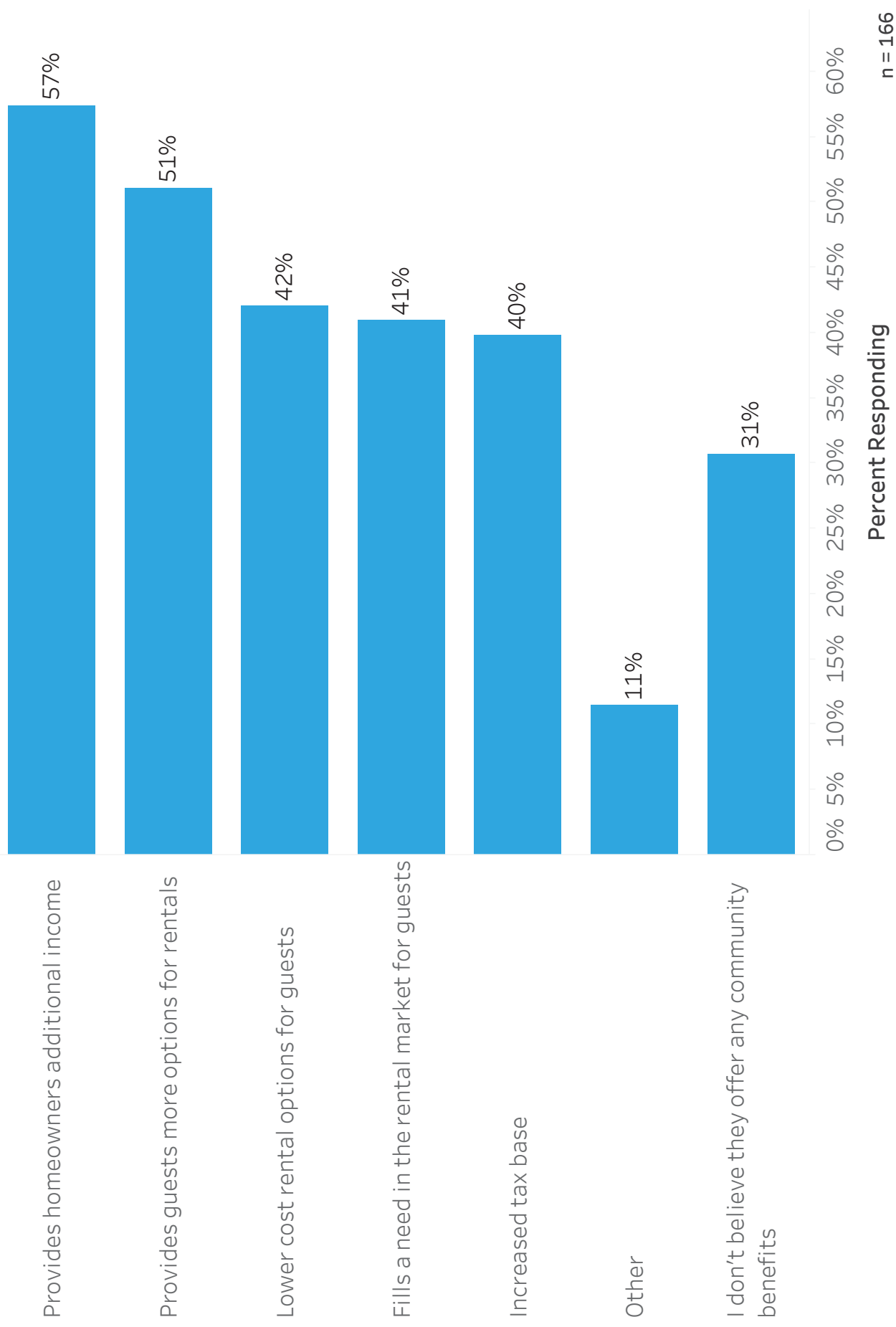
11 months



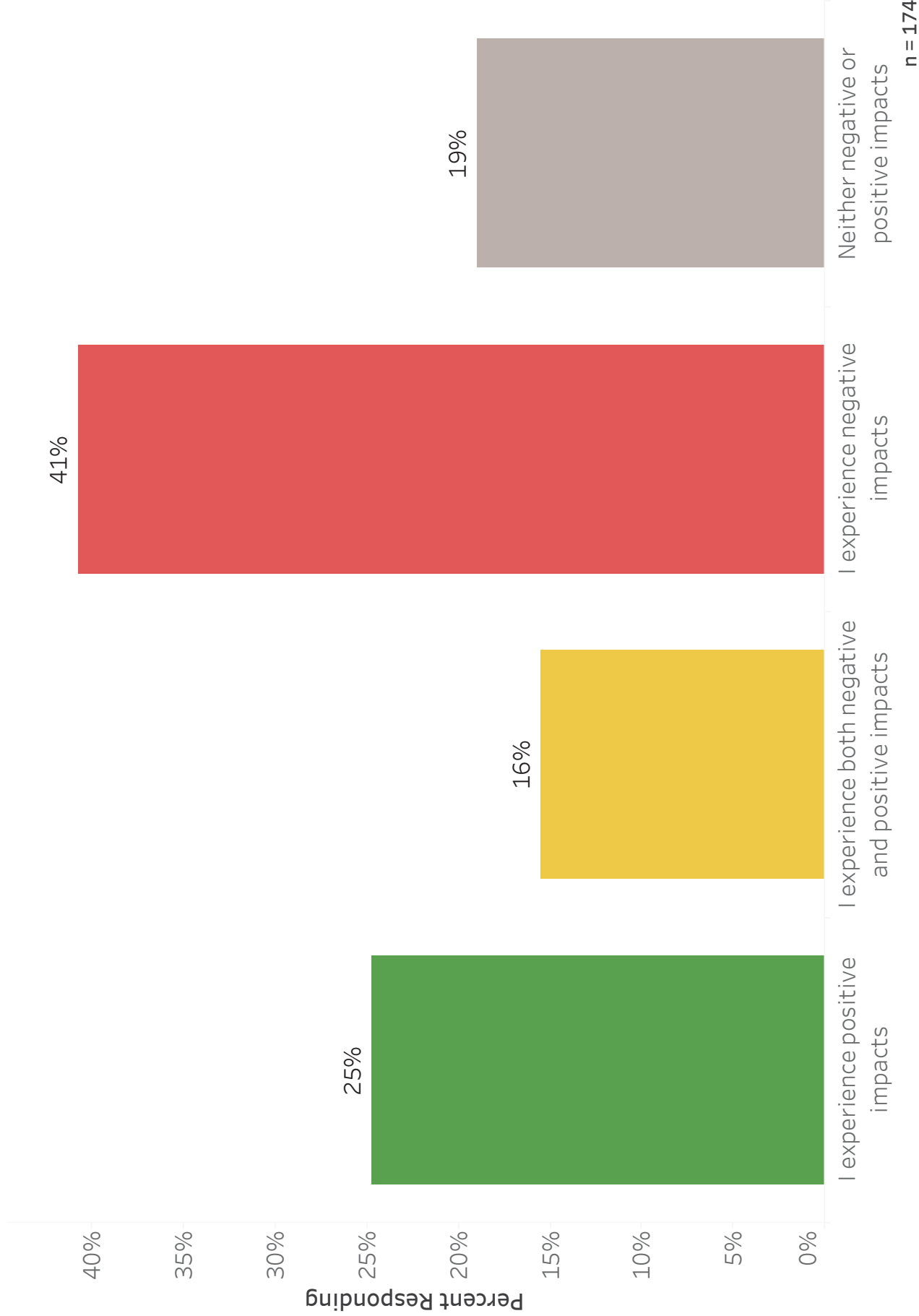
n = 121

Do you currently long-term rent your property?

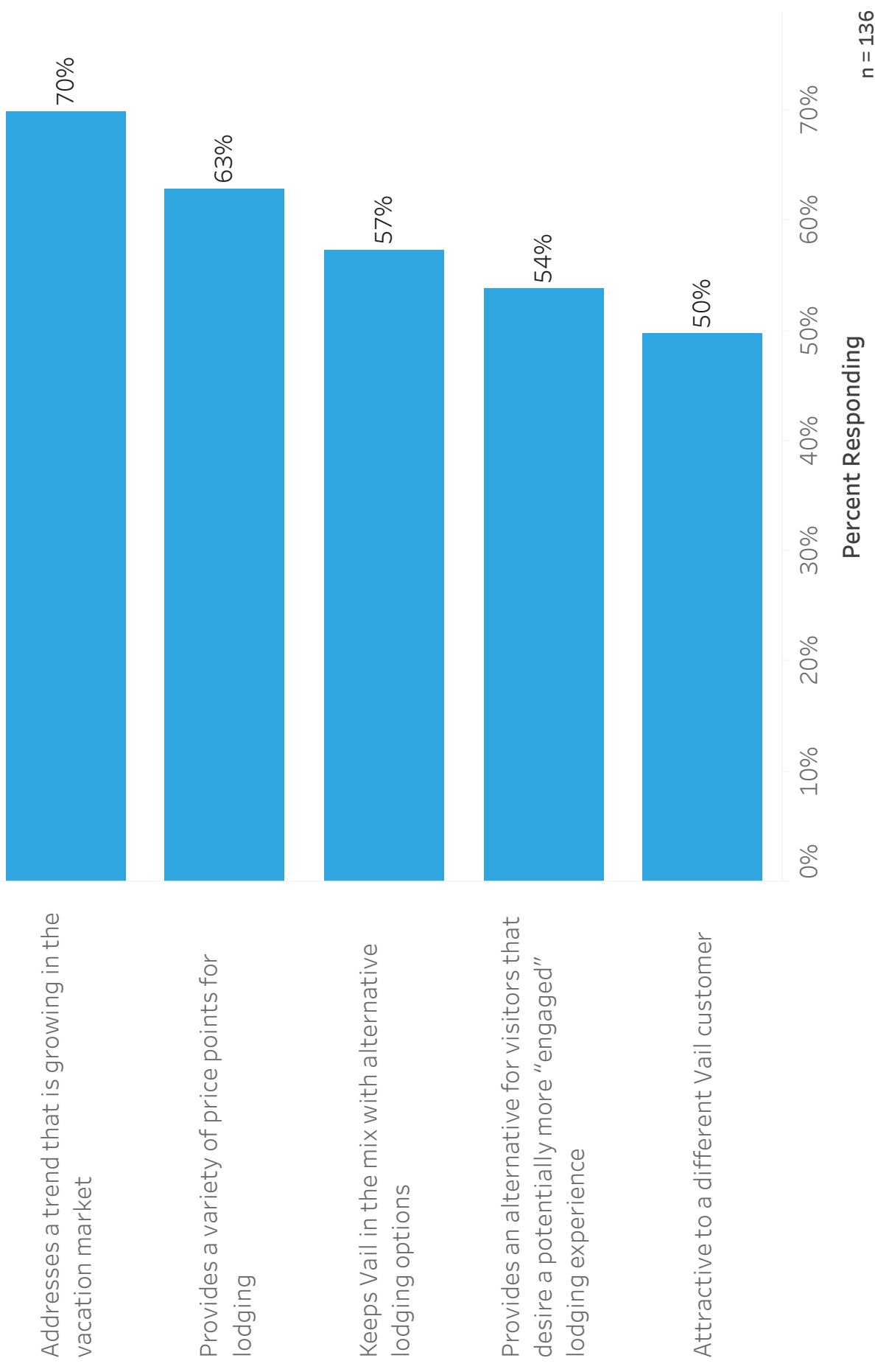
Town of Vail Short-Term Rental Survey | Do you see any of the following as community benefits related to short-term rentals?



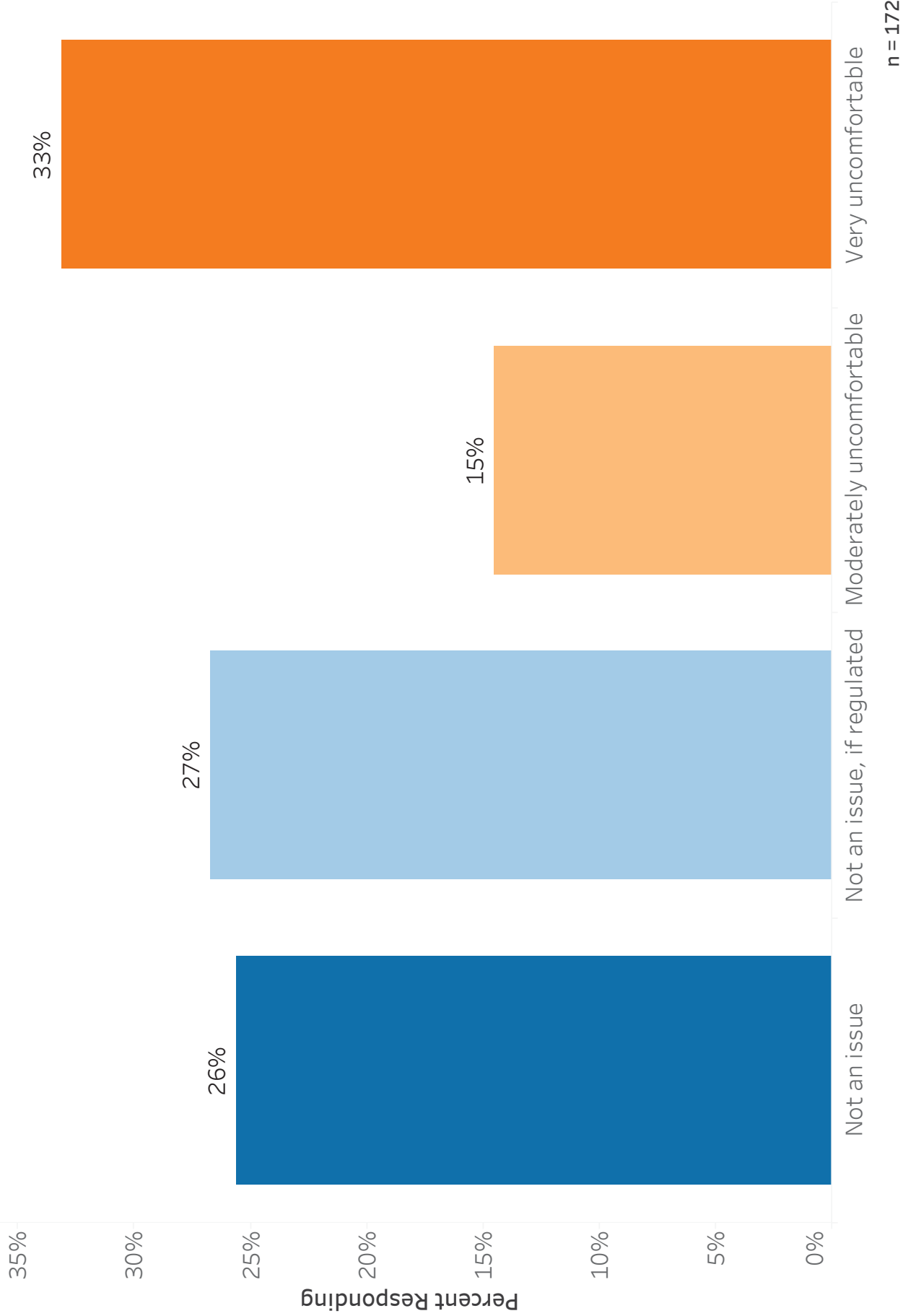
Town of Vail Short-Term Rental Survey | Are you currently negatively or positively impacted by the short-term rental of a residential property in Vail?



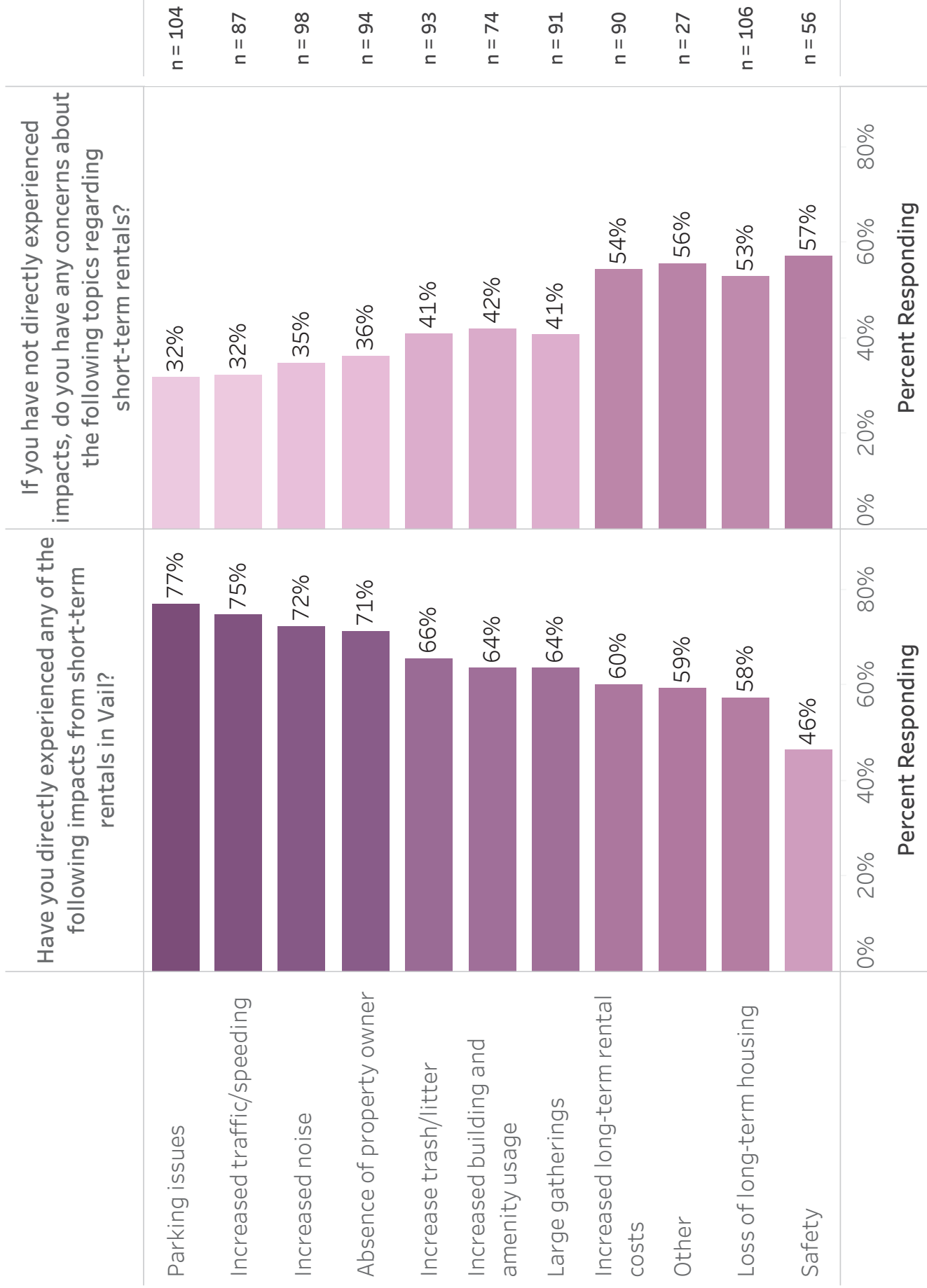
Town of Vail Short-Term Rental Survey | Below are some benefits that have been identified as positives associated with having short-term rentals in Vail. Which of the following do you believe are positives in Vail?



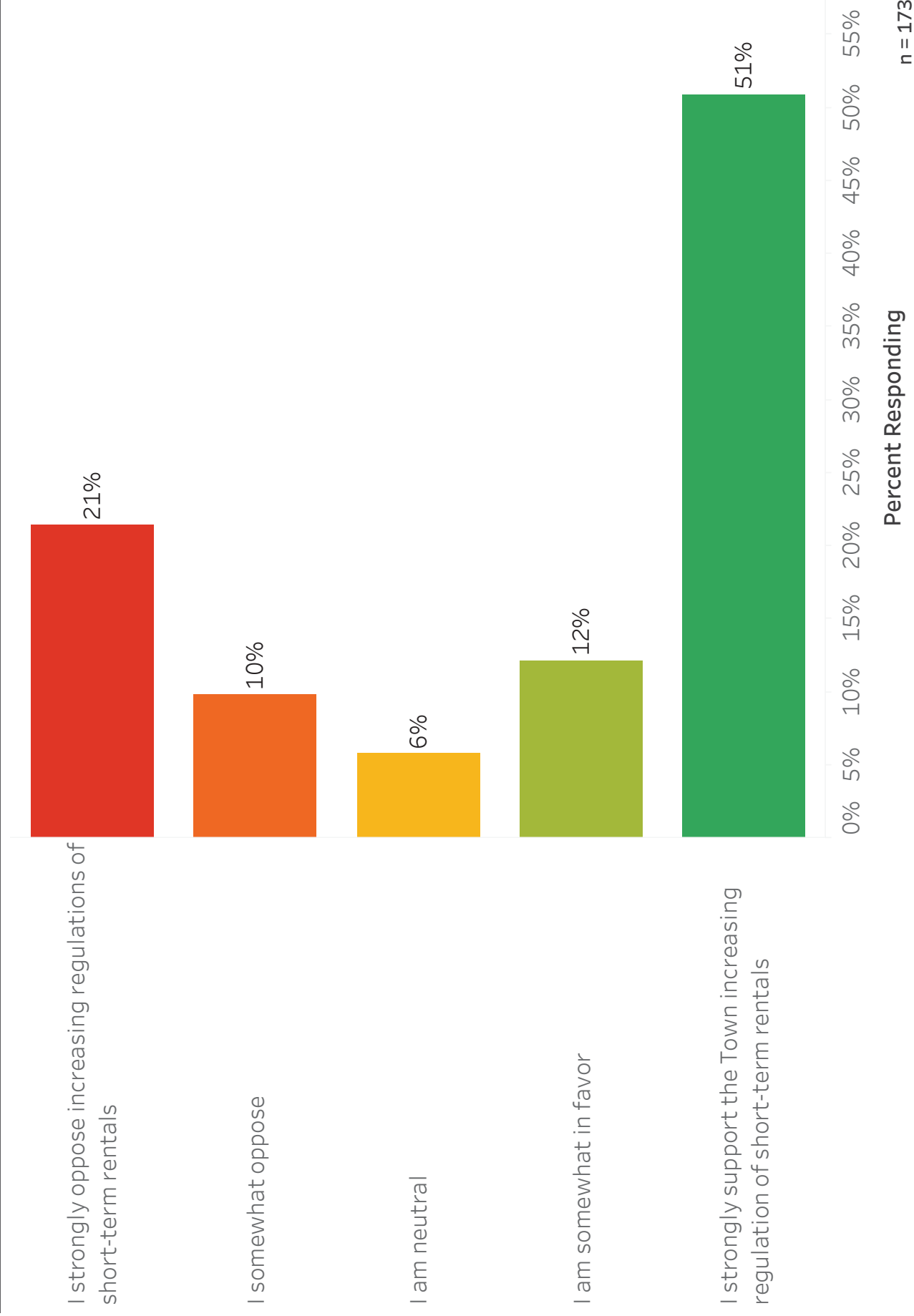
Town of Vail Short-Term Rental Survey | How do you feel about having one or more short-term rental units in your neighborhood?



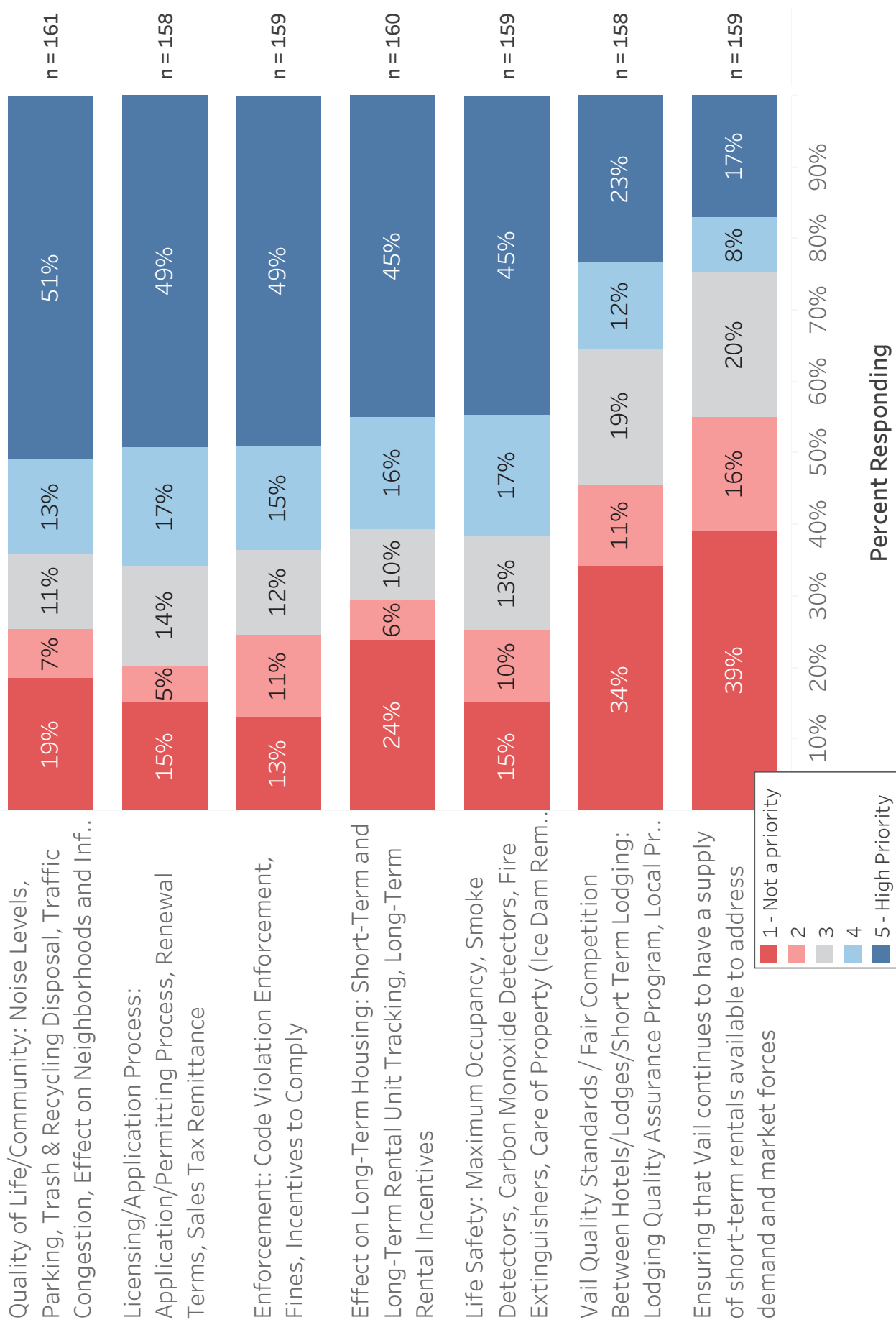
Town of Vail Short-Term Rental Survey | Impacts of & Concerns with Short-Term Rentals



Town of Vail Short-Term Rental Survey | Do you think the Town of Vail should play a greater role in regulating short-term rentals?



Town of Vail Short-Term Rental Survey | If the Town were to increase regulation of short-term rentals, which areas should they concentrate on?



**Do you see any of the following as community benefits related to short-term rentals?
(others)**

Comment Labels	Count	% of total
Positive	17	80.95%
Neutral	1	4.76%
Negative	3	14.29%
Grand Total	21	100.00%

- ♦ Allows Vail to compete with other like-type markets to increase overall visitor traffic, thus providing additional revenue to workers, restaurants, food stores, activity companies and ancillary income to hotel restaurants, bars and amenities. positive
- ♦ Allows more economically diverse guest base positive
- ♦ Creates more competition for hotels. More funds available for other Vail resort amenities other than hotels. positive
- ♦ Different option for guests not a hotel but a chance to experience Vail as a local positive
- ♦ Forces traditional hotels and other providers to up their game to compete. positive
- ♦ I make more with short term rentals than long term. positive
- ♦ I think this is an expected option for consumers now. positive
- ♦ Increased bed base positive
- ♦ Increased market value on property positive
- ♦ Positively affects property values, many would not purchase if they could not cover some of their costs via rental income, tax benefits, etc. positive
- ♦ Provides a more authentic Vail experience positive
- ♦ Provides guests with a truly "local" experience which will last more than a lifetime. positive
- ♦ With the cost of a lift ticket approaching \$200/day, the cost of meals not only on the mountain but in town (\$35 for a roasted cauliflower, really?), lower cost alternatives are a must in order to bring people into town, unless, as the Council has mentioned in the past, the international destination guest and/or BMW crowd are all that matters positive
- ♦ We rent in a 4 unit building. Only two units are used year round. We enjoy how quiet the building is when two units are empty. positive
- ♦ increases the "hot bed" base positive
- ♦ raises all property values via income investors positive
- ♦ we own the property, we have a right to do with it within reason. positive
- ♦ Support local businesses neutral
- ♦ Short term rentals do not belong in a residential neighborhood! negative
- ♦ Should be severely limited. The cost of renting in town has grown exponentially due to short term rentals. Affordable rentals are a necessity for our low income workers. negative
- ♦ opposed to ST rentals in residential neighborhoods negative

Are you currently negatively or positively impacted by the short-term rental of a residential property in Vail?

In a few words, please explain your response:

Comment Labels	Count	% of total
Positive	46	28.57%
Neutral	29	18.01%
Negative	86	53.42%
Grand Total	161	100.00%

- ♦ A greater return on investment, allows me to make a little extra money between my personal visits positive
- ♦ Affordable Short term rentals are a necessity.it brings more people to town and helps the locals with extra money. positive
- ♦ All short term renters that I have come in contact with were respectful. positive
- ♦ As a property manager it gives us the ability to obtain additional business; on the flip side everyone begins to think they can be a property manager and it dilutes the work necessary to be successful at managing a rental property especially in our high end resort town. Also outside of the commercial properties they are not held accountable for quality of lodging, service and safety. If a guest has a negative experience there is no one to rectify that let alone if an emergency happens. As a local community member I think it is going to have a drastic effect on available housing for the work force as homeowners are more interesting making more quick \$\$\$. How is the average worker going to find a place to live when they can't buy and all of the rentals are short term at unaffordable prices. positive
- ♦ Competitive renters drive prices down which allows me to rent for a cheaper price. positive
- ♦ Have had no incidents related to short term rentals. positive
- ♦ Have no first hand experience and from friends who do rent, they continue to do so in a limited fashion, with no negative impacts positive
- ♦ I am a property management company that does short term rentals for a condominium building. My business thrives from Short and long term rentals.I currently follow the three requirements for engaging in short term rentals and think everyone should be upheld to these rules that does. positive
- ♦ I am a property manager of short term rental properties so it is a source of income for me. positive
- ♦ I am positively impacted by short term rentals because it allows me to offset my mortgage expense. It has been an easy, convenient way for me to make a little money in a way that fits with my schedule and utilizes an asset of mine and allows me to continue to live in Vail. positive
- ♦ I believe it is the homeowners right to rent their property to whoever they choose. It also creates jobs in the valley to maintain these properties. Housekeepers, property managers, handyman, landscapers all get a cut which goes back into the community. The only downside I see is that it may be reducing the amount of long term rental units in the valley. positive
- ♦ I don't currently rent my property but I would like the option to do so in the future. positive
- ♦ I experience positive impacts because I can travel to Vail in a much more cost effective and authentic way. It feels good to support actual locals rather than big chain hotels and resorts. positive
- ♦ I feel it's a great way to offset some of the costs of homeownership in Vail. positive
- ♦ I generate more revenue and I'm able to take better care of my property by operating it as a short term rental. Because short term rentals are allowed, I have a larger pool of buyers when I go to sell my property. positive
- ♦ I have a room that locks off from the rest of the home and generates extra income. Given the need to have it for friends and family that visit, as well as issues I've experienced with long term renters in the past, I will not rent it long term. positive

♦ I have been a Resident and homeowner in Vail for over 40 years. I provide a long term 2bdrm/1bath rental every year and a short term rental over the past 3 years. The people in the short term love staying with us because our home is clean & friendly.	positive
♦ I have had friends visit that stayed in a short term rental and would not have been able to visit had the rental not been available	positive
♦ I make more of an income with short term.	positive
♦ I'm able to book less expensive accommodations while visiting and enjoy the convenience of booking through a short-term rental site.	positive
♦ Income to help support the cost of ownership	positive
♦ It provides me income, and I derive additional benefit from my investment as well as providing better alternatives for those more interested in taking advantage of what Vail has to offer and not having to spend a fortune on lodging and meals	positive
♦ Lowers the cost of ownership and provides additional lodging options - both in terms of variety and quantity - that are needed.	positive
♦ More competition in the vacation rental industry gives the public choices. Free market economy and capitalism in which our country is based. The publicly elected town of Vail commissioners are there to apply appropriate zoning rules to ensure all is fair in the vacation rental industry. Everything is going well from our (long term resident that works and lives full time in Vail) point of view. We are happy and our customers are happy. We agree and are happy to pay the appropriate taxes and fees within reason. Any intrusion by hotel industry lobbyist to sway our elected officials will be challenged during the election year.	positive
♦ More diverse customer base.	positive
♦ More guests more business	positive
♦ My home in Vail is my second home, and in time I hope to make it my primary residence. For the time being, I short term rent my Vail residence in order to ensure that costs are at least covered and I have the flexibility to use my home when needed.	positive
♦ Our plan is to retire and live in Vail full- time in the next 2-3 years. We live in Denver, and although we use the property on weekends, we cannot be here during the week. The ability to rent the unit on a short- term basis helps pay for the mortgage and allows an otherwise empty property to be utilized by guests. We would NEVER consider renting out the property on a long- term basis as that would impact our ability to be in Vail on weekends and vacations.	positive
♦ Our rental is a duplex, and since our neighboring unit switched from long term to short term, our quality of life has improved very much. No more parties, cabs at 2 am, friends using the house for ski storage, cars blocked by someone "just stopping by". Short term renters have been much better neighbors than long term renters ever were.	positive
♦ Our vacation properties would not be affordable without the additional revenue of short term rentals. Generally properties in Vail remain vacant most of the year due to out of area ownership, short term rental helps the neighborhood feel more like we have neighbors, not just empty houses.	positive
♦ Owners should have the right to rent their unit in any manor they want.	positive
♦ Purchasing & maintaining a vacation home in the Vail area is not an inexpensive endeavor. Being able to rent is a great way to offset the expenses, while also offering visitors the option to rent a home vs a hotel room. When visitors can save money on accommodations, they have more to spend on restaurants & entertainment. When renters have access to a kitchen, they're more likely to purchase from the various farmer's markets as well.	positive
♦ Renters provide more revenue for owners as well as businesses. Renters are not as invested in Vail, although our renters are typically friends who are long-time Vail fans involved in the ski industry, and have owned passes before the Epic Pass. They do care about Vail and our property.	positive

♦ Short term rental provides me the ability to fulfill my dream of having a condo in Vail. I believe I have the same economic impact as condos rented through property mgmt companies. I have housekeeping, repair/maintenance contractors, etc. The only difference is not having a fractionalized property manager who handles 30+ properties.	positive
♦ Short term rentals are great for the town economy, guests, and homeowners. I honestly feel there are legitimately zero drawbacks.	positive
♦ Short term renters are quieter and less intrusive than long term renters, in my experience. Less parties, no 3am cabs in the driveway, better overall tenants.	positive
♦ Short-term rental income makes it possible for me to stay in Vail. It is personally very rewarding to share the "Vail experience" with so many guests. In over 200 nights with over 150 guests, we have never had a bad experience.	positive
♦ The income from rentals allow me to be a part time resident during summer season	positive
♦ The more accommodations in town, the more visitors, the more \$ spent in retail shops, restaurants, and all businesses. And the more sales tax revenues.	positive
♦ There are no hotels in vail that an average family can afford. VRBO type rentals make a trip vail possible for people that could not otherwise visit. The local businesses, restaurants, bars, gas stations etc benefit from these renters. A house/condo that sits empty for 50 weeks a year does not help the local economy. Renting those houses and getting people here does.	positive
♦ We are a family of four with two young children attending VMS. We own a small duplex in East Vail that we have both long term and short term leased. We also lease a larger duplex in Booth Falls because the duplex we own is too small for all four of us. We long term our unit now due to the short term tax situation and the labor needed to manage the short term rentals. The long term rental is not cash flow positive for us, but we feel the long term investment is worth it as we want to establish ourselves in the community and we feel this is our foot in the door. Also, short terming was a lot of work with a lot of fluctuation in renting cycles with the seasons, etc. I do think the short term rental market probably provides alternatives for guests, especially lower priced accomodations.	positive
♦ We have established great relationships with families that rent our properties year after year, and they are more likely to return to Vail because of these relationships.	positive
♦ We have met some wonderful people and supplemented the high cost of living.	positive
♦ We love Vail and could not afford to own a place if we were not allowed to rent it out when we weren't using it.	positive
♦ When friends and family visit they can use Star's, would be terrible if this wasn't available	positive
♦ great for customers and hosts.	positive
♦ Don't know anyone who rents	neutral
♦ Giving visitors a unique experience that is different than a standard hotel stay is a positive aspect. The downside is that the rental pool has dried up for those who want to work and live in Vail. It has become cost prohibitive for the few rentals available.	neutral
♦ Have not been impacted by short term rentals. We have been impacted negatively by long term young renters. Short term rentals do allow for more options. Strict rules and enforcement of noise ordinances should be observed and required in lease/rental agreements.	neutral
♦ I don't live in Vail. My long term renter has not complained either way to short term rentals in the building (if there are any)	neutral
♦ I don't notice anything different.	neutral

- ♦ I live near some short-term rentals. A lot of times, the tenants are not respectful to the local community. They do not always take care of their trash. They park in places where it is inappropriate or illegal. They stay up late and make noise. But, I myself have stayed in VRBO and AirBnB rentals (when I travel outside of Vail). So, I can appreciate the need for short-term rentals. There just needs to be a balance, and some regulations in place to protect the local homeowners and the consumers. neutral
- ♦ I receive the financial benefits but also get negatively impacted occasionally by short term rentals. neutral
- ♦ If the renters have more than one car, I have been impacted. But I do see the positives for home owners for short term rentals. neutral
- ♦ It depends on the short-term guest. Some a responsible and clean, some end up being disruptive and a nuisance. neutral
- ♦ It is a burden to file monthly tax record reports when the home is only rented a few weeks a year. There should not be additional safety requirements or inspections required of homeowners. neutral
- ♦ It is really hard to find a short-term rental, mainly in the winter season. neutral
- ♦ Less people in building year round neutral
- ♦ Little or no rentals in our area (Spruce Creek). neutral
- ♦ Positive because our community relies on tourism, and it lets homeowners in on the rewards of that and negative because it affects the inventory and cost of homes for rent and sale for locals to live in throughout the county when places are bought up specifically for the purpose of short term rentals. neutral
- ♦ Positive, my family can come and stay at a decent rate near our house as we have no extra space for guests. Negative - loss of rental units for locals = price gauging for those few year leases still available. neutral
- ♦ Positive- I have friends who own homes here who are only able to own because they have a STR lockoff that pays a portion of a large mortgage. Negative- If I didn't have housing assistance from my employer, I would be paying a disproportionate amount of my wages to housing due to STRs and the lack of quality rentals. It sums up to around \$1000 per room per month to rent. I am purchasing a home through my employer's deed restricted program because they offer low rent and I was able to save. neutral
- ♦ Positive: Keeps the community active and builds the tourist / sales tax revenue base. Negative: some short term renters fail to realize that the properties in which they stay belong to people, not commercial entities, and are ignorant of, ignore or outright disrespect the property, its rules and rights of others. neutral
- ♦ Short term rental customers frequently do not abide by speed limits in residential neighborhoods. More speed limit signs near short term properties might help. neutral
- ♦ Short terms have been great for me, but we choose to rent this property long term, better and more stable income. neutral
- ♦ The problems I hear about which are due to short term rental are not really problems. Noise should be handled by the police department. It occurs more often in other situations than short term rentals. Parking is the same. Abuses to the existing laws can easily be taken care of by the police. Litter by owners or long term renters is presently solved by calls to the town or the police. I see no differences with short term rentals. neutral
- ♦ There are very few long-term (year+ lease) options in the valley. Even fewer that are anywhere near affordable. Landlords can make so much more money during ski season using Airbnb that they won't rent through the winter to residents. neutral
- ♦ Unscheduled use of property for personal reasons or improvements neutral

♦ Vail is an expensive place to live and we are all trying to make ends meet. I live in Eagle Vail and have long term rented a room here for 6 months of winter, while I make significant income on an otherwise expensive 1 bedroom in Sandstone through short term rentals. As a resident for 9 years, the short term rental helps supplement my income. Raising wages to compete with Denver, bringing more mid-senior level positions and hiring locals are other ways to keep the workforce here without them having to use short term rentals to subsidize income.	neutral
♦ We live next to short term rentals. It can be frustrating especially in the winter when you have people in your neighborhood who don't know the parking, trash, dog, noise etc rules or are not as conscientious as long term residents might be. Also, we have such a housing shortage. There is no doubt that short term rentals are further squeezing the long term rental market and taking housing options away from local workers. On the flip side we like to use Air B&B when we travel. We have found it to be a great affordable option for our family vacations.	neutral
♦ While owners can supplement income, the quality of the Vail experience for guests is being diluted.	neutral
♦ i am not personally affected but friends and co-workers are affected due to a shortage of long term rental options. I live in a condo where most of the units are non-resident owners, so already have lots of short term rentals all around me - but most are done through property managers.	neutral
♦ i have short term rentals next to me, and sometimes the tenants are loud and noisy, but that could happen even more easily with long term renters.	neutral
♦ na	neutral
♦ neighbor's unit would be empty more if not sometimes rented.	neutral
♦ Experience a lot of noise & disruption to daily life in my neighborhood. When I bought in EV I truly loved it. However nowadays the Vail Racquet Club Mtn Resort has become a venue for noisy weddings with loud music which has impacted my sleep and ability to have windows open on a hot summer night. I have had numerous drunken guests bang on my door looking for their "hotel room" and have had items stolen from my outdoor patio. The Racquet Club has gotten out of control	negative
♦ As a full time, year round resident of Vail for many years, It is becoming increasingly harder for myself to find affordable housing in Eagle County. It frustrates me to see all of these homes that are not available to the people that work and live in this town. I believe the lack of housing has affected businesses negatively as their employees cant afford to live here anymore. Also, the lack of enforcement of the tax laws isn't providing an increased tax base.	negative
♦ As a resident of the Racquet Club I have been impacted by the short term renters who are noisy, disruptive, have "borrowed" stuff from my patio and have even entered my condo "by mistake." Further, the noise of the amplified music when events are taking place have made it necessary to close windows on hot evenings and prevented sleep! Totally not what I expected when I bought at this property	negative
♦ As a young professional in the valley, I am running out of options on where to live. The place that I have been in for two years is now being sold for a short term rental. You're kicking the community out of town because of outsiders who just want to make money	negative
♦ Average rent in the Vail Valley skyrocketed as soon as short term rentals were allowed/regulated.	negative
♦ Because of all of the short term rentals, there are no longer enough options for year round renters. Those that are available are priced way beyond what is possible for the average income.	negative
♦ Being a full time resident I have found it EXTREMELY difficult to find affordable housing due to the short term rentals that homeowners are opting into. Yes, this provides them more income but it is creating a real housing crisis for full time employees because there is little to no affordable housing.	negative
♦ Between transient, uncaring guests and the hotel that has cropped up (Racquet Club Mtn Resort), the east Vail neighborhood has lost its tranquility & charm	negative
♦ Building income supports facilities but rentals to sports teams brings in rude and obnoxious guests.	negative

- ♦ By people purchasing homes as short term rentals in the valley it tends to drive the market up and makes it more difficult for people like me who grew up here but can't afford to buy a house here. negative
- ♦ Having short term renting in local areas really disrupts our way of life with noise, trash, privacy and parking issues. It also lowers our property value. negative
- ♦ High rent and fewer long term rentals for the people who make your resort work negative
- ♦ Hotels keep getting built for guests and more homeowners have been kicking out their long term tenants in order to make more money off of short term rentals. However nothing is being done to secure housing for the people who live here. More and more people are leaving the valley because they simply can not afford to live here. Without the people to work in the shops and restaurants and provide the customer service our guests expect, how does the town and resort plan on surviving. We can not keep making more space for guests while ignoring the problems facing the workers who are trying to live here year round and make the community function. negative
- ♦ I am a hotelier and having home owners being able to rent without much worry of enforcement creates an unfair advantage to the homeowners negative
- ♦ I am a second homeowner at Racquet Club in East Vail. When I purchased there it was a peaceful, friendly place. Now between their short term rentals and VRBO's it has become a nightmare. I no longer have a desire to spend weekends at MY condo due to the noise and congestion. Very disappointed in the turn of events negative
- ♦ I feel like I am affected negatively because more people are renting homes/ condos on air bnb and can make more money doing that for 2 weekends a month rather than renting to locals for the year therefore there are less housing options in the community, and so the prices are rising exponentially for the locals who make minimum wage at 3 different jobs who are searching for a place to live in an already tiny pool of condos and houses. negative
- ♦ I feel like I am living next to an airport terminal with the influx of strangers coming and going at all hours day and night, seven days a week. Critical Vail staff establishes rules governing how many days a year a home owner can short term rent. Business license needs different structuring than normal business license. Small home businesses operate 9-5 five days a week. Short term operates 24 daily, seven days a week. People like me who live and work here are exposed to a high level of anxiety, sleep deprivation, and are put at odds with our neighbors by the lax rules TOV now has. Short Term rentals should be restricted to resident home owners only. Entrepreneurs are long term renting homes then listing them on Airbnb, Vrbo, and Home Away. Short term rental properties should not be allowed any closer than maybe 600-1,000 ft from each other to prevent over congestion of a neighborhood and mitigate the nuisance impact of short term rentals. negative
- ♦ I feel that the inventory for renters such as myself has decreased resulting in increased demand and increased rent. It's difficult to live here. negative
- ♦ I have a lock off in my duplex, but we only rent to local workers. In my opinion, is more important to give seasonal workers a decent place to live while providing for the community than giving guests more options while they visit. If there weren't a housing shortage, we may feel differently about guests. negative
- ♦ I have a rental property that targets full time residents. Short Term rentals take options out for locals which gives me the opportunity to charge more rent. Although I personally like the additional income I do see the short term rental market as pricing out locals which is a HUGE NEGATIVE. negative
- ♦ I have short term rentals next door to me and the renters do not respect the neighborhood in the way that someone who is living full time does. They park wherever they can, pack many people into a unit and don't take care of a property in general. Additionally, the owner does not take as good of care of the unit now that he is doing short term rentals to include leaving trash cans out and not doing snow removal properly. negative
- ♦ I have two properties in East Vail; one is my residence and the other a long-term rental. Neither development has any short term rentals, nor do we want them. negative

- ♦ I have two short term units next to my home and it has been a very negative experience: violation of residential use. negative
- ♦ I work in HR and hiring can be an issue at times with the lack of housing in the Valley. negative
- ♦ I'm unable to afford to move from a 1-bedroom to a 2-bedroom condo because of inventory supply and demand. negative
- ♦ Increased parking issues at our association; increased dog issues as well. Less long-term seasonal offerings allowing the town and employers to hire employees negative
- ♦ It is horrible to work hard to stay continue to live in town and then the neighbor ends up renting it through a short term rental like air b n b, etc. Weeklong or weekend renters don't respect the property or the surrounding residents. Maybe larger condo units like Pitkin, Racquet club etc. can benefit with some reponsive and responsible management but your normal townhouse complex, small condo complex, duplex units will suffer. negative
- ♦ It is making it harder for businesses to sell their units because there are people who just slightly under cutting hotels. They also are not usually paying taxes on these operations which is not good for the town. Also the people who rent in these operations are usually cheap and not very friendly usually. negative
- ♦ It is very difficult to find housing for less than 1,000/month. The resorts are in need of employees, the shops are in need of employees, and even with individuals working 2 or 3 jobs, there are still job vacancies and people struggle to pay rent because short term rentals drive up housing costs. The homeowners next door to me brag about how they make enough money renting their home out for the month of December, to pay their mortgage for the entire year. Since there is such a housing crunch, other landlords can get away with renting out units which don't meet fire code, because people need someplace to live and end up taking whatever they can get. negative
- ♦ It makes it harder to find housing if you are a long term or year round resident. It also makes it more expensive to stay in those year round places. People would rather up charge a tourist instead of support the community that does live here. The resort brings in so many people who are on crappy hourly wages year round that finding affordable housing or rentals is nearly impossible. negative
- ♦ It seems that short term rentals are taking inventory out of the picture for our seasonal employees who need housing. Our young/mature adults cannot afford to buy in Vail and start a family. Again, due to low inventory for affordable housing. negative
- ♦ Lack of long-term rentals for workforce housing has seriously impacted our ability to hire. It has also driven up rental prices for our long-term employees which may affect their ability to stay in the valley. negative
- ♦ Lack of property inventory to buy a new house. Current condo complex is majority short term renters which causes a lot of problems with parking, lack of care to our property, etc. negative
- ♦ Live in East Vail & seems like the Racquet Club has become a hotel & event venue. Numerous amplified music events have made the neighborhood less than peaceful & ruin the tranquility of the area. Transient guests have no respect for property or residents negative
- ♦ Locals are losing rental options due to short term rentals and short term rentals can create added noise for residents in neighboring units. negative
- ♦ Loud partying into late hours. Disrespect to our property as a whole, leaving trash behind etc.. negative
- ♦ My employees are unable to find housing because properties are being rented out on a seasonal basis. negative
- ♦ My parents rent a home in Eagle County for a month each winter. They have not yet rented in Vail, but it's nice to have the option. On the flipside, I work for a business in Vail with 100+ employees. We're constantly short of housing, even with our housing program. I think the short-term rentals have a direct role in this shortage, and it's tough to keep good employees because the cost of living (and stress of trying to find a place, cost increases, etc.) is so high. negative

- ♦ My parents still own and live in the home that I grew up in. I visit them regularly. Recently a property that abuts theirs went into the short-term rental pool. At this property, there were late night parties, noise and general disrespect for the neighbors. negative
- ♦ Negatively impacts sense of neighborhood due to noise, parking and trash impacts. Reduces number of full time residents, results in loss of neighborhood feel. Takes units out of long term rental and home ownership market. Shifts economics of ownership for out of town owners, makes second home ownership artificially obtainable. negative
- ♦ Net cost will make me rent elsewhere negative
- ♦ No housing. They save all the housing for that quick buck and locals get to kick rocks negative
- ♦ No place to live/rent/buy in Vail. Moved from Vail because neighboring condo was used for short term rentals. Place was generally overcrowded and noisy when in use, and overparked. Didn't want to live next to a "hotel" negative
- ♦ No places to renting term negative
- ♦ Noise, traffic and parking has increased with the short term rentals, people always coming and going. Noise from partying and hot tubs! negative
- ♦ Noisy random inconsistent neighbors, lack of housing opportunities negative
- ♦ One of the owners in our townhomes does short term rentals that are prohibited under the townhome bylaws. This causes multiple issues including additional traffic in our complex, noise, the renters speeding, trash issues, etc. This reduces the quality of life in our neighborhood. negative
- ♦ Our HOA is not set up for short term rentals. Trash, noise, traffic, people who stay on the property have no ownership in our neighborhood or community negative
- ♦ Our association recently band short term less than 3 months due to the hotel like feeling we were getting on the property. Guests can sometimes be disruptive due to parking and party hours. Our condos are occupied mostly by working locals and second homeowners. negative
- ♦ Our community is having more of a transient feeling, with less and less full time residents. The short term rentals make us nervous, at least with long term rentals we get to know our neighbors. negative
- ♦ Our condo neighbors short term rent and I hate how there is a constant stream of new people next door. While noise isn't the main issue, the parking is a huge issue. The short term renters do not know where to park and often have multiple cars or invite their friends to park in our lot etc. I also just like having one neighbor to see every day rather than a new neighbor every weekend. I know there a ton of people in Vail who rent out their properties without the necessary permits etc. and are buying up houses just to short term rent them. It is taking away viable rental options from employees and other workers who need to rent those units. It is one thing if you are renting out a spare bedroom in your own single family home every once in a while for some extra cash, but renting out an entire home and/or condo is annoying to neighbors and takes away units from people who need places to rent to live in Vail. negative
- ♦ Our neighbor was doing short term rentals on his unit. There was constantly trash other residents were picking up, people in the rental unit were loud and disruptive and parking became a problem. The HOA told the owner he couldn't have short term renters any longer as it had a negative impact on the other owners. negative
- ♦ Our neighbors in the Valley short term rent and renters are noisy, dirty, disrespectful, smokers, etc.... negative
- ♦ Our neighbors rent short term and the guests are insensitive to the rules regarding parking etc. negative
- ♦ Parking problems and improper trash disposal are the largest negative impacts from my neighbors' STR guests negative
- ♦ Parking, noise, increased traffic in neighborhood. Short term rentals such as Air B & B and VRBO do not belong in residential neighborhoods. PERIOD. negative
- ♦ Parking, noise, trespass, dogs negative

- ♦ Part of my job is to recruit people to work here in seasonal roles and the decimation of our rental inventory and increase in prices because of supply and demand have been highly detrimental to our ability to meet workforce needs. negative
- ♦ Rent costs have risen due to long term rentals being taken out of the market. negative
- ♦ Rent is too high for the income that year round residents that work in this valley make a year. negative
- ♦ Rents are already high in Vail, and continue to rise quickly due to an increasingly demand and limited supply of rental units for towns residents and workers due to the increase of vacation rentals that have flooded the market negative
- ♦ Short term rental guests do not add anything of value to the neighborhood, in my opinion negative
- ♦ Short term rentals drive up rents while reducing availability. I was forced to move down valley mid-winter when owner of property elected to convert unit to short term rental rather than seasonal rental. Short term renters strain HOAs with higher occupancy numbers, higher traffic in parking lots and generate more garbage. negative
- ♦ Short term rentals limit locations for employees to live in town and is causing a shortage for hiring quality staff. negative
- ♦ Short term renters can be noisy, messy. negative
- ♦ Short term renters can increase disruption to the neighbors in terms of noise and other issue. It should be more carefully regulated by the town.. negative
- ♦ Short term renters overly tax the homeowner's facilities i.e. pool, trash, snow removal, loudness, and on and on negative
- ♦ Short-term rental units leave fewer units available for long-term tenants. My last landlord tried to increase our rent by more than 30% when our lease expired, with no improvements to the unit. He is now renting the unit as an Airbnb and we had to find a new place to live. negative
- ♦ Short-term rentals contribute to the housing shortage for locals and make it harder for me to find employees able to staff my small business negative
- ♦ Some clients were noisy and crammed in more people than allowed. The home owners association adopted a new provision eliminating the right to do short term rentals. negative
- ♦ Takes longer term rentals off the market for the quick weekend buck with higher rates negative
- ♦ The ability to short term rent completely affects long term rentals negatively. If there is no where for locals to live that we can afford, we cannot stay here. negative
- ♦ The condo adjacent to (and attached to) me is rented every weekend by mostly young visitors who treat it like a frat house: drinking and smoking on the balcony, making noise at all hours, and leaving cig butts and trash everywhere. We have had a cohesive neighborhood for decades, and this absolutely destroys it. It increases concern for privacy, common area maintenance, and property values. negative
- ♦ The long-term rentals that us locals need are few-and-far-between, and the prices only keep going up. People are buying up the last affordable places to own and then simply renting them as short-term rentals to make money, which ultimately screws all of us who live here and work here and can barely afford the rent, nonetheless actually own a house in Eagle County. It's ridiculous! negative
- ♦ The quality of short term guests are not always suited to the family atmosphere of my particular complex. Trash, late nights, too many guests for the size of the unit etc. negative
- ♦ The search for rental property is increasingly tough as second home owners are snatching up properties and only renting them extremely short term. I have had friends forced out of their monthly rental because the landlord raised the monthly rent out of their price range only to offer the property exclusively to nightly renters. I have a family and can barely afford the cost of living in the area with the small rental pool. negative

- ♦ The short term rental of a unit in it townhomes threatens to increase our annual insurance costs and places additional restrictions on financing.of units in our.complex. additionally the short term rental of units to groups contributes to noise and nuisance complaints that the police must respond to Our complex has existing restrictions on short term rental but the current town policies do not provide information to understand if a home owner is violating our HOA rules. negative
- ♦ There are NO affordable rentals available in the valley. Living and working here is becoming more difficult. As a teacher, I can no longer afford to live in this area and will most likely have to leave the area completely, which is sad because I love my students and know we are very short on teaching staff negative
- ♦ Unvetted vacationers in my area, whic creates a "revolving door" phenomena. These renters don't necessarily observe implicit and explicit rules, bylaws. I think the short term renter has little skin in the game and decreases the value of my property. negative
- ♦ VRBO unit above my condo. Party renters every weekend throughout the ski season. It's horrible and I don't think the owner is licensed. negative
- ♦ Vail Racquet Club's HOA includes the Main Office for Rentals. However, many owners use on line service rather than rent through the rental program. Their units are not updated, their renter have no idea of the rules, the HOA dues rise because there is not income to the racquet club. The renters fight with the desk because they want to use the facilities and do not want to pay. They bring in dogs, cats, parrots, etc. which are not allowed. They have "spring break" rentals and bring in 20 people to sleep. The parking is out of control and the racquet club does not enforce the parking rules. Owners are forced to park in other complexes which is trespassing. The vrc is a nightmare. negative
- ♦ Vail sucks. It's that simple. Bunch of over-justified, old money a-holes who do not give two damns about anyone but their public image, I.e. Vail Valley Foundation. Such a farce negative
- ♦ We did have neighbors who long term rented and worked in the town of Vail, now we have transient guests who don't respect the neighborhood (increased noise, disregard for proper handling of trash, snow removed to the street, exploding fireworks set off, parking on the street, etc. negative
- ♦ We have been forced to move several times as properties were switched from long term to short term rentals. Many friends have experienced the same. Also, I believe short term rentals are the major driving force behind the rent increases in the valley, jumping hundreds of dollars per month in the last 4-5 years as property owners try to match potential short term rental incomes to long term rental leases and fewer and fewer properties are available for long term rentals, driving down supply in a time of steady demand. negative
- ♦ rentals by qualified management are supervised, VRBO is non supervised and don't pay taxes negative
- ♦ they are positive for guests in that they offer more options to stay. As a resident who rents they are very negative because they push the cost of rentals up and take housing away from locals. negative

Which of the following do you believe are positives associated with having short-term rentals in Vail?

Do you have any comments on your response?

Comment Labels	Count	% of total
Positive	26	29.89%
Neutral	20	22.99%
Negative	41	47.13%
Grand Total	87	100.00%

- ♦ All of the above! positive
- ♦ As a former fulltime vail pioneer resident in the 70's, short term rentals afford me the continuous opportunity to stay connected to old friends, business associates, and the unique Vail experience annually. positive
- ♦ As someone who travels all over the world, I appreciate the availability of short term rentals in typical residential neighborhoods, as it provides a sense of "belonging" that you don't get when staying in a "steralized" hotel environment or in the core tourist area. Having similar options in Vail caters to that type of traveler who just wants to "be at home" when they travel. positive
- ♦ Better quality tenants, better money for the homeowner, it's a win win. Don't let the threatened hotel community convince you otherwise. positive
- ♦ Don't forget your ski bum roots Vail should be open to many, we need the young to have positive experiences here to create lifetime travel habits positive
- ♦ For bigger groups, it's a good option so they can all stay and eat and be together rather than several different hotel rooms. positive
- ♦ I agree that there are some pros to having short-term rentals. positive
- ♦ I already gave them but the short term rental market is a rapidly growing buisness and Vail should not miss this opportunity. Homeowners should have the right to rent there homes to whomever they choose and Indonr believe the local government should get involved anymore than they are. This could be left to HOA's for certain complexes and neighborhoods. The short term rental business is creating a lot of good paying jobs in the Valley at the moment and keeping many housekeepers, handyman, contractors, property managers, and landscapers very busy. With the taxes already levied I think TOV should allow short term rentals. positive
- ♦ I have been short term renting since 1995. I have met amazing guests with whom I have created long term relationships. Many have gone on to purchase their own homes in the Vail Valley! positive
- ♦ I know when I travel I prefer renting a house as it is much easier with children to cook at home rather then eat out every meal positive
- ♦ I love sharing my knowledge and experiences Vail can provide. I am retired and this is a great way for extra income plus keeping me busy as my own boss. I have always considered second home owners as expensive short term rentals. On top of the fact that the long term rentals are changing over monthly with employees coming and going seasonally. positive
- ♦ I think we have to have short term lodging in the community. With Airbnb and VRBO etc. it's a type of lodging that consumers expect to find around the world and many prefer to travel this way in lieu of staying in traditional lodging. positive
- ♦ I use AirBNB when I travel to other ski towns so I don't want to be a NIMBY. The concept is great but needs to be regulated, taxed and held to a standard. Almost like legalizing positive

marijuana and putting the taxes back into the school district- put the STR taxes back into local housing.

- ♦ Long term rentals have much more wear and tear on a home and a much lower per diem rate. If restricted to long term guests, seasonal rentals will go down making it unaffordable to keep and affecting the value of our home. positive
- ♦ Modern approach and culturally diverse. Protectionism only serves big business and millionaires that don't need or want to rent out their home. If you want Vail to be a thriving community that can weather downturns, you need a diverse customer base. positive
- ♦ My condo is licensed and I am happy to pay sales/lodging taxes to support the community. However, I should not be subjected to additional burden from regulations beyond general safety/firecode. Long-term rentals aren't subject to those so this would create an inequality. positive
- ♦ Not as intrusive to residential neighborhoods as some (non-compliant) lodging properties are, such as Vail Racquet Club in East Vail positive
- ♦ Short term home rental is definitely the wave of the future and without it in Vail many would be tourists or short term occupants will choose other areas, in other counties, such as Breck, Keystone and the like so facilitating this activity is critical to the vibrancy of Vail as a vacation destination particularly for out of state and out of county visitors. positive
- ♦ Short term rentals are a trend that is here to stay, Vail needs to embrace it and extract maximum benefit from the trend positive
- ♦ Short term rentals are not new. But given technology, the individual owner can benefit, not just management companies and Vail Resorts. positive
- ♦ The benefits are huge and should not be held back by too much regulation. positive
- ♦ Vacation home and condo rentals are very much needed. Many people do not want to stay in a lodge and home rentals are much more affordable, especially for extended family groups. positive
- ♦ Vail has a history of renting everything everywhere. Zoning has allowed it. Larger cities that expect privacy and peace and quiet should zone it out, not appropriate to have a B&B transient lodging in residential neighborhoods. positive
- ♦ When I travel, I prefer to rent a home vs staying in a hotel. positive
- ♦ While I agree everyone needs to pay their fair share and get licensed, I don't see the "sharing economy" model going away. If Vail wants to engage younger travelers (an issue the entire ski industry is facing) that are more likely to utilize this type of rental property it needs to ensure these options are available positive
- ♦ Without these alternative lodging options, many visitors who regularly come to Vail could not and would not because of high unaffordable prices and lack of available space. Middle class families could not afford it. positive
- ♦ it's great all around! positive
- ♦ Air B&B in people's homes has a positive impact, rental units a negative as it creates less of a community for year-round residents. neutral
- ♦ Are Vail lodges ever truly totally filled with customers? neutral
- ♦ Don't make it so difficult to allow short term rentals let airbnb collect the tax. neutral
- ♦ I absolutely do not care about any of these so-called benefits. Vail seems plenty full of visitors already. neutral
- ♦ I believe in a free market. Though think the negative affects of this market are not apparent, yet, to landlords who do see positive cashflow. Stores/restaurants/ski areas have begun to bear more costs associated with their employees and therefore higher prices for guests and residents will hopefully change minds. neutral

♦ I think the taxes should increase for those with short-term rentals or the license fee should increase to help balance the number of rental units. Win win for everyone.	neutral
♦ I've never concerned myself with "trends".	neutral
♦ It does address a trend and provide alternative lodging options. However, there needs to be more stringent regulations enforced by the town. There could be safety issues that are not addressed or considered. Hotels have to follow certain guidelines. There should be some basic safety/cleanliness guidelines required to ensure that the guests have a positive experience as well as not negatively impacting those around the short-term rental.	neutral
♦ It does open up a different experience and price options to the area. A small amount of short term rentals is not a bad thing but I don't think non-locals should be able to buy up a property for the sole purpose of renting it nightly. I also don't think people should be able to own multiple properties that they operate as a nightly rental taking them off the rental market for people trying to make a life here.	neutral
♦ NA	neutral
♦ No.	neutral
♦ People want to be able to rent places that provide a kitchen. But this has to be balanced with people that are permanent residents and do not want the issues that come with short term rentals. Additionally it is a challenge to have short term rentals that must meet different building codes than hotels.	neutral
♦ Please address traffic/speeds on lower Alpine Drive. We need another access pt to the upper neighborhood. People fly up and down the hill and it is getting scarier to walk in the neighborhood.	neutral
♦ Seems that people want less of a hotel-y manicured experience with lodging and just want a place to call home for a few days. Hotels and condos could address this with marketing and pricing.	neutral
♦ The problems the Town is having with RBO are easy to fix - a little more education, adding teeth to the regs already on the books and a stronger outreach to engage hosts not publishing their tax numbers.	neutral
♦ Those who allow dogs bill a specific need. The only good reason reason for the Town of Vail to get further involved in short term rentals is to increase its revenue. This can be accomplished by really enforcing existing rules. There are a significant number of properties that do not pay the tax required. I can't imagine there are many properties that rent less than 14 days a year and still go through the expense and the effort required to advertise.	neutral
♦ VRBO seems to work okay, Airbnb no.	neutral
♦ Vail is fighting a losing battle. Let the market play out and stay away from further regulation which will only have an unintended negative impact.	neutral
♦ na	neutral
♦ you can not cater to everyone all the time	neutral
♦ Accommodations are expensive in Vail - many of the hotels and restaurants in Vail are all becoming 5 star hotels or white table cloth restaurants. Not everyone can afford to visit Vail and spend that kind of money on lodging and restaurants. Short term rentals are offering guests a more affordable way to bring their families to Vail, otherwise everyone - locals and guests - are getting priced out of this town.	negative
♦ Again, everything listed in question 5 could be a positive for the homeowners and Vail Resorts. But I do believe it is eventually going to cause a huge decrease in Vail employees due to the fact that it is taking away housing options for them.	negative

- ♦ All short term rentals being conducted direct my owners, with this new rental by owners should be required to also follow these rules and laws. It is unfair to businesses and other owners that are engaging in proper business practices. negative
- ♦ Although VRBO and AirBnB are becoming more and more popular, the influx of people in our already tight neighborhoods are causing clustered travel on roads and buses. negative
- ♦ Although these are positives, they are only positives for people who don't live here... I really don't give a shit if every tourist gets crazy deals on lodging when I can't afford groceries for my family because my rent is 50% of my income. negative
- ♦ Crack down with taxes or ban STR. Locals need a place to live. We have plenty of lodging options in Vail. negative
- ♦ I agree that short terms rentals are growing trend in the vacation market, but as I mentioned above, these units are essentially being taken away from employees and other workers who need to live and work in Vail. I choose not to live directly in the village because I don't want to deal with tourists every single day, but with a short term rental next door, I am forced to deal with a new visitor every day. I want to live in a neighborhood, not a rental area. Let the vacationers stay in hotels, timeshares, and campgrounds and let the residents live in their homes. negative
- ♦ I can't mark anything above as I do not see a "positive" from this market! There is plenty of lodging available in town. negative
- ♦ I consider none of question 9 as positive negative
- ♦ I do not agree with the identified positives. Without professional management of short term rentals i.e. a local responsible party, the negatives outweigh any positive. negative
- ♦ I do not see any benefits from having short term rentals in otherwise residential neighborhoods. negative
- ♦ I do not think there are any positives. These "other" guests are rude, ignorant and are disrespectful of our amazing environment. They should be managed. negative
- ♦ I don't agree with the statement in question 5. This survey seems skewed toward favoring short-term rentals? Where are the questions about the negative impacts of short-term rental? negative
- ♦ I don't agree with your identified positives. Hotel rooms and lodging in town that is identified to have short term rentals is where the business should stay. The negatives outweigh the positives from my standpoint of living next door to short term renters. negative
- ♦ I don't really think any of these apply, however, I am especially taken aback by "provides an alternative for visitors that desire a potentially more "engaged" lodging experience...how is being in a unit without any sort of local knowledge on hand or experienced management to resolve issues a "more engaged" lodging experience, exactly???? negative
- ♦ I don't see any positives; only potential negatives and downside. negative
- ♦ I don't think Vail needs to attract more people looking to short term rent as our bed base is so large as it is. negative
- ♦ I see no positive side to allowing short term renters in otherwise quite neighborhoods where full time residents live. When looking for a rent by owner unit those clients are looking for something cheaper and I've found they also don't spend much money in town. negative
- ♦ I see the positives but think the negatives outweigh those negative
- ♦ I think some units who are now in the short term rental market used to be long term. This adversely affects workers trying to find a place to rent. negative
- ♦ I think that its good as far as different price points go, but the lower income famailies that end up coming here don't spend much money here in any businesses. It is really bad in the restaurants because they really don't tip servers who are just out here trying to make a living getting paid \$6.28 an hour and then only get tipped \$3 on a \$70 ticket. negative

- ♦ I think that some communities are not conducive to short term rentals- the environment of a quiet neighborhood with children, etc negative
- ♦ It may bring all price points to Vail, but those price points are low and a lot of the time bring people who will destroy areas of Vail. Going with a trend, doesn't mean it works for Vail. Again, if locals can't afford to live here because everyone is Short Term Renting. Guest satisfaction will go down. Less people, worse service. negative
- ♦ It used to be easy going on vacation - now with all the online stuff I don't know who to trust. I stay with the tried and true ; Marriott, Holiday Inn, etc negative
- ♦ No positives. Our town is full of lodging with different price points and experiences negative
- ♦ None of the above, there is more than enough licensed establishments (i.e. hotels) in Vail to accommodate the guests. Hotels, by the way, have experienced lower occupancy than in prior years. negative
- ♦ None of the above. Enough lodging already for guests. We have enough LICENSED facilities in Vail already! negative
- ♦ On paper, yes, all options listed in number 5 can be seen as positives. BUT - that's on paper. The effects of this ripple through the community in many ways. Mainly - the more people that slip into these under the radar, the less hotels make and the less restaurants make which in turn means less that employees make, which then means the less employees can pay in rent to the fewer properties that are open due to more short term rentals. It's a downward cycle that ultimately hurts the community. It might help sell lift tickets- but I don't believe that the customers doing Air BnB are the big ticket spenders that this resort is looking for. negative
- ♦ Our association does not allow AirBnB or other self managed rentals. All rentals must be handled through an approved property management company to ensure there is full compliance with HOA policies, etc. negative
- ♦ People in short term rentals are here on vacation and just want to ski and party. If they were in a hotel, management would make them tone it down and they wouldn't be keeping residents awake at 3AM with their obnoxious noise. negative
- ♦ Prioritizing guests over locals is a mistake. In spite of the possible advantages to guests in offering short-term rentals in the valley, the risk to local employees is too high. Guests won't have positive vacation experiences without the many employees needed to keep the mountain/town running. negative
- ♦ Short Term Rentals are forecasted to increase 150% in five years. How do we mitigate the negative impacts to home owners who live and work here?! We need our rest to do the heavy lifting required to maintain Vail's world class reputation. The "engaged" lodging experience you speak of may be elusive; too many short term rental units translates to renters sharing stories with other renters. Vail can become just another bedroom community. negative
- ♦ The negative side of STR is less properties available for valley housing. negative
- ♦ The playing field is not level for hotels and lodges. They pay commercial taxes, are licensed, have huge investments and being undermined by unregulated rentals. negative
- ♦ Unless taxes are paid on short term rentals the cons outweigh benefit. negative
- ♦ Vail has always had short term rentals, whether done by owners or property managers. It's the "new" ease of doing it for owners who otherwise may not that decreases long term rental options, and most probably don't contribute via biz license or sales tax, so they negatively impact the community on two different fronts. negative
- ♦ Vail is not hurting for lodging customers. Sure, there are down times, but just look at congestion during peak times. Short term rentals are also taking away valuable long term rental options for the work force and locals as well. negative
- ♦ Very disappointed Vail Government encourages a "new neighbor" every week. :(Airbnb, Home Away, and VRBO is in infancy stage, expectation is they increase by 300% in 5 years. negative
- ♦ do not agree that stated benefits outweigh the negative impacts. negative
- ♦ nothing is good about short term rentals except the owners keep the cash. negative

Do you have any other comments on short-term rentals in Vail?

Comment Labels	Count	% of total
Positive	21	31.82%
Neutral	22	33.33%
Negative	23	34.85%
Grand Total	66	100.00%

- ♦ I feel strongly that overly regulating short term rentals will disincentivize homeowners from renting their properties. As long as taxes are paid, there should not be additional regulation. positive
- ♦ If the town of Vail were to work with owners, HOA hopefully an exemplary precedent could be set. Opening the door for partnering with other towns in the county. positive
- ♦ In my opinion, increasing regulations on short term rental properties will not increase inventory of long term rental properties. As an owner of a short term rental property, I would rather take it out of the rental market completely vs converting into a long term rental property, where the wear & tear would be worse & where my ability to stay in my own property would become limited. positive
- ♦ It is not the town of Vail's duty to enforce the number of units available to rent in relation to long term rental. It is their duty to provide employee housing and affordable rentals that are long term if they want to keep seasonal employees, but not at the expense of locals trying to make it in the valley. positive
- ♦ Less government is better. positive
- ♦ Let freedom ring. We don't need to over regulate everything!!! positive
- ♦ Let the market define the success here, and let Vail flourish as a resort community. For full time residents there are plenty of months when the area is very sparsely occupied. During the peak vacation times, work on traffic direction and perhaps charge for public parking higher rates to pay for new garages, but let the market help Vail grow in stature and desirability. Honesty the most fun days to be in Vail are when it's teeming with cash paying tourists and visitors, and most days *not peak Summer and Ski* the area is empty and frankly somewhat dismal, and business suffers. positive
- ♦ Many families can't afford in town prices, particularly 3 bedrooms and up. The short term rental market allows families an opportunity to come to east or west vail and use the bus system to get into town positive
- ♦ Many of these units are "2nd homes" used some of the time and rented out the rest. They are not going to buy and own property in Vail if they cannot use it. This is a tourist town and these things go with it for the ski season. The major hotels contribute to this even more so than "rent by owners" types. Quality of standards is self-regulating. Most for rent by owner types rent through such sources as Airbnb or VRBO. Their guests can write reviews, a bad place gets bad reviews and few renters. If the hotels and lodges are so worried about the competition, they should change their price point. Get real everyone!! Before you discredit and restrict short-term rental, the only reason Vail is what is is and not just a sleepy mountain town is because skiing and tourism. The more visitors there are the more Vail thrives. Every business and the red-hot real estate market would not exist without it. We need the bed base to accommodate them. Would you sooner see them spend their mon positive
- ♦ Max cars allowed Proof of local management company with all the necessary licenses and staff to actually MANAGE the property. Minimum age of renters positive

- ♦ Most guests in short term rentals understand that it is not a hotel, therefore rentals shouldn't have to comply with the same Vail Quality standards as hotels. HOA's should be responsible for zoning, signage, and enforcement at each property. I think it's important to address long term housing. Business owners who employ seasonal employees should contribute to the housing problem. As Colorado and the Vail Valley continues to grow, finding long term housing will continue to be an important issue, rather than regulating property owners. positive
- ♦ Not an issue, stop peddling to the hotel lobby. positive
- ♦ Online lodging platforms are the way of the future and just as Uber has taken over the dinosaur taxi industry by offering lower cost alternatives, so will VRBO and Air BnB...there will always be a demand for The Ritz, Four Seasons, Sebastian, etc, and for online lodging platforms as well, unless it is the Council's desire to just cater to the elitists and drive all others away...sort of like kicking all the worker bees down valley...especially as Vail Resorts pricing continues to spiral upwards and the Council's insane idea to start charging for Summer Parking positive
- ♦ The free-market rules and buyer beware...not the Town's business, nor, just because I have property in an online rental program doesn't mean I should have to forgo that and provide it as a long-term unit...that doesn't fit with how I wish to use my property positive
- ♦ The idea of requiring a local property mgr/contact is stifling. They provide limited to no-value to property owners and guests while charging huge premiums for their service. There is a reason that VRBO and AirBnb emerged - the choke hold on markets by rental agencies/property managers. If you want to tie it to guest experience then all hotels, businesses and public services should be measured the same way. positive
- ♦ The market wants it, so we need to embrace it. Don't fight it. Regulate and collect tax revenue positive
- ♦ Vail is seeking to address a non-issue. Where are the reports of people being injured while staying at short-term rentals? I have lived in Vail for 25 years and no of no such reports, other than those that involve bad conduct by the renter. positive
- ♦ Vail....still fabulous after all these years because of this kind of planning and attention to detail. Carry on !! positive
- ♦ Walk before we run. Methodical and cautious in regulations and implementation. positive
- ♦ We live in a resort and short term rentals are part of that. It is what guests who come here want. It is what buyers looking for property in the area want. The long term housing problem in Vail should be solved by the town and Vail Resorts. Changing laws to prohibit short term rentals would be unfair to property owners. positive
- ♦ You have no business telling others what they can or cannot do with their home. Keep the regulation safe the same or less as now, and stop selling personal homeowners info like they were running a retail business! positive
- ♦ A zone restriction would be great. From the open house, it appears that other resort communities have already put this into practice. Another suggestion would be for HOAs to either give permission for a homeowner to obtain a STR license or not. For many HOAs, it would not be an issue - as they are set up for the rental market neutral
- ♦ All of these are a priority, but adding new regulations will not have a significant effect on compliance. Education is what is needed most right now. Life Safety must be looked at from a perspective of scale. Renting out one bedroom is no reason to hold a person to the same standards as a hotel with 200 rooms. Will you force other home occupancy licensees to do the same? Will the therapist seeing patients in her home be held to the same standards as the Medical Center? Will the architect drawing in his home office be held to the same standards as an office building? Vail Quality Standards are already taken care of by the reviews offered by peer users on the various sites. We already have regulations on the books to address the Quality of Life issues. Let's enforce what we have before we make more rules which will have little impact on compliance. neutral

- ♦ As I stated earlier, the RBO industry does have merit and provides financial benefits; however, it is imperative that rules are adopted to help mitigate the negative impact issues facing working resident home owners. I highly encourage the Town Council to adopt regulations requiring duplex owners who wish to enter the RBO, be required to provide a letter of approval from the other duplex half owner. RBO activities should be encouraged in Commercial Zoned to address the desires of TOV and businesses to generate more bed rooms and tax revenues; however, RBO activities in our neighborhoods should be substantially more restrictive to protect the privacy and peaceful home possession of residents who live and work in these areas. Short Term Renters have no stake in in the community, and therefore, no reason to care how the neighborhood around them suffers from their vacation activities. I encourage TOV Council members to adopt a zoning map that identifies areas of the Town where

neutral
- ♦ Based on my experience, short term property owners self govern based on the reviews they get. This is a far more effective way of regulating properties than by putting local governments to the task. Regulation should be kept to a minimum.

neutral
- ♦ Focus on enforcing existing regulations before exploring new ones. Do not create ridiculous inspection regulations that use tax dollars and create the need for more town employees. Let hoas create rules that work for their complex rather than trying to solve all the intricate issues of one location in a town wide regulation. We caretake / rent and short term in the village and own two rents in west vail, we see both sides. The fact is on the outskirts of town, long term does better financially than short term.

neutral
- ♦ Force AirBnB to collect taxes at time of booking. Shut down units without a license and heavily fine them as an example. Train code enforcement to investigate complaints. Create an affidavit of compliance on license applications. Become an industry leading example for others to follow.

neutral
- ♦ Government needs to limit themselves when meddling with individual home owners that live and work in the valley. Rather, focus on the major issues we have here ie. long term housing and parking and how it relates to short term vacation rentals.

neutral
- ♦ I don't think Vail needs to address demand market forces. We don't have enough parking available to accommodate these additional people, and at some point the quality of the Vail experience suffers when too many people are here. That line has been crossed more and more in recent years.

neutral
- ♦ I strongly suggest having the Town and the HOA's work closely together to implement any changes, since the HOA's are usually on site and aware of what's happening.

neutral
- ♦ I think making sure that all properties are adhering to safety standards is important. Although I don't like the noise level issue, Vail has had partiers who live here full time since 1962. This won't change. I do believe that AFFORDABLE long term housing is important; however, this has been an issue since way before VRBO and AirBnB.

neutral
- ♦ I would be interested in knowing the opposing sides view

neutral
- ♦ Let me disagree with the stipulation that all ads must contain a Vail tax number and/or license. Colorado and Eagle don't have a provision like that. Vail doesn't need one either. Simply let Vail do it's job of ENFORCING the rules on the books.

neutral
- ♦ No

neutral
- ♦ See previous comments

neutral
- ♦ Seems to be a rapidly growing trend for home rentals via VRBO and the like. I would think close monitoring important to maintain the Vail "lifestyle."

neutral
- ♦ There are regulations already in place regarding home rentals - thru the Colorado division of Real Estate - ie - smoke detectors, carbon monoxide detectors, etc..

neutral

- ♦ There should be a responsible local person/company available to manage RBO units. In the case of an owner not residing in the Valley, the Town should consider adding a local property management requirement to the RBO regulations. neutral
- ♦ This survey purports to relate to "short term rentals in Vail," and I have responded as such. However, because it was handed out at a community information session on Short Term Rentals By Owner, and because RBO is the current focus of the Town of Vail, it is my opinion that it is not only deceptively titled but also of very limited use in understanding short term rentals. Commercial short term rentals through licensed rental management companies and by owner (licensed or not) short term rentals are inherently different. The context assumed by the respondent might very well lead to very different survey responses. neutral
- ♦ Vail has so many options for guests already and the fact that the valley has such a severe shortage of housing options for "locals" it seems that the priorities are a bit out of balance. Short term rental options are fine as long as it doesn't get any more out of control than it already is. We are running our locals out of town with rising costs to live and less options. neutral
- ♦ Whenever someone wants to build long term rentals or homes for locals that are at least somewhat affordable the TOV needs to strongly consider approving those projects. Short Term rentals should not be outlawed but they should not be encouraged either. Perhaps a tax that goes toward long term housing projects to offset their impact on the locals that serve visitors. neutral
- ♦ Your question which included noise, parking, garbage and traffic etc. made it impossible to answer. Just included too many things, some I might agree with, like garbage and others not, like parking. More parking creates bigger crowds on the mountain which can be hazardous. How about instead letting people be informed of how crowded the mountain is (how many tickets have been sold) beforehand so people know the risk they are taking skiing on any particular day. neutral
- ♦ na neutral
- ♦ AZ (Oro Valley) makes you pay for a business license if you are renting less than 30 days. The fire dept. will also assist in changing out smoke detectors in your house - no charge. I don't believe we should live in a police state, however when we lose revenue because sales tax is lost from the hotels due to VRBO, etc. then the budget suffers. negative
- ♦ Airbnb has been a disaster in some situations. Vail is a classy resort, we should be aware of diluting its value. negative
- ♦ Guests/tourists visiting can stay in hotels. We have amazing 4-5 star hotels that provide them with everything they need. Keep the housing to the locals that are already struggling to make a living. Why do we cater so much to the rich? negative
- ♦ I believe strongly that short term rentals should be regulated by Vail for quality of life, safety as well as fairness issues. negative
- ♦ I think that we should not allow short term rental until we fix the long term housing issues. It is absolutely absurd that people have to pay over \$1,000 to \$5,000 a month in rent. I feel as though rising rent prices are not being compensated in hourly wages at most businesses which will eventually lead to even less people who are willing to come move here full time. negative
- ♦ If a shortage of short-term rentals is a problem in Vail, then Council should at least try, through zoning, to protect cohesiveness of neighborhoods by making such rentals a conditional use not permitted in every residential area and by requiring at least a minimum one-week rental term (preferably two weeks minimum). Frankly, I hope our HOA finds a way to prohibit it altogether in our complex. negative
- ♦ If the town continues to allow short term rentals, it demonstrates that they do not care about the employees, which are critical to guests enjoyment of the area, being able to actually live here. negative

- ♦ Nope--might have to abandon my townhome I have owned for over 25 years and throw it open to short timers so I can cash in on this bad trend negative
- ♦ Renters usually don't care about the property of amenities. They think they've paid their money, so let the party begin. Also, they come to the property late at night now knowing where it is, going to the wrong door trying to get in. One day that could cause real problems. Also, they tell their friend to come visit going to the wrong unit, usually drunk. They will leave trash in the halls, on the street, they just don't care. They will use fancy units for their parties and rent only 1 night. negative
- ♦ TOV is anxious to garner increased tax base, the reality is this: A VRBO renter rents a units and wishes to return next season. He will contact the owner directly and no taxes are collected. ALSO, he will refer his friends to book directly with the owner. The benefits associated with RBO units next to me has been very stressful, generated a high level on anxiety for my family and destroyed our ability to attain peaceful possession of our home and property. We have short term renter's dogs running at large in our yard, children climbing up in our back porch balcony. Hot tub revelers partying after midnight. College kids in the hot tub smoking pot and running around the neighborhood stoned. Mu neighbor's teenage granddaughter was offered an invitation to join renters and get stoned. Short term rental is making \$ for many at our expense! Issuing a business license for a residential area is WRONG. negative
- ♦ Take care of the people who live and work in this community. That's why we elected you!!! negative
- ♦ The Town of Vail needs to more tightly regulate short-term rentals to protect the renters as well as the neighborhoods and residents in which the short-term rentals occur. negative
- ♦ The town should have strict regulations for Rentals by owners and ensure that enforcement is being adhered to and taxes being paid. This is something that can impact neighbors and neighborhoods as well as property values and should be reviewed strictly as with hotels and such. negative
- ♦ There is a direct conflict between the Vail residents who are full time and work here and the short term rental owners. The quality of life that we enjoy living in Vail is in jeopardy. In addition, Vail gov. wants working families to move to Vail but with the sale of homes to short term rentals this takes away from available housing to accommodate this group! Vail needs to make tougher regulations, hopefully it will slow down this trend if they do. negative
- ♦ There is a growing concern in the Vail resident neighborhoods that their quality of life is being severely impacted by short-term rentals. Vail gov. needs to retain/protect its local citizens. I feel out of frustration more residents will be put up for sale and locals will move away. negative
- ♦ There is a severe lack of regulation that needs to be addressed asap. Subdivision protective covenants should be enforced and backed by Vail gov. We will lose more housing for locals as more properties turn to short term rentals. Quality of life is being negatively impacted in our local neighborhoods. There is no concern from the short term rental owners on how this is affecting our neighborhoods, just revenue for them! There is a whole host of issues to address! negative
- ♦ There should be more limitations to owners who are short-term renting a property with common areas. negative
- ♦ Whenever you increase regulations, it impacts property management companies making it more difficult to compete with individuals who rent their properties. It seems the companies comply with the increased costs of licensing but the individuals do not. I would suggest a first step is to go after individuals who have not paid for the license before you try and increase regulations. negative
- ♦ Will you put cameras in each house also? negative
- ♦ With less and less full-time residents, Vail feels less and less like a true mountain town that I want to live in. negative

- ♦ please get more code enforcement officers. please publish phone numbers to report illegal rentals. negative
- ♦ please see previous comments. Please try to preserve what little is left of a community in Vail. Don't push your residents out in favor of a short-term rental base. negative
- ♦ the ones I marked as low priority (ensuring adequate supply and lodging quality standards) are not important roles for TOV. They are important to the lodging industry, VCBA, and VVP - and market forces should address those. TOV address community, life safety, compliance, and tax collection. negative



Short-Term Rental Public Input Meeting Feedback

- **Licensing / Enforcement / Taxes** (Majority Strongly Supports)
 - Heavy Fines for Compliance
 - Enforce Current Regs
 - Air B&B should collect the sales tax for the Town. They already collect state tax and lodging tax.
 - How will you track short & long term rentals? Who pays for this?
 - Too many regulations (ie: lodge quality) will like cause less compliance with licensing
 - Other businesses and lodges pay taxes – short term rentals make a lot of \$ - Pay sales tax too!
 - Short term TOV collects business license lodging tax – Air B&B will remit direct to TOV
 - Air B&B will collect tax for TOV
 - Enforce what is on the books before making new rules
 - Air B&B to file taxes for renters to enforce correct rates and procedures
 - Use an affidavit to the license holders to notify them of obligations – taxes, insurance, safety
 - Define short-term as commercial enterprise and tax at commercial rate
 - Require that the p[ermit # be listed on all advertisements
 - Neighbors and HOAs should have input on license renewal. If someone is good, it isn't an issue. If someone causes a problem and impacts neighbors, they should have a say
 - We should only worry about getting sales tax from all – no more enforcement

- **Life Safety** (Majority Strongly Supports)
 - Would support only of self compliance
 - Fire Extinguishers – In sprinkled building?
 - CO Detectors!! Emergency Escape Plans
 - No additional rules or regulations for recently renovated units within an HOA
 - Consider a self inspection check list of requirements for safety regulations
 - For high density properties like condos, they should require a sprinkler system

- **Vail Quality Standards / Fair Competition Between Hotels, Lodges, & Short-Term Rentals** (Support was Split)
 - Referrals & Ratings are how these sites work
 - Point of contact
 - Home owners and property managers need to be accessible

- **Quality of Life / Community** (Majority Strongly Supports)
 - Increased Noise, Traffic, and Parking
 - Reducing housing stock for those who want to live& work in the Community
 - Diminishes property value
 - Changes fabric of the residential neighborhood
 - TOV spends millions to build employees housing then allows inventory of rental properties to be turned into short-term, thus reducing housing for locals
 - Volume of unauthorized parking on Forest Rd, ticket offenders, restricts access of ski mountain to residents only.
 - Short-term rentals as opposed to bed and breakfast in a local's home, is decreasing a sense of year round community within the neighborhood
 - Enforce current laws
 - Multi-Family Duplex should be part of agreements or amend
 - All depends on owner or property manager giving good info to guests
 - We already have rules for all of these problems
 - People are looking for a different experience – connecting with locals makes options for guests – they still spend money in town
 - Adds beds for visitors, adds different lower priced options
 - Providers filing taxes for renters

- Zoning could block transient lodging, but not in Vail
- Consider requiring a local contact for all STR.
- Vail has always had rentals, I have found long term renters are more noisy, disrespectful
- HOA should be required if someone short term rents, it isn't allowed by HOA, the only recourse in legal action that can also involve the town
- HTRs impact the quality of life in communities. If you chose a place to live and someone rents – it changes the feel and causes issues with noise, trash, etc.
- If no HOA, town should not be involved with STRs, unless a crime is committed.
- We are effectively commercializing residential neighborhoods with out zoning.
- Yes - I agree with the above
- Short-Term Rentals impact insurance rates and financing options
- Independent owners, not management companies
- Weekly rentals minimum, not 1,2,3 nights

- **Benefits of STRs (Majority Strongly Supports)**

- Worst thing to have happened in my neighborhood (Chamonix Lane)
- Takes away from residential fabric of the neighborhood
- Taking away long term rentals
- I have been displaced 3 times, by having my apartments turning from long-term to short-term
- Unfair competition with licensed establishments – i.e. hotels
- Nuisance – noise, parties, traffic, multiple strangers in the neighborhood
- Residential neighborhood being used fir a commercial enterprise
- Effects property and home values
- Creates friendships
- Direct rentals by owners need some standards/education.
- Owners need to be good neighbors – pay attention to noise, parking, trash, implications
- Affect of short-term rentals on available housing for local workforce.
- Town should look closely at zoning, purely residential neighborhoods should have no short-term rentals
- Support with controls in place – negative impacts hotels and stiff penalties should be in place who isn't registered or paying tax to TOV
- Adds to property values
- With safety in place and taxes paid
- Adds taxes to town and beds to guests\
- Need to do to be very competitive – very important
- I could not afford to have bought in Vail without this option; I work here and want to live here.
- Brings a different range of visitors to Vail, more availability, opps for families to stay in large houses, can't typically afford hotels
- Regulation and Enforcement
- No more regulations except compliance
- People can stay longer and have kitchens
- Keep a mix, keep it fair
- Better compliance
- Owner or present property manager vs. out of state owners

July 11, 2017

Greetings Town of Vail Staff and Town of Vail Council Members:

I recently attended your Open House at the town chambers and participated in your Short Term Renting presentation. I exited from the poster board presentation and staff commentary with a sense of disappointment and concern.

My perception was the primary focus of the Town of Vail staff was orientated towards collecting sales tax revenue, issuance of Business Licenses, instituting safety procedures, and such.

Frankly, I question the legality and wisdom of the Town of Vail staff in issuing Business Licenses in Residential Zoned Neighborhoods. My perception of a business license holder is a commercial venture that has stated operating hours, is located in a commercially zoned area, and generates people and auto traffic. To be clear, I do not support the concept of allowing a commercial venture in Residential Zoned Neighborhoods. If it is the will of the TOV government, then, so be it.

Is a commercial operation located in a Residential Zoned Neighborhood an idea of merit? Is the Town of Vail being negligent by disregarding the privacy rights of home owners and families that live and work in this town, for the sake of garnering a few sales tax dollars? Is it the town's and residential neighborhood's obligation to provide beds in our neighborhoods to satisfy the demand for additional lodging, thus, exposing its citizens to the inherent nuisance and controversial issues associated with short term rentals? Is the TOV inadvertently exposing adjacent property owners to Liability Issues?

STRs are beneficial in several ways and I support the concept, wholeheartedly; however, allowing them to migrate into Residential Zoned Neighborhoods raises many concerns. I live with a short term rental property drive located some twenty feet from my bedroom window and another such property about 100 feet from the front side of my house. I have experienced, first hand, the nuisance, frustration, anxiety, and multitude of related controversial issues inherent with this sort of activity... it is like living in an airport terminal; people coming and going at all hours of the day and night, seven days a week. The rental adjacent to my bedroom has a hot tub on the outside deck and that is an issue in and of itself!

I urge the TOV staff to incorporate language in pending legislation governing STR activities, that mitigates the controversies associated with this industry and provides much needed relief for the residential neighborhoods they are allowed to migrate into. Again, I oppose allowing the issuance of a Business License in a Residential Zoned Neighborhood; however, if it is allowed the TOV must shoulder full responsibility for the outcomes, good, bad, or indifferent; they will own it.

I encourage consideration by staff to require duplex owners wishing to short term rent in residential zoned areas, to retain a letter of approval from the other duplex half owner which will be presented to the TOV when applying for a Business License and renewable each year.

I urge TOV staff to limit the number of STR days allowed for duplex owners to thirty days, annually, if the unit half is NOT his or her PRIMARY RESIDENCE. If the unit is a primary residence for an owner, then the TOV sets no restriction on number of STR days and he can negotiate with his other half duplex owner on number of allowable STR days when seeking that owner's letter of approval to engage in active STR markets.

This proactive approach provides a win-win for all parties involved; the TOV garners Sales Tax to help fill the coffers, duplex owners and renters who live and work in the town are protected from having their properties morph into mini hotels and airport terminals, duplex owners who are not permanent residents, and wish to rent, are eligible to reap benefits of thirty days of income at peak times, the lodging community benefits because they are usually filled to capacity during peak time periods and thus, not losing revenue, and the businesses are happy to sell their goods and fill restaurant seats.

In addition, there should be a radius restriction, requiring a specific distance STR units are located from one another. This measure would greatly mitigate the impact of STRs in a residential zoned area.

In closing, I would be somewhat remiss if I did not address an unspoken issue that is of paramount importance; the issue of consequence. If the TOV allows STR activities, unchecked, in our Residential Zoned Neighborhoods, they may be inviting disastrous consequence.

To illustrate my point, it is well documented that investors and real estate conglomerates are in a frenzy to purchase condos, townhomes, and multi dwellings and flip them to STR management; you cannot fault these opportunists; there is a great amount of financial gain from this industry. Are the number of long term housing units being taken out of inventory keeping pace with the Town's efforts to employ tax payer dollars to build employee housing?

A related consequence is the long term effect STRs have in Residential Zoned Neighborhoods; as the adjacent home owners become more antagonized by the nuisance, they will be forced to sell their properties and seek other living quarters. There is a strong likelihood a potential buyer will not be a family wishing to relocate into this neighborhood; they will be discouraged by the surrounding activity of the short term rentals and their inherent controversies.

One may correctly conclude the new buyer (s) will be interested in purchasing the vacant home and list it with a STR agent... another potential housing unit for a local, is removed from inventory. My conclusion is this; we may well be on our way in creating a new social structure in the Town of Vail; neighborhoods with rental beds, an influx of weekly strangers, and more uninvited traffic congestion.

Thank you for the opportunity to present my concerns.

Sincerely,



Mike Reid

Johannah Richards

From: Hedy Holmberg <hedy.holmberg@gmail.com>
Sent: Wednesday, July 26, 2017 8:18 PM
To: Johannah Richards
Subject: Rent-by-Owner

Dear Ms. Richards,

RE: Rent By Owner Regulations

My husband and I are property owners who have rented our condo unit on VRBO since 2009. As such, I would like to comment as town officials move forward with more regulations and restrictions.

Before we went 'live' with our VRBO listing I called the TOV to let them know that I was now renting our unit and got the information and tax forms so that I could comply with the law. I currently file quarterly taxes to the TOV, State of Colorado, and the Local Marketing district; I collect and pay 9.8% in taxes and have done so beginning with my first rental in 2009.

Our unit is in a building that has few full time residents and is primarily used for short term rentals, in fact, there is a rental office on the premises. When we purchased our condo unit in 2000 we used the on-site rental management company but after eight years decided to rent it out ourselves for several reasons. The rental company charges 40% to rent out our unit and does not collect a damage deposit. We had a number of issues over the years but the final straw was when a renter carved a phone number into the top of a night stand and the rental company did nothing about it; it was solely my responsibility to arrange and pay for the repair.

Now I collect a damage deposit and over the last 8 years have never once had to deduct money from deposits for damage to our unit. Yes, things have been broken, stained, etc. but it is part of doing business and since I collect the full rental amount I can absorb these expenses. The biggest benefit, however, is to the renter. Because I do not pay a 40% management fee I put a lot of money back into our condo unit. Since 2009 we have replaced carpeting, remodeled the kitchen and bathrooms, and purchased all new furniture, bedding and linens. I have 31 traveler reviews, all are 5 stars! Additionally, I have had many return renters and have developed a relationship with them.

My family loves Vail, I took my first ski lesson as a 'never-ever' skier in 1982 and have been skiing ever since. Our older son was married in Vail last summer. I believe that renters should be paying taxes and that people who rent out their units should be collecting them as this is how we pay for services like the 'free' TOV bus.

Clearly regulations that are in place need to be enforced. Perhaps stiff penalties should be imposed on owners who do not remit taxes. I do not feel that I should be penalized with greater and more onerous regulations and restrictions because I have followed the rules.

Sincerely,

Hedy Holmberg

Johannah Richards

From: Joann Levy <jlcarhart@aol.com>
Sent: Sunday, July 16, 2017 9:29 PM
To: CommDev; Johannah Richards; khalloran@vailgo.com
Subject: short term rentals

July 16, 2017

Hello-I noticed the article in the Vail Daily regarding short term rentals in Vail. As long term residents of the Vail Valley I thought I would give my opinion on short term rentals. Our son , who now resides in Washington,owns a unit in East Vail and rents it at a slight loss in revenue to a gal who currently works at Vail Valley Medical Center. We charge a low monthly price for a unit that has wood floors, granite slab and furniture from Crate and Barrel. We currently live in Arrowhead next to a home that rents short term. It is situation that I would never advise to anyone residing in a neighborhood anywhere in this valley. Cars and CMC vans arrive all day and all night, renters change frequently, excessive noise, little environmental awareness to the homeowners running a gas fireplace from 7 am until midnight, leaving the garage doors open all day in minus 20 degree temperatures, and having hot tubs running all day and night plus no regard for the privacy of neighbors. My suggestion is to place a cap on the number of units that can rent short term in specific neighborhoods . If a unit gets sold that rents short term the new owner goes to the bottom of the list. New owners are purchasing real estate they would never afford without the rental income of a short term rental. They are unaware that our workers need housing, nor do they care. Yes, property managers reap benefits and they were highly represented at your meeting. An impossible door to door poll would see opposing results.

We would like to sell our place in East Vail this spring due to our son relocating to Carbondale, however I do not want it to be sold to someone who rents his unit short term. I would prefer to see it rented or sold to a local who needs housing. This may prove difficult. The short term rental problem is increasing becoming more difficult without regulations; regulations that are in place in numerous areas of the country. Leavenworth, Washington, a resort town located in the Cascades in Washington state, does not allow short term rentals within town limits for example. The goal is to keep their hotels in business.

I did not see the survey mentioned and wanted to share my thoughts.
Please forward to correct personnel if I do not have the correct email addresses.

Many thanks.
Joann Carhart Levy
cell : 970-471-0853

Johannah Richards

From: Brian Burke <brian.burke@gmail.com>
Sent: Tuesday, July 11, 2017 9:24 AM
To: Johannah Richards
Subject: Vail Short Term Rental Comments

Hi Johannah,

I'm writing to provide my comments and perspective on short-term rentals in Vail prior to tonight's meeting.

As a property owner in Vail, I support the property rights of owners to rent their units in a short-term manner. Short-term rentals have always been a part of the resort market, with condos/houses available for as long as I can remember. These rentals contribute to the vibrancy and economy of the town by providing additional lodging options and different price points than offered by the hotels.

As Vail continues to grow in expense and exclusivity, it is important that it remain attainable as a destination by those who are not the ultra-rich and short-term rentals provide that option.

We bought our condo in East Vail 6 years ago, which had been a long-term dream of ours. We offset some of the cost through short-term rentals, as well as through seasonal rentals. We would not be able to afford a dedicated 2nd home without this market.

Furthermore, I employ housekeepers, handyman/repairman, etc. to maintain the property. In this regard, there is no difference between my doing so as an individual owner, vs. listing it through a property management company. My neighbors have commented on the high quality of renters that have stayed in our unit (generally families) and have no complaints about it.

The conversation around ensuring the "guest experience" is needless. VRBO and AirBnb provide robust reviews of properties, as well as guarantees to the guest. It sounds like bringing up the "guest experience" is something the hotel companies are trying to do as a deterrent. With occupancy at all-time highs year-round in Vail, they can use a little competition.

Additionally, the idea of short-term rentals eating in to the market for seasonal worker rentals does not hold water. It is the high cost, and rapidly escalating price of real estate, that has impacted that market. Simply put, seasonal workers cannot afford the rent required to turn a small profit on the current purchase price of small condos/apartments in town.

Finally, I registered my unit with a business license (#6831) and pay taxes. I'm happy to contribute to the economy of the town in that manner.

Requiring short-term rentals to have a business license and pay occupancy taxes is the fair way to address this market - it levels the playing field with the large hotel operators while not restricting the property rights of homeowners. I urge you and the town council to not implement any further restrictions on owners like myself.

Thank you,
Brian Burke

--

Brian Burke

303.887.4121

brian.burke@gmail.com