



## THE CORPORATION OF THE CITY OF VERNON

### MEMORANDUM

**TO:** Will Pearce, Chief Administrative Officer **FILE:** 6450

**PC:** Kim Flick, Director, Community Infrastructure and Development **DATE:** August 3, 2022  
Laurie Cordell, Manager, Long Range Planning and Sustainability

**FROM:** Barbara Everdene, Long Range Planner

**SUBJECT: SHORT TERM RENTAL REGULATIONS RECOMMENDATIONS**

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At its Regular Meeting of June 27, 2022, Council passed the following resolution:

*THAT Council endorse the Short Term Rental Regulation timeline and approach, in principle, and direct Administration to undertake public engagement as outlined in the memorandum titled "Short Term Rental Regulations" dated June 15, 2022 and respectfully submitted by the Long Range Planner;*

*AND FURTHER, that Council refer the memorandum titled "Short Term Rental Regulations" dated June 15, 2022 to the Affordable Housing Advisory Committee, Tourism Commission, and Advisory Planning Committee for review and comment.*

This memo provides an overview of the results from public consultation on a proposal for two new business licensing categories to authorize short term rentals (STRs) in Vernon:

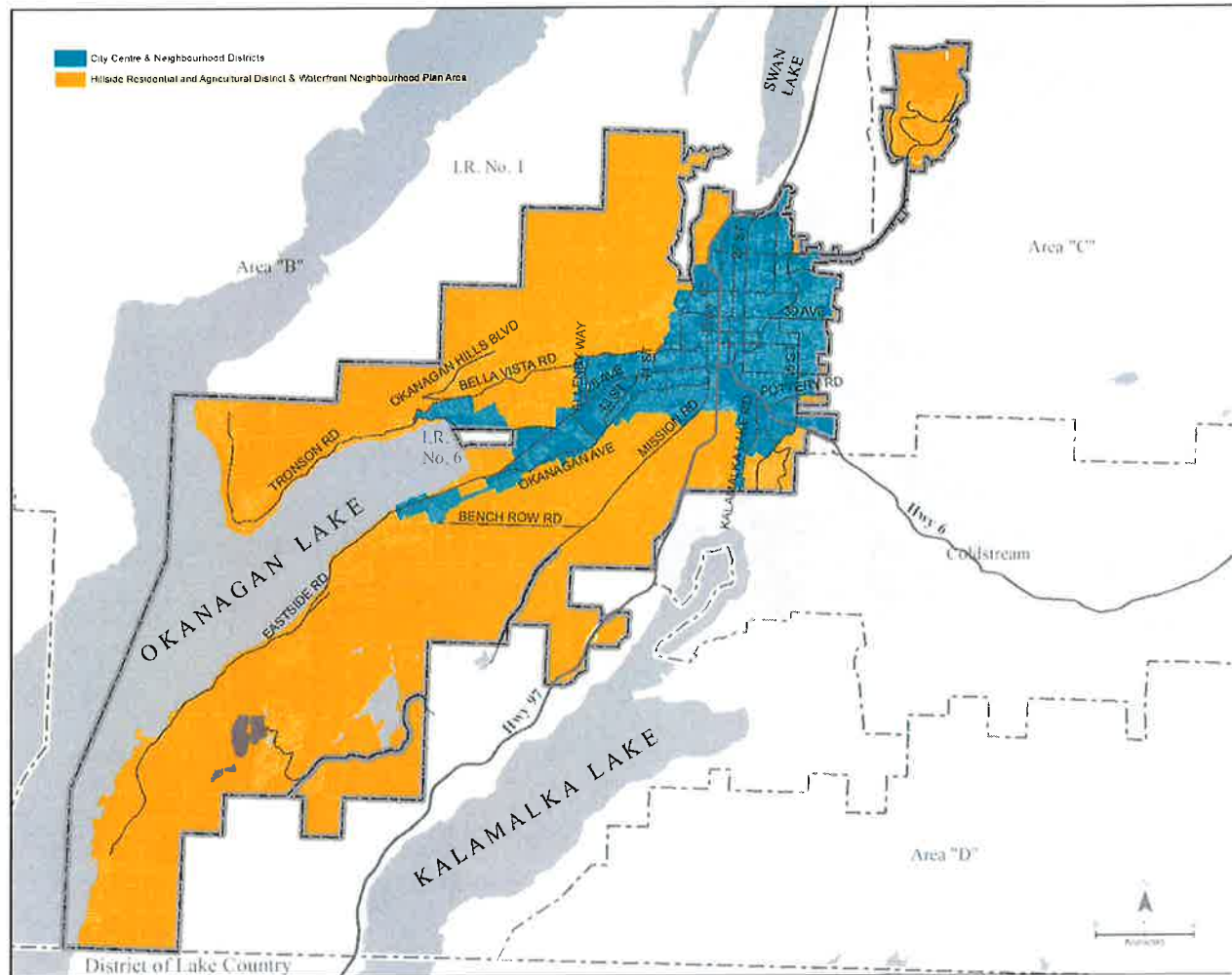
1. **STR Minor/Bed & Breakfast License:** This would allow an operator in any residential area of the City to use a portion of their principal residence as a short term rental unit, and require a responsible person to be residing on the site and available as needed to manage the operation; and
2. **STR Major License:** This would allow an operator in the Hillside Residential and Agricultural District or the Waterfront Neighborhood Plan Area (see Figure 1) to use a portion of, or their entire property, whether a principal or secondary residence, as a short term rental unit. This license would require that there be a responsible person available on 24-hour basis as needed, but this person does not need to live on site.

This memo makes recommendations based on the public consultation, and provides an updated timeline to develop draft bylaw amendments for Council's consideration.

#### **Overview of Current Regulations for STRs**

Land use in the City of Vernon is regulated through the City's Official Community Plan and Zoning Bylaw #5000. Each parcel of land in the city carries a zoning with a list of permitted uses. If a use is not on the list of permitted uses in a given zone, it is not allowed.

Figure 1: Potential STR Minor and Major Areas



There are a broad number of residential zones in the city that allow Bed and Breakfasts as a secondary use, and the City licenses Bed and Breakfasts. The City currently has ten active Bed and Breakfast licenses, many of which are short term rentals advertising on digital platforms such as AirBNB.

Resort Commercial (RTC), Resort Commercial and Residential (RTCA) and Tourist Commercial and Residential (C10A) zones allow as primary uses “apartment hotel” and “apartment housing, tourist” (i.e. short term rentals). RTC and RTCA also allow as a primary use “semi-detached, tourist housing” and “tourist single detached housing” (i.e. short term rentals).

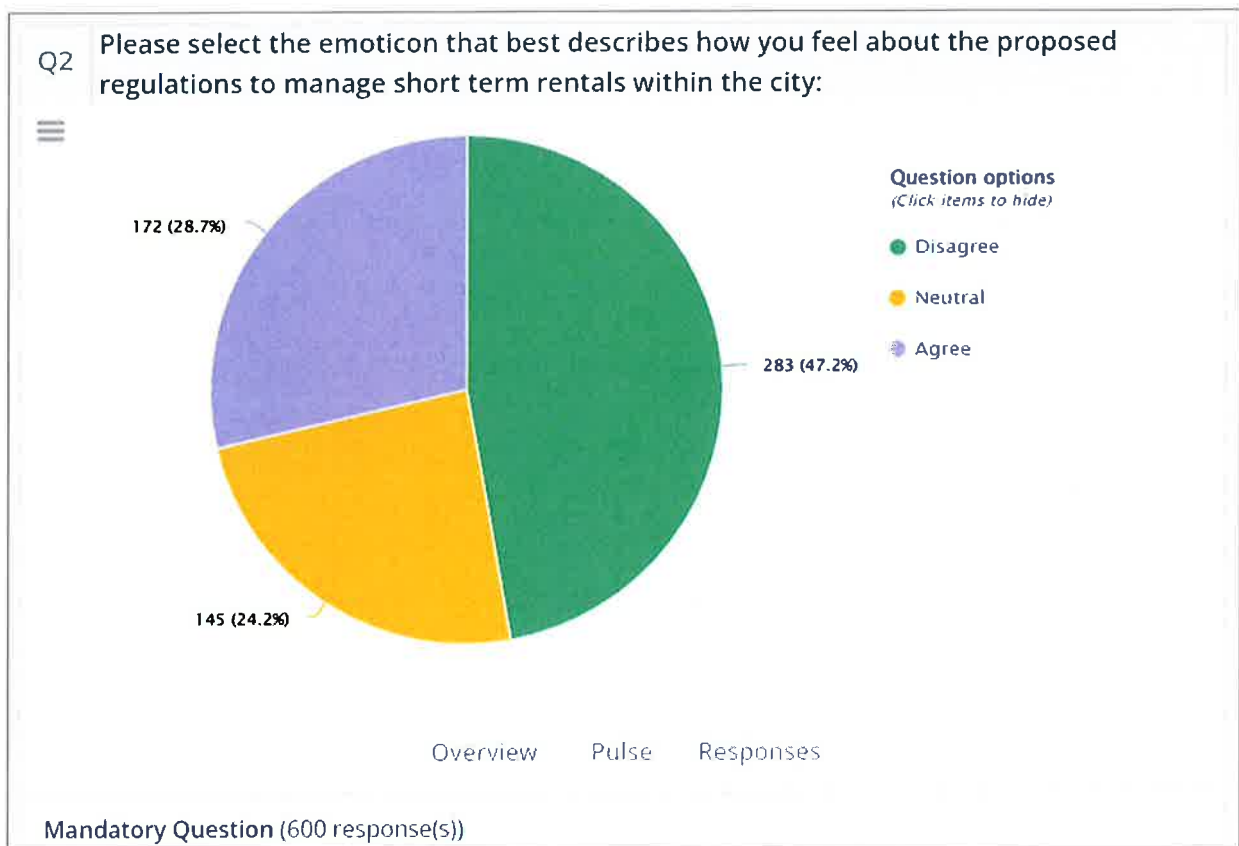
### Public Consultation Results

The proposed STR regulatory approach was presented to the Affordable Housing Advisory Committee on June 29, 2022, to the Advisory Planning Committee on July 19, 2022, and to the Tourism Commission on July 20, 2022. The advisory bodies expressed strong support for prioritizing retention of affordably-priced rental housing in the City over the long term, while enabling STRs at an appropriate scale to meet tourism industry needs. They encouraged continued collection and sharing of data on housing metrics and a grace period for operators to come into compliance with any new regulations.

A survey was made available to the public on [engagevernon.ca](https://engagevernon.ca) from July 19 to 31, 2022. In total, 1,523 people visited the project site, and 600 responses were received to the survey (Attachment 1). The survey captured responses from approximately 27% of the known STR industry in Vernon<sup>1</sup>. It is also noteworthy that 77% of survey respondents answered the open-ended survey question (Q13), demonstrating the importance of the subject to the public.

Public consultation on short term rentals was first introduced in the Spring of 2020. In May 2020, a public survey was conducted on [engagevernon.ca](https://engagevernon.ca), which received 180 responses, 12 of whom identified as STR operators. This survey reflected a broad range of views on STRs, with significant support for regulation of the STR industry by the City.

As shown in the figure below, 29% of respondents state that they agree with the proposed regulatory approach; 24% feel neutral about it, and 47% disagree with it.



The open-ended comments demonstrate that while a minority of respondents feel there should be no regulation at all, the majority supported a well-regulated STR industry, where all operations were licensed and licensing requirements were enforced in a robust manner. This was consistent with the results from the first public survey in May 2020. The responses indicating neutrality and disagreement with the proposed approach primarily arise from the fact that the approach is perceived as too restrictive by some and too permissive by others. While the public has a range of views, a number

<sup>1</sup> Granicus, an STR analytics platform, estimates that there are 320 unique rental units within the City. 85 respondents identified themselves as STR or B&B operators in the survey, for a 27% response rate from known current STR operators.

of open-ended comments recognize the City's attempt to balance competing needs and interests. In the words of a few survey respondents:

*"If done right, STR can work well. However, local long term housing needs to be affordable and available - taking care of our own should be the City's first priority. Balance is hard to find."*

*"The needs of [STR] property owners are no more important than other neighbourhood residents. The needs of all stakeholders must be considered...to best produce sufficient and affordable rental housing inventory."*

*"There needs to be a balanced approach. I like the requirements for having someone onsite to mitigate some of the risks of STRs. The minor licensing addresses this well."*

*"The STR industry exists and will continue to. It fits a market niche for tourism that traditional motels do not fill. This about providing a balance for all parties."*

*"Good job finding some balance!"*

Public feedback recognizes that managing the STR industry is an important aspect of addressing the current housing crisis, but also recognizes that it is not the whole solution. While this approach can help to protect future rental housing availability and mitigate rental price inflation, public feedback suggests that introducing STR regulations may not result in many existing STR units converting to long term rental units. Many survey respondents with living units noted they were not equipped with sufficient amenities for long term rental tenants. For example, some STR suites have a room and a bathroom but not a kitchen. Others noted their living units would suit the high-end rental market if offered as LTRs. Many remarked that they experienced greater flexibility and less risk offering their units in the short term rental market as compared to the long term rental market.

Overall, respondents to the survey noted that promoting peaceful residential neighbourhoods and mitigating the impacts of STRs on the long-term rental housing supply is important, followed by supporting a vibrant tourism industry in which STRs make a valued contribution. The open-ended responses demonstrate significant support for allowing **only** an STR Minor License that would permit a portion of a home to be used as an STR so long as a responsible person was residing on site and available to manage the operation, similar to the current licensing requirements for Bed & Breakfasts. This approach would address Council's 2019-2022 Strategic Priority to implement the Affordable and Attainable Housing Strategy, as well as meet all guiding principles in order of their importance to residents:

1. Promote peaceful, vibrant and safe residential neighborhoods;
2. Mitigate the impacts of STRs on the long-term rental housing supply to support the community's need for affordable housing; and,
3. Support the needs of a vibrant local tourism industry and promote equity among tourism accommodation providers.

This approach would significantly impact the business operations and livelihoods of a number of STR operators that are renting out whole homes. Thirty-five survey

respondents reported that they run whole home STR operations. The overall number of such operators in the City is not yet known.

Allowing whole home/secondary residence STRs in other parts of the community could be contemplated through changes to specific residential zones. Zones that currently allow this use are Resort Commercial (RTC), Resort Commercial and Residential (RTCA) and Tourist Commercial and Residential (C10A). On further review, there may be other residential zones that could accommodate whole home short term rentals as a use.

### **Recommendations on Regulatory Approach**

On the basis of best practices, recommendations from City staff and Council Committees, and the feedback provided through public consultation, Administration recommends that the City proceed with adding short term minor rental as a secondary use in most residential zones in Zoning Bylaw #5000 and creating a new business licensing category of STR Minor to the Business Licensing Bylaw #5480, and further to harmonize the requirements and fees of the current Bed & Breakfast License with the new STR Minor License. *These licensing categories would allow an operator in any residential area of the City to use a portion of their principal residence as a short term rental unit, so long as there is a responsible person residing on the site and available as needed to manage the operation.*

Administration further recommends that Zoning Bylaw #5000 be reviewed to determine whether whole home STRs may be suitable in specific residential zones.

Internal review has clarified that a proactive approach to compliance would yield the best results. In other words, the City would expect all STR operators to be licensed by a set date or face an administrative penalty for operating without a license. Further, business licenses would only be issued once operators have satisfied the terms of licensing; and the City would reserve the right to revoke licenses where there is a track record of non-compliance. Taking this approach will require additional monitoring capacity.

There are a number of private companies ("third parties") that offer online platforms set up to help identify, license, and track the compliance record of STRs. Internal review has determined that third-party monitoring support would be an efficient and cost-effective means to identify current STR operations in the City and create a database to support licensing and ongoing compliance monitoring and enforcement. This is a proactive compliance model which allows the City to identify current STR operations, send notification of the new licensing regime, and ultimately flag and ticket operations that do not come into compliance by the end of a grace period.

Typically, this is a subscription service estimated at \$34,000 per year and includes the following services: address identification, a 24/7 hotline, mobile permitting and registration, and compliance monitoring. Additional resources will be required to assist with drafting bylaw amendments and preparing public education materials, including an STR Operator and Guest Guides. While fees and administrative penalties from licensing and bylaw enforcement are expected to compensate for this annual cost, it will take time to collect and initial resources will be required. For the first year, a potential source of funding for this is the Development Excess Revenue reserve, which as of the end of

December 2022 has a projected balance of \$1,478,743. In future, the cost of the service would be expected to be recovered through licensing fees and administrative penalties.

Alongside this contract service, the City would need to enhance internal software systems to support licensing, ongoing compliance monitoring, and enforcement. It will take several months for the City to build this database and put in place online licensing capability. While Bylaw Services already spends considerable time managing STR-related issues, further capacity will be needed to effectively manage the new regulatory regime. Creating fees for licensing and administrative penalties for bylaw infractions is expected to deter non-compliance and generate revenue to compensate for additional resource requirements. Administration will provide an update to Council on additional resource requirements and budgetary implications at a later date.

It is further recommended that there be a three to six month grace period prior to implementation of the new regulations to inform the community and allow STR operators time to modify their operations, if necessary, to comply with new licensing requirements.

**Proposed Workplan and Timelines**

The table below presents a revised workplan and timeline for presenting the proposed bylaw amendments to Council:

<b>Task</b>	<b>Timeline</b>
Draft proposed bylaw amendments	August - September 2022
Build STR address database and online STR business license application process	August - October 2022
Create STR Operator and Guest Guides	September – October 2022
Present proposed Bylaw Amendments to Council for First and Second Readings	November 14, 2022
Public Hearing	TBD

**RECOMMENDATION:**

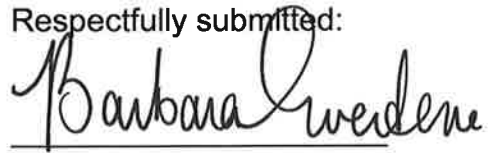
THAT Council direct Administration to develop bylaw amendments to add short term minor rental as a secondary use in most residential zones in Zoning Bylaw #5000 and create a new Short Term Rental/Bed and Breakfast Minor Business License category to Business Licensing Bylaw #5480 according to the approach and timeline outlined in the memorandum titled “Short Term Rental Regulations Recommendations” dated August 3, 2022 and respectfully submitted by the Long Range Planner;

AND FURTHER, that Council direct Administration to contract a third party STR compliance monitoring service to create a Short Term Rental/Bed and Breakfast database to support licensing, ongoing monitoring, and enforcement as outlined in the memorandum titled “Short Term Rental Regulations Recommendations” dated August 3, 2022 and respectfully submitted by the Long Range Planner;

AND FURTHER, that Council approve the expenditure of up to \$50,000 from the Development Excess Revenue reserve to hire a third party Short Term Rental compliance

monitoring service, as outlined in the memorandum titled "Short Term Rental Regulations Recommendations" dated August 3, 2022 and respectfully submitted by the Long Range Planner.

Respectfully submitted:

A handwritten signature in black ink that reads "Barbara Everdene". The signature is written in a cursive style with a large, looped initial 'B'.

Barbara Everdene  
Long Range Planner

Attachment 1 – STR Survey Results Report

G:\6400-6999 PLANNING AND DEVELOPMENT\6450 COMMUNITY PLANNING - ZONING BYLAW REVIEW\PROJECTS\Short Term Rentals\Council Reports\Aug 15 2022 Memo\220803\_BE\_Memo STR Regulation Update.docx

# July 2022 - Short Term Rental (STR) Regulations Survey

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## **SURVEY RESPONSE REPORT**

27 June 2022 - 01 August 2022

### **PROJECT NAME:**

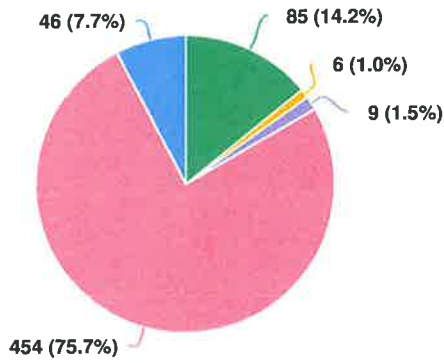
**New Regulations for Short Term Rentals**





# SURVEY QUESTIONS

**Q1 Which statement best represents you?**

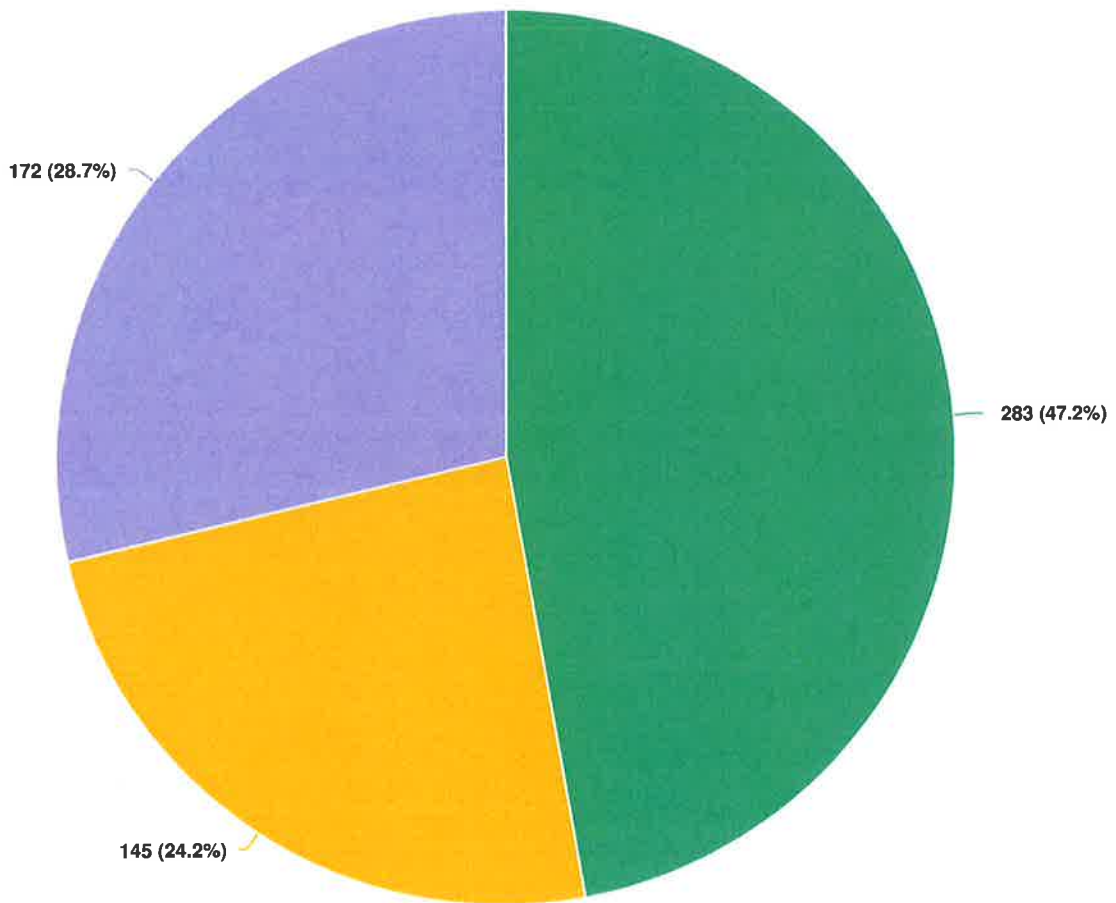


**Question options**

- STR or B&B operator
- Hotel operator
- Other tourism business owner
- Resident of the City of Vernon
- None of the above (please specify)

*Mandatory Question (600 response(s))*  
*Question type: Radio Button Question*

**Q2** Please select the emoticon that best describes how you feel about the proposed regulations to manage short term rentals within the city:



**Question options**

- Disagree
- Neutral
- Agree

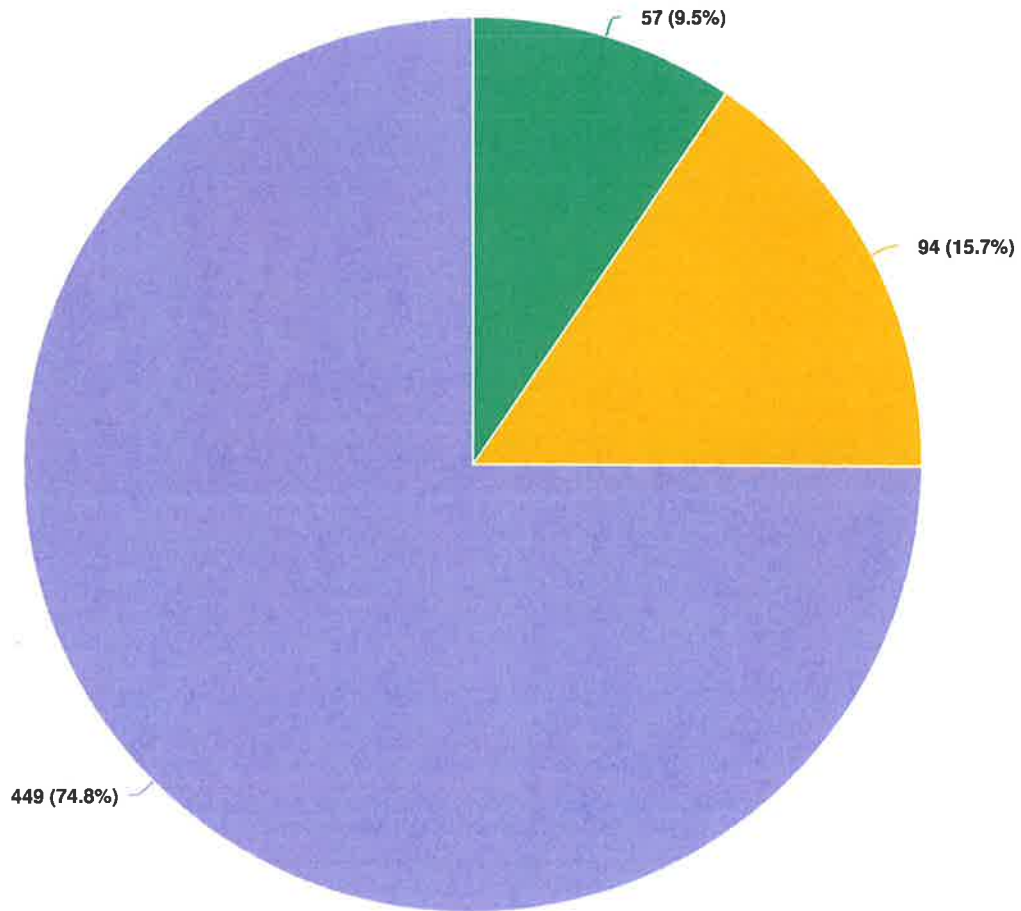
Mandatory Question (600 response(s))  
Question type: Emoji Question

**Q3** Considering the needs of the community as a whole, please rank the relative importance of each guiding principle for short term rental regulation (1 = most important, 5 = least important)

<b>OPTIONS</b>	<b>AVG. RANK</b>
Promote peaceful residential neighborhoods (limit nuisance from STRs)	2.40
Maintain vibrant and safe neighborhoods (avoid empty homes in off seasons)	2.81
Mitigate the impacts of STRs on availability of rental housing	2.90
Support the needs of a vibrant local tourism industry	3.26
Promote equity among tourism accommodation providers	3.63

*Mandatory Question (600 response(s))  
Question type: Ranking Question*

**Q4** How do you feel about this statement: "Only operators that comply with their business licenses should have their licenses renewed."

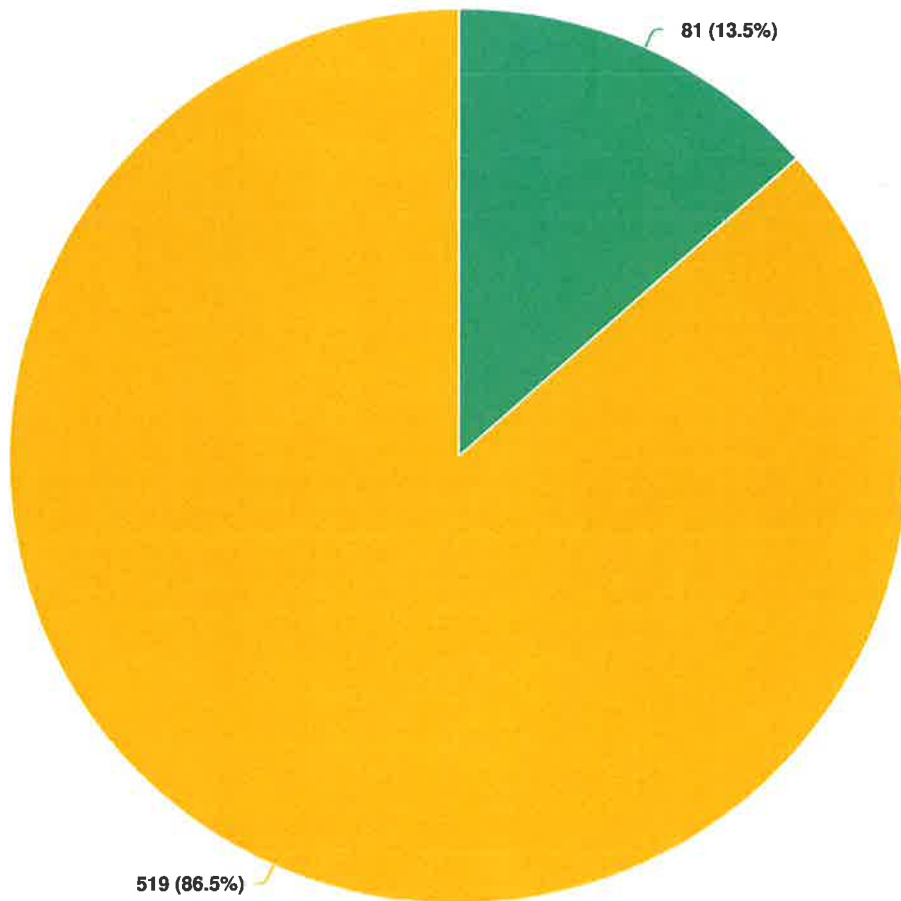


**Question options**

- Disagree
- Neutral
- Agree

Mandatory Question (600 response(s))  
Question type: Emoji Question

**Q5 | Do you currently operate an STR within the City of Vernon?**

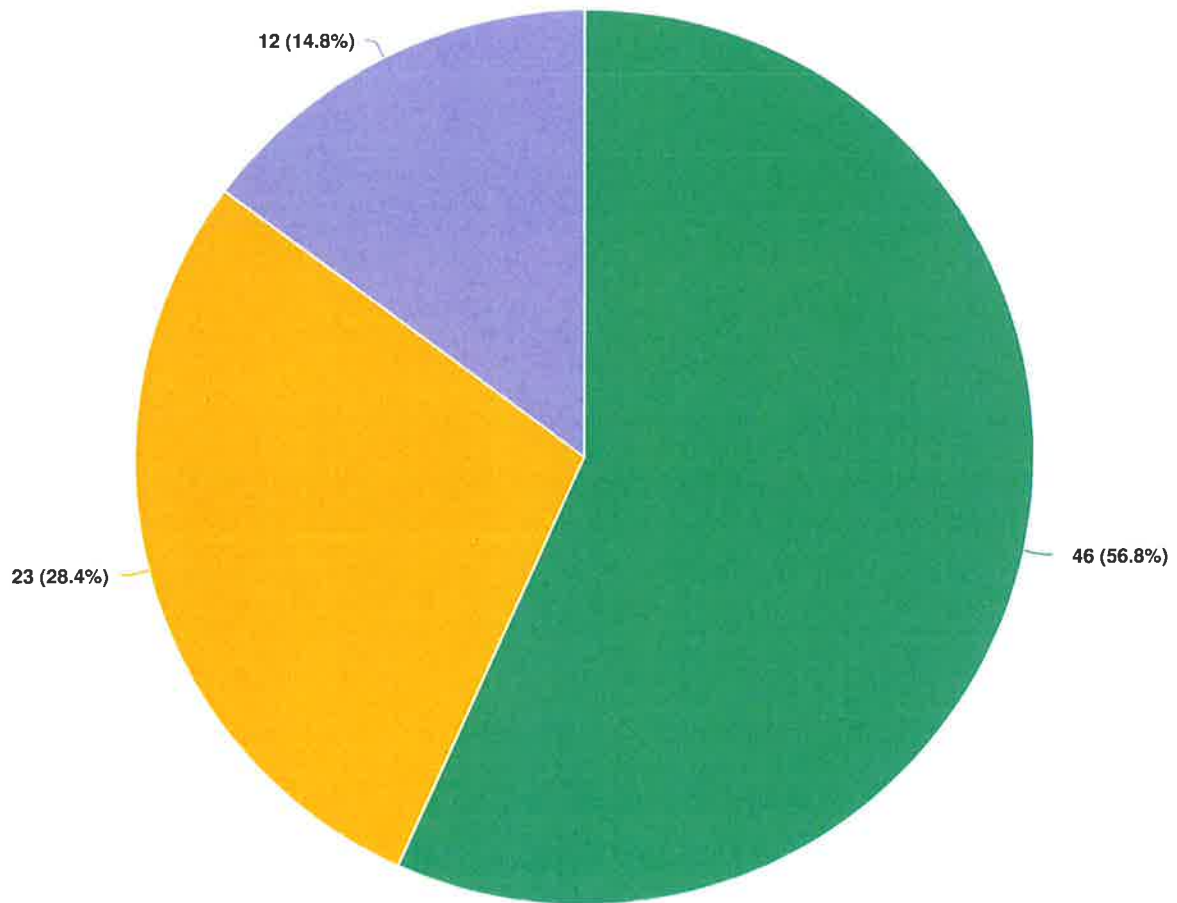


**Question options**

- Yes
- No

*Mandatory Question (600 response(s))  
Question type: Radio Button Question*

**Q6** | Where is your home located on the map below?



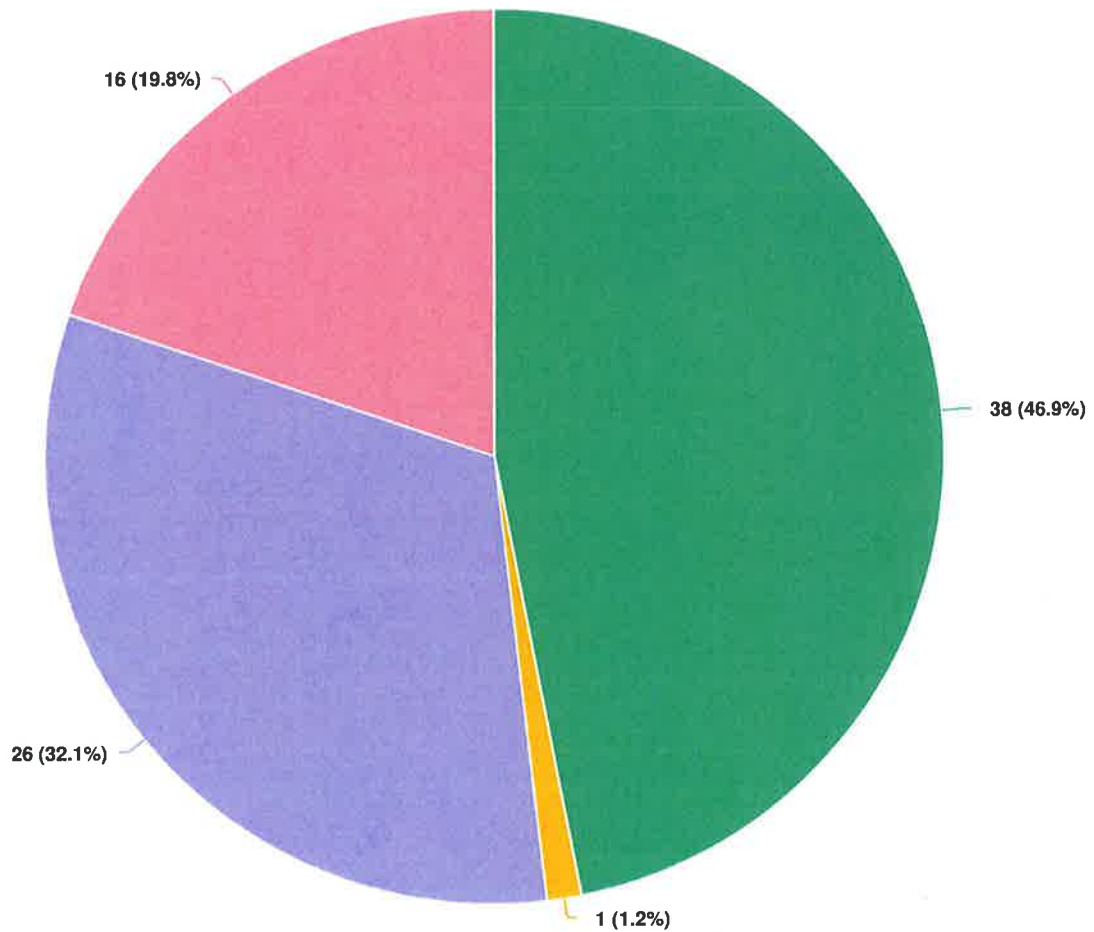
**Question options**

- Orange area
- Blue area
- None of the above

Optional question (81 response(s), 519 skipped)

Question type: Radio Button Question

**Q7** Please select the statement that best describe your operation:



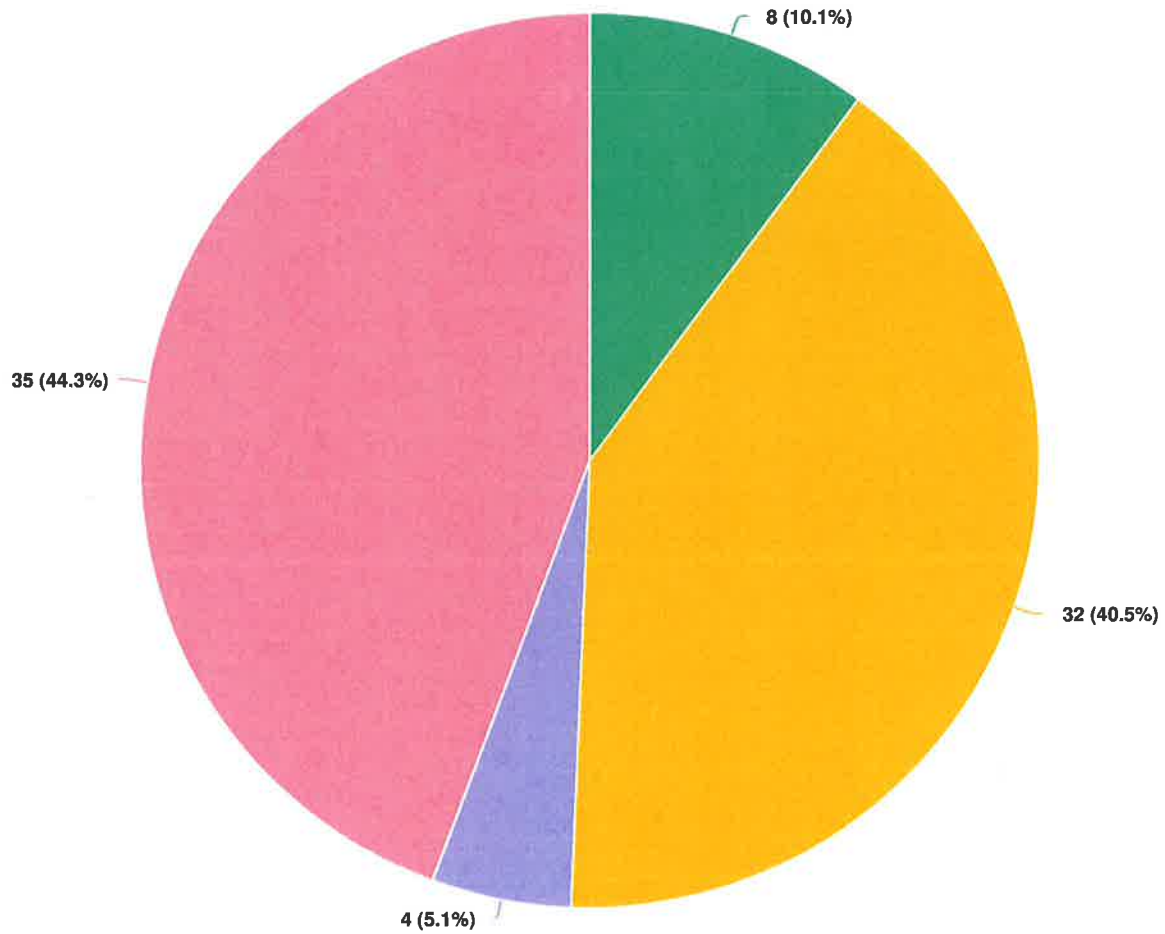
**Question options**

- My STR unit is a room or suite in my primary residence
- My STR unit is my entire primary residence when I am away periodically
- My STR unit is my secondary residence
- Other (please specify)

*Mandatory Question (81 response(s))  
Question type: Radio Button Question*



**Q8** Please select the statement that best describes your STR:

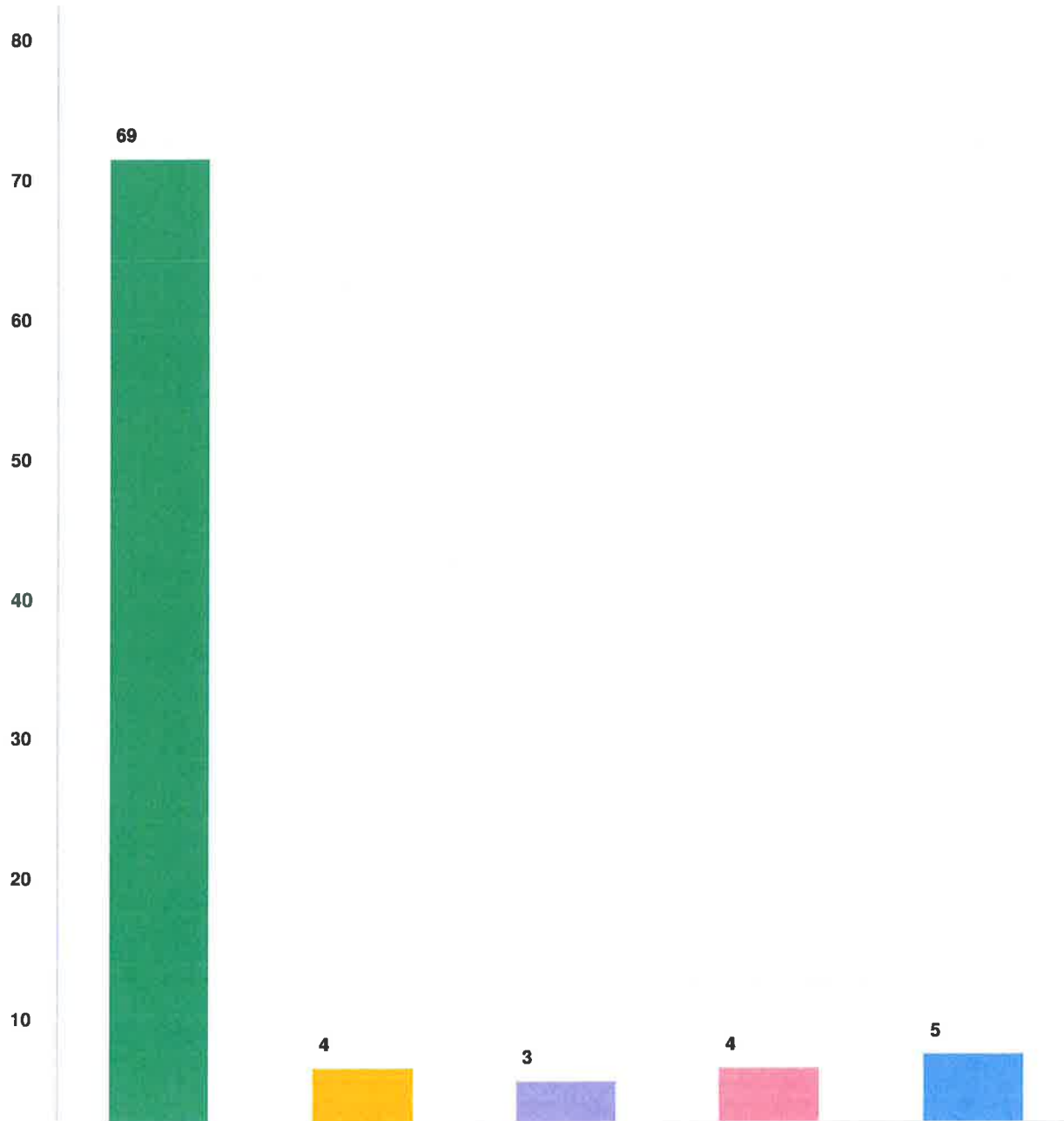


**Question options**

- One or more rooms within my primary dwelling
- A self-enclosed unit within my primary dwelling
- One or more detached buildings on my property
- The entire property

*Mandatory Question (79 response(s))  
Question type: Radio Button Question*

**Q9 Please select the statements that best describe your operation:**

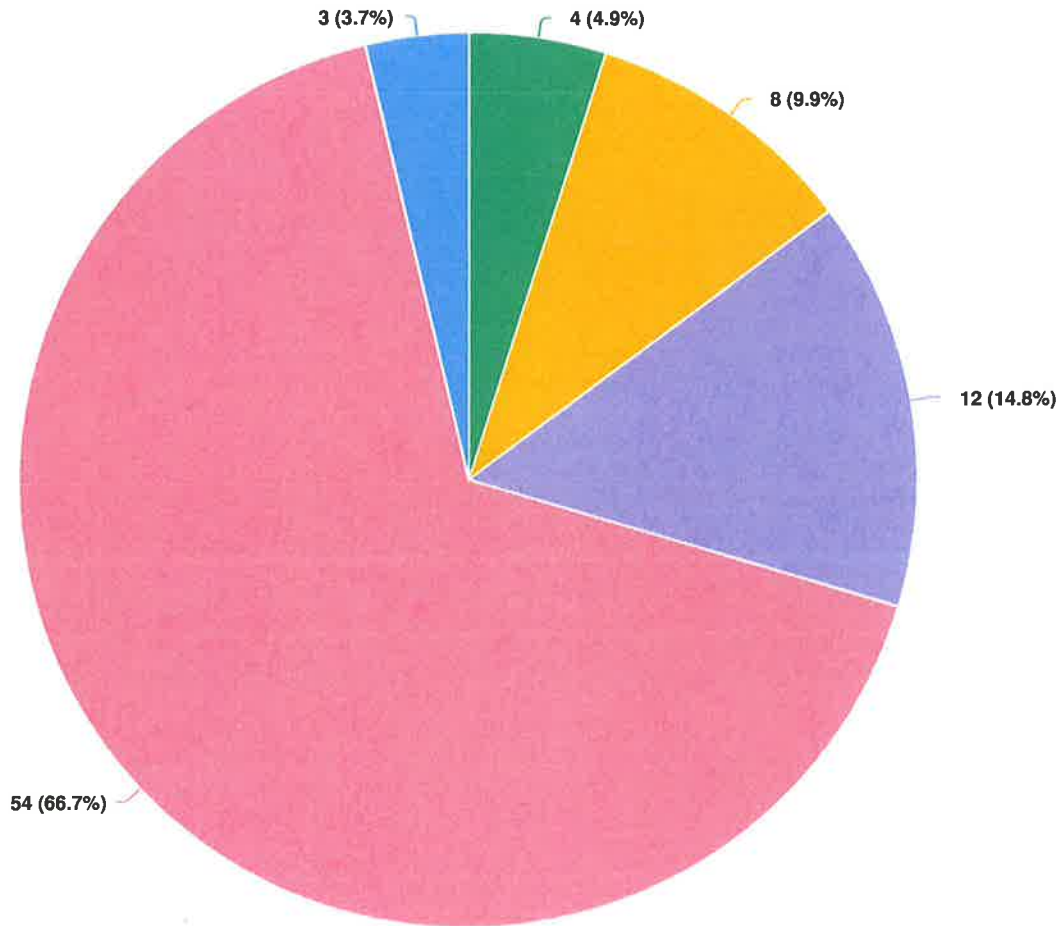


**Question options**

- I manage my STR operation(s)
- A family member manages my STR operation(s)
- I employ a manager for my STR operation(s)
- I contract a third-party management company for my STR operation(s)
- Other (please specify)

*Mandatory Question (81 response(s))  
Question type: Checkbox Question*

**Q10** How many days per year do you rent out your STR unit(s), approximately?



**Question options**

- 30 days or less
- 60 days or less
- 90 days or less
- More than 90 days
- I don't know

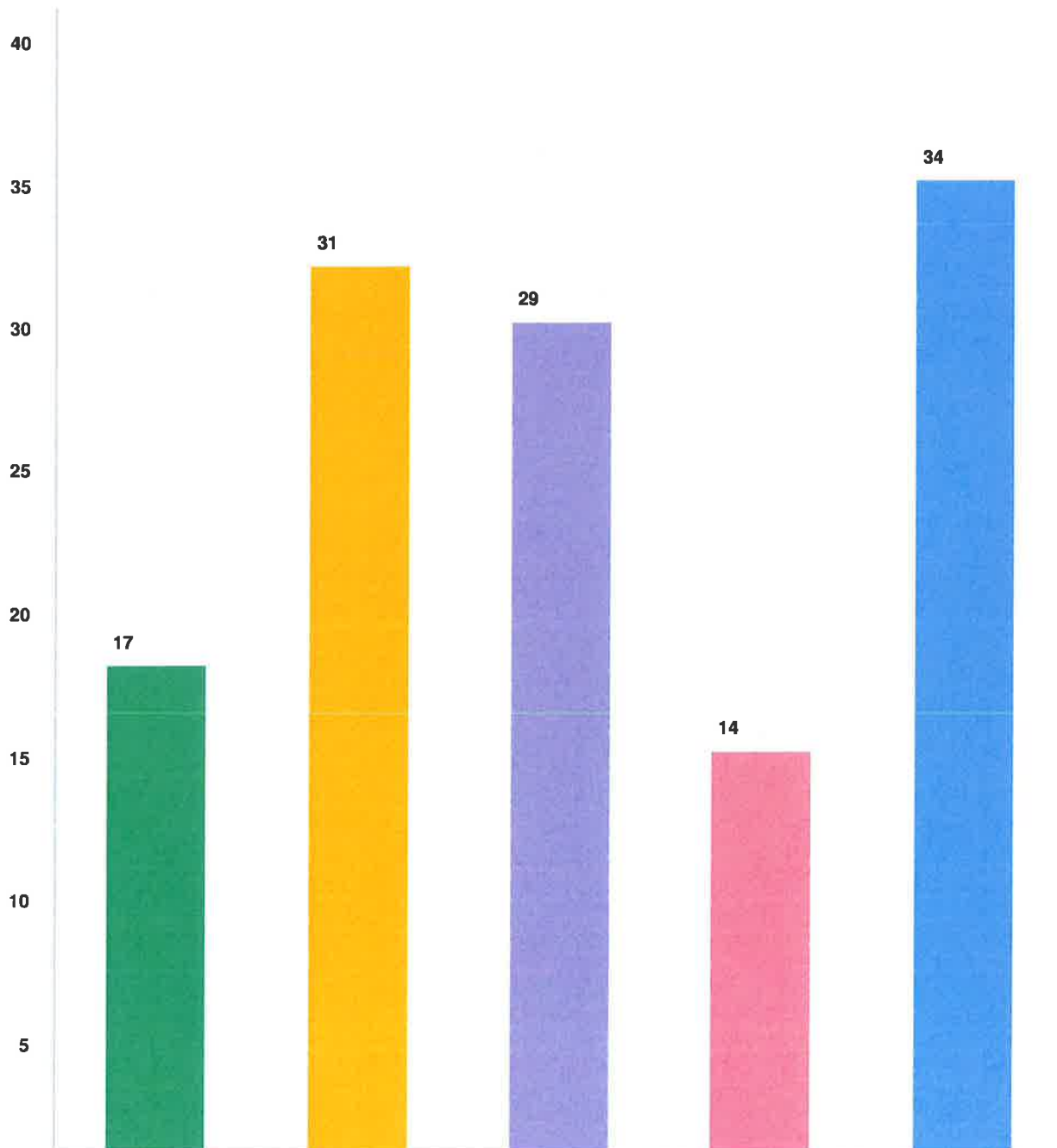
*Mandatory Question (81 response(s))  
Question type: Radio Button Question*

**Q11 Please rank the following reasons for operating an STR instead of a long term rental unit according to their importance to you (1 = most important)**

<b>OPTIONS</b>	<b>AVG. RANK</b>
More flexibility and/or less risk than long term rental	2.04
More revenue potential	2.61
Meeting visitors and contributing to Vernon's tourism industry	2.88
Other (please let us know in the last survey question #13)	3.29
Keeping the house occupied while away	3.77

*Mandatory Question (81 response(s))  
Question type: Ranking Question*

**Q12** | What City actions or programs might encourage you to consider operating a long term rental unit? Please select all the apply:



**Question options**

- Renovation tax exemption for secondary suites/carriage houses
- Property tax reduction
- Rental housing incentive grant
- Fast track development and permit applications for rental suites
- Other (please specify)

Mandatory Question (72 response(s))  
Question type: Checkbox Question

**Q13 Please share any thoughts you have about the regulation of short term rentals in Vernon.**

Screen Name Redacted

7/19/2022 03:00 PM

I support the regulation of short-term rentals in Vernon because, as someone who currently rents in Vernon, I have seen firsthand the effects of the housing crisis, not only for myself but for so many others in the city.

Screen Name Redacted

7/19/2022 03:08 PM

short term rentals should be allowed unless it can be shown that there will a low vacancy rate at specifically built hotels for tourist. Large plots of land or large homes should first have to show why they should be allowed STR especially if they are planning on bu8ding for it and also justify why the room or home cannot be rented out to local persons at a reasonable price. Who will be responsible for control of noise and partying at these places, if you plan on the bylaw officers forget it-no faith in them and if the police they are over worked now.

Screen Name Redacted

7/19/2022 03:23 PM

Sufficient parking must be available on site to accommodate STR guests and permanent residents.

Screen Name Redacted

7/19/2022 03:30 PM

This policy would greatly impact properties I would consider purchasing within the city of Vernon for investment and resale I would only want to consider buying in the yellow area.

Screen Name Redacted

7/19/2022 03:31 PM

I believe that short term rentals should be allowed in Vernon whether or not the operator resides on the property. I believe that they should have to apply for a license to do so, but as a property owner I feel that it is their right to utilize it in a way that it most helpful to them.

Screen Name Redacted

7/19/2022 04:07 PM

If the Residential Tenancy Act allowed for reviews of both landlords and tenants it would make both parties more accountable and long term rentals would increase. A lot of tenants stopped paying rent during COVID as they knew they would not be evicted. Hearings dates took months. Many landlords had to sell. Too many nightmare tenants for landlords to even bother renting their spaces. That's where the problem lies. Airbnb looks after it all for a fee that most landlords are happy to pay. My STR is just bedrooms/bathroom in my home and not conducive to long term anyways.

Screen Name Redacted

I think licensing would be one way to ensure there's enough rental

July 2022 - Short Term Rental (STR) Regulations Survey : Survey Report for 27 June 2022 to 01 August 2022

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7/19/2022 04:00 PM

supply for residents. More could be issued when vacancy rates are appropriate. Then, in tight times, licenses could be held for renewal temporarily — hopefully encouraging the creation of long-term rentals. I know landlords who have had negative experiences with tenants may be unlikely to rent again and lean into the STR business which is more lucrative with fewer commitments and (typically) fewer consequences. I think we have to incentivize the creation of long-term rentals somehow. Perhaps some sort of tax break or rebate come property tax time.

Screen Name Redacted

7/19/2022 04:03 PM

I think that the foothills should be treated like the city centre in that the short term rentals should be more limited, only allowing a portion of the house to be rented out.

Screen Name Redacted

7/20/2022 08:56 AM

None of the incentives for long term rentals would tip the scales in deciding to do a long term rental.

Screen Name Redacted

7/19/2022 04:14 PM

Look to Palm Springs where everybody is happy

Screen Name Redacted

7/19/2022 04:27 PM

Short term in your own home makes sense. Renting out entire homes just for that does not with current home shortages and hotels screaming for customers

Screen Name Redacted

7/19/2022 04:27 PM

The city should not be involved in deciding how a home owner wants to use their home/property. Bylaws are in place to keep noise at an acceptable level.

Screen Name Redacted

7/19/2022 04:40 PM

I would like to see more developments approved for high rise apartment/condo housing in the downtown core (affordable suites...not luxury suites) to help with the rental crisis. I'm not a fan of illegal rental suites and short term rentals (aka AirBnB) in single family housing neighborhoods. It introduces more people, traffic, noise, parking issues etc.

Screen Name Redacted

7/19/2022 04:29 PM

Short term rental have impacted families across the board constantly having to move so that operators can make a profit. It effects the neighborly feeling of getting to know your community and neighbours with strangers coming and going

Screen Name Redacted

The tourist industry also relies on the services that can be provided

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7/19/2022 04:43 PM

by Vernon. Services that require employees that require affordable housing. Affordable housing should be more important than STR for tourists that can afford hotel accommodations.

Screen Name Redacted

7/19/2022 04:57 PM

I disagree with this approach. The long term rental shortage is not caused by short term rentals it is caused by the Landlord Tenancy Act and the housing prices. Long term rentals can also cause major issues in a neighborhood where the landlord does not have the ability to remove that tenant within an appropriate amount of time due to the constraints placed on them by the landlord Tenancy Act. The first steps to create more housing opportunities should be to lobby the government to address the imbalances in the landlord Tenancy Act! I have been a landlord and also rented my home on air bnb. Air bnb also has a direct toll free number for neighbors to contact to file a complaint of a str is causing a nuisance. The tenants are noted as well as the homeowners.

Screen Name Redacted

7/19/2022 05:09 PM

Why are the rules for the blue area different from the outskirts? I'm not sure why they could do the full property as an STR, but the blue area would not be allowed. If I knew that, I might have a more informed response, but some considerations: - If not possible to have full property STRs allowed in the blue area, could they be allowed for some portion of the year (like some zoning districts allow)? - Is it possible to have the same rules for the outskirts and the blue area? I'm wondering about the equity lens and allowing the generally more wealthy property owners in the outskirts to have a full property STR compared to the blue area.

Screen Name Redacted

7/19/2022 04:50 PM

There is none and it's a free for all. As a landlord for long term tenants I don't understand why anyone would want to take on the risk associated with a short term rental.

Screen Name Redacted

7/19/2022 05:16 PM

I think that anyone who has a rental should be able to rent it long or short term, no matter where it is located. This new regulation seems to be going after a specific demographic population. If you own in town with lower value compared to outer regions and lake side with higher values.

Screen Name Redacted

7/19/2022 05:05 PM

I think it will be very hard to regulate that the owner of the property must be on the property in the blue area. Currently I have a house next to me with an illegal basement suite and nothing is done about it.



Screen Name Redacted

7/19/2022 05:15 PM

I think they should be regulated but if there is a need for Long term rentals in the city then there should be more incentives from the city to convince people to go with long term rentals. The STR is lucrative and people would rather do that then a long term rental. There needs to be a balance of both without but not going to happen without a carrot. I want to go STR but would consider long term if there was a good incentive for me to do so like a tax break or something like that

Screen Name Redacted

7/19/2022 05:17 PM

As one of the properties that neighbours (and frequently lodged complaints) against the infamous Party House on Sun Peaks over the last couple of years I can vehemently confirm that expanding STRs to include whole properties, unmonitored and unsolicited, will trigger a massive uptick of negative sentiment, lead to an influx of complaints, proliferate safety issues in neighbourhoods and eventually diminish the stature of Vernon. There needs to be a far more metered and measured approach to unleashing this onto the neighbourhoods.

Screen Name Redacted

7/19/2022 05:14 PM

Please ensure there is adequate parking for guests, most residential areas are extremely short on parking I would hate to see problems increase

Screen Name Redacted

7/19/2022 05:29 PM

I'm okay with rentals in houses etc but the owners of the house should have to double water, garbage etc if the house is rented by two separate renters. Owners should also have to make sure the outside of the home is maintained.

Screen Name Redacted

7/19/2022 05:48 PM

\* Publish 24hr for caretakers responsible for STR's when parking, loud bikes, parties are disturbing taxpayers. \* Adding more STR's means a direct impact with the increase of complaints in neighborhoods. Why do you want this? \* Amend your business licence BL to include a sizeable bond when issuing a licence. \* I have a large background in Bylaw Enforcement and STR's. They are easy to issue but create large amounts of staff workload due to the rise of complaints. Personally, I have spent a million dollars of hard earned \$, and do not wish to live near problem houses with less than 30 day rental. \* There needs to be more public input with staff to ensure there is not just blanket areas that permit STR's in SFD(1 & 2 family zoned) areas. \*Please contact me if you wish to know more about issues concerning issuing licensing of STR's, unintended consequences, limited to enforcement of STR's and the increase with complaints regarding increased complaints/staff resources/FD/RCMP complaints.

Screen Name Redacted  
7/19/2022 05:35 PM

It's a great idea, as unregulated STRs have caused mayhem in other cities.

Screen Name Redacted  
7/19/2022 05:45 PM

Regulations will help to control the activity so that impacts to the neighbourhood are minimized. Safety and security of renters will also be protected through regulations.

Screen Name Redacted  
7/19/2022 05:48 PM

this appears to be similar to approach taken in other communities. I would expect that obtaining a license is appropriately difficult and expensive and that rules and regs would be vigorously enforced, with significant penalties for operating without a valid license. As a resident of predator ridge that already has a portion of its area designated resort commercial I would like to see that the vast majority of STR would be limited to those areas at Pred.

Screen Name Redacted  
7/19/2022 05:57 PM

Our neighborhood has large amounts of people using roadways for parking, for all rentals. The city should be making mandatory that rentals of any kind have on property parking, and should be limited to owners only using part of their primary residence for rental. Currently, there are our houses with 3 suites in one house with no owners present. This is causing all sorts of issues, including safety in the neighborhood

Screen Name Redacted  
7/19/2022 06:07 PM

Due to the extreme lack of available housing some form of regulation needs to be in place and a way to have follow through on those who are not abiding by the regulations.

Screen Name Redacted  
7/19/2022 06:24 PM

STR allows us to have a suite available when we visit our elderly parents and care for them when needed. But also allows for vacation rentals for visitors. The main section of the house is rented out long term so the property is serving many functions that better the community. We have a family member in Vernon available 24/7 for any issues.

Screen Name Redacted  
7/19/2022 06:14 PM

There is such a shortage of rentals available on Vernon and area. There are many places that operate STR and do not take into consideration their neighbors. Only look at making money. It needs to be regulated.

Screen Name Redacted  
7/19/2022 06:20 PM

Hi [REDACTED], if I understand it right, the main STR zones are proposed to be around Alexis Park, Turtle Mtn, Bella Vista, Ok landing and some

parts around Swan Lake. If so, why is East Hill out to the Coldstream border and the Foothills and surrounding area exempt? What is the rationale behind not including the entire City?

Screen Name Redacted

7/19/2022 06:33 PM

I live in a high density single family residential area, I have a total 5 neighbor's on my immediate property line. This high density presents issues in itself in terms of trying to maintain a peaceful environment. The thought enabling these neighbors STR's makes me very concerned. I already have a neighbor hot tubbing to all hours of the night and have limited recourse to control them. I shudder at the thought of enabling my neighbors to have STR's. So I vote NO to STR's

Screen Name Redacted

7/19/2022 06:23 PM

I live next to a short term rental, and they are usually very nice quiet families. They come and spend money on Vernon, and that's a plus.

Screen Name Redacted

7/19/2022 06:31 PM

It has to be CONTROLLED by the BYLAW OFFICERS

Screen Name Redacted

7/19/2022 07:11 PM

This should not be a money grab for city of Vernon. More of oversight for managers not onsite but not as necessary for those living onsite

Screen Name Redacted

7/19/2022 06:37 PM

As someone who is stuck in a too-small rental because there is no market available — I am appalled about the number of Air B&Bs that show up when I search Vernon on those sites. It's detrimental to new families who cannot afford to buy a house.

Screen Name Redacted

7/19/2022 06:51 PM

Not all str's are a nuisance!

Screen Name Redacted

7/19/2022 07:07 PM

Limit them to units that are not would not likely be rentals. We need more rental properties in Vernon

Screen Name Redacted

7/19/2022 07:09 PM

STR's are great. People have Tenancy horror-stories but everyone seems to have a good AirBnB experience. AirBnB also gives you \$1m of liability insurance in case something goes wrong. We operate an STR in District B.

Screen Name Redacted

7/19/2022 07:23 PM

Short term rentals should be carefully managed in residential areas to avoid negative impacts and ruining healthy neighbourhoods. Avoiding

empty homes has nothing to do with short terms rentals and is irrelevant to the STR discussion. Your survey does not say how managing STRs is going to be done or what the conditions of a licence would be i.e. maximum occupancies, size, parking, just that there would be a licence. Allowing unlimited short term rentals with no on-site supervision in the entire orange area is a recipe for disaster. On-site supervision is essential as are other regulatory controls. Vernon should learn from other communities what works and doesn't work.

Screen Name Redacted

7/19/2022 07:21 PM

Should there be a limit of the number of STR licenses to ensure there is adequate rental stock for Vernon residents?

Screen Name Redacted

7/19/2022 07:23 PM

I think perhaps there should be a limited number of major and minor STR licenses available to ensure that there is enough rental inventory for Vernon residents

Screen Name Redacted

7/19/2022 07:28 PM

I agree with regulation of str in Vernon, and would even support a ban on the major licensing of secondary properties in efforts to maintain or increase badly needed rental housing for residents.

Screen Name Redacted

7/19/2022 07:26 PM

With the housing market so unachievable for many to buy, we need to encourage long term rental options. Staff shortages in many industries are because there is no where to live for lower middle class people. Temporary rentals contribute to the lack of housing.

Screen Name Redacted

7/19/2022 07:52 PM

In my opinion people who own the home should be able to do as they choose with it and not have the city dictate it.

Screen Name Redacted

7/19/2022 07:58 PM

Restricting the blue area of downtown, East Hill, etc. to only the Minor license seems arbitrary and unfair to property owners.

Screen Name Redacted

7/19/2022 07:54 PM

Perhaps it should be regulated but not restricted.

Screen Name Redacted

7/19/2022 07:55 PM

As a homeowner and resident of Vernon, I am concerned about the impact that STR could have in my neighbourhood. I don't want to be negatively impacted by noise, garbage and extra vehicles parking on the roads (because homes in our city do not have adequate parking to begin with).

Screen Name Redacted

7/19/2022 10:13 PM

The Landlord Tenancy Act of BC favours the rights of renters so I can appreciate why some property owners would prefer short term rentals over long-term tenancy agreements. Prior to COVID I operated a successful wedding planning business that hosted events at Airbnb venues such as Durali Villa, Turtle Mountain Winery, Harbour Heights, etc. I'm not sure COV realizes just how much money these convenient one-stop-shop short term rentals bring our community. 90% of my clients and guests were from out of town and the average guest list was 120 people with most staying in hotels, frequenting local restaurants, attractions. Wedding budgets started at \$35,000 and the majority of vendors (caterer, florist, rentals, entertainment, etc) were local. I understand there is a rental crisis, but affordable housing should not be the responsibility of property owners. Mortgage rates and housing prices have escalated rents as no landlord wants a shortfall every month so more options are needed.

Screen Name Redacted

7/19/2022 08:25 PM

Having lived next door to a STR for 2 years, mostly used in the summers, in our quiet residential neighborhood of owner-occupied homes and filled with families, seniors and couples who get up early for work, was HELL!!! The STR owners moved to the home from another part of the province, lived there for 6 months and then started to rent to huge groups, up to 16 people in a 3 bedroom house, for periods of 3-7 days. None were there for a quiet time, that's for sure. The partying went on until 2-3 AM EVERY night and the owners response was to ask for our bedroom window measurements so he could buy us an air conditioner, informing us that the white noise would help us to sleep and my husband wouldn't be so tired when he gets up at 5 AM. It was HELL and no one, even those of us who've lived peacefully in our homes, and without even one neighbour confrontation in 32 years, should have to deal with that garbage. We are intensely hoping the City of Vernon makes the right decision that will benefit the huge majority of people who live in this city (and are not STR owners) before allowing the minority (STR owners) to become severe nuisance neighbours. Even with the best rules in place, if they aren't enforced immediately, not several days later, the rules are useless. In our case, we made many complaints to the police and bylaw but it was almost a year before the STR was shut down, and we had to live through many months of dealing with partying, liquor containers and garbage littering the yard, parking problems and incredibly inconsiderate people. Please, City of Vernon, no STR without on-site owners (not renters who decide to sublet) and immediate, within an hour of the complaint, enforcement. Consider your citizens first!

Screen Name Redacted

I think it is important for home owners to be able to have STR's to be

July 2022 - Short Term Rental (STR) Regulations Survey : Survey Report for 27 June 2022 to 01 August 2022

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7/19/2022 08:07 PM

able to supplement their income, pay for their mortgage and help with their retirement. Wages are not great here, especially with inflation, interest rates and living costs. It may be the only way people can make a go of it.

Screen Name Redacted

7/19/2022 08:16 PM

Rental market in Vernon is difficult enough and still expensive without STR for visitors

Screen Name Redacted

7/19/2022 08:25 PM

Housing is more important

Screen Name Redacted

7/19/2022 08:39 PM

There is no need for additional legislation at the municipal level around the subject STRs potential for nuisance or noise, as our current bylaws already provide residents with the means to ensure STR owners behave as Good Neighbors should.

Screen Name Redacted

7/19/2022 08:58 PM

I didn't care for question 3 at all. Each statement did not truly illustrate to me a great guiding principle. One is automatically assuming STR's are a nuisance to a neighborhood when in fact they don't have to be if managed correctly. I think a great guiding principle is simply for the City of Vernon to manage licensing for STR's in a way that provides for safe family neighborhoods for our families and guests with licensing, inspection, and accountability. with the consideration of adding to our growing tourism sector and how STR benefit that niche. I believe STR are needed in the community to grow a vibrant tourism industry because our commercial sites cannot offer visitors what STR's can. I don't care to long term rent my home which is in the orange district because I don't want to have to deal with RTB and tenants rights when I want to make changes, or reno, or tenants have just decided they rule the roost. I personally believe if the RTB was overhauled and less slanted to the tenant you may actually see more long term renting available. However that's not the topic here. My home would rent for more than \$4000/month which is not affordable housing to anyone and I prefer to do a hybrid business model; STR May - August, longer term, fixed lease with ends date for winter, therefore I don't have to deal with tenants long term and can make decisions on my property in a more timely manner that benefit my needs on my timeline.

Screen Name Redacted

7/19/2022 08:41 PM

Vernon needs to limit the amount of STR so people can purchase homes or rent long term.

Screen Name Redacted

It hurts the hotels and motels. Increases prices for rentals. Noisy

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7/19/2022 08:35 PM

neighborhood. A person who operates a SRT should have to pull a business licence and have to have liability insurance like every business here in town. They should have signage in the front yard saying this is a short term rental and should pay income tax on it! Threat them like every other business!

Screen Name Redacted

7/19/2022 08:59 PM

As neighbours to a home that is rented out short term we are hesitant about having this situation legitimized. Their deck is upslope from ours and we frequently have otherwise lovely quiet evenings spoiled by their "guests" noisy parties and loud foul language. It also seems to be the only place in our neighbourhood generating stinky pot smoke by some of the short term occupants. "We've got a whole house in the Okanagan for a week you should come" is exasperating for those of us who live just below to hear. I think that in neighbourhoods where homes are in close proximity to one another if STR are to be allowed they should at least be required to have a 1. license.

Screen Name Redacted

7/19/2022 09:14 PM

They will only worsen the housing crisis.

Screen Name Redacted

7/19/2022 09:17 PM

Short term rentals are often undisclosed income sources, they should also have city wide taxes similar to a hotel and be required to prove that they have claimed all rental income on personal . There should also be significant fines for Air BNB that are complying to good neighbour bylaws.

Screen Name Redacted

7/19/2022 09:49 PM

As an airbnb operator, I am an awesome neighbour. I think many complaints about STR's come from fear and not fact. Is there really a significant problem with guests? I am very sensitive about having parking for my guests and making sure my guests are quiet. I know of some neighbors who complain about STR's and they themselves are breaking parking and noise rules. The Okanagan is expensive. I have an STR as part of my income/retirement plan. I could not live in my house without it. I am also providing a service for our tourism industry and traveling workers (like nurses and care aids), who've I've hosted many 29 day stays.

Screen Name Redacted

7/19/2022 10:29 PM

I do not agree with STRs, and think they are a recipe for disaster in residential neighbourhoods. Neighbours will now need to police and report yet another nuisance. I do understand the allure to make money, but homes should not be hotels. We have hotels for that and if tourism demands, then more hotels can be built. If STR must exist, rather than manage the areas where STR are permitted, why don't

you limit the number of licenses, based proportionately on the vacancy rate? If the vacancy rate is too low, then don't permit them at all. In all cases, the owner should reside in the home. People need homes to live in if they are to work and contribute to the community above all else. If they can't afford their own home, they should at least be able to find a place to rent. I don't think subsidizing home ownership by renting is a solution to our housing problems - short or long-term. It's just another indication of how broken it is. What happened to apartments?

Screen Name Redacted

7/19/2022 09:41 PM

We have reached crisis levels for affordable housing for Vernon families seniors and our vulnerable population. We need to seriously revisit this. We should not be forced to live like this over STO profit.

Screen Name Redacted

7/19/2022 09:59 PM

I acknowledge STRs are here and maybe fill a certain need, but the desire to make a dollar should not trump peoples ability to live and provide a home for their families. Addressing the dangerous shortfall in LTR and housing needs MUST be a much higher priority than accommodating STR desires.

Screen Name Redacted

7/19/2022 09:51 PM

STR properties should require OFF-STREET parking for their guests.

Screen Name Redacted

7/19/2022 10:21 PM

It's so incredibly important to solve our affordable housing crisis. Contributing residents in the area can no longer afford to live here. This need to be our priority - we need to offer better incentives for long-term affordable rental units.

Screen Name Redacted

7/19/2022 10:19 PM

I think this would harm the residents of Vernon. There is a rental shortage in Vernon that it has never seen before. People are having to leave the town they have called home their whole lives. The city should focus on being able to keep its own citizens and residents before it worries about bringing others to our town. There are staffing shortages everywhere, and people cannot afford to live. If we allow more short term rentals, it will take away from the long term rentals available, which will inevitably increase the cost of long term rentals when they are already at an unprecedented level. I'm not against short term rentals. But they should be heavily regulated and only a certain amount should be allowed in Vernon at any given time. The more that are allowed the more it will negatively effect the long term rental market, which a vast amount of residents rely on. It's already taken a huge hit due to the housing market. The housing market has banks to help correct the projection but unfortunately the rental market does not. There are not a lot of factors that will slow the need



for long term rentals while also keeping them affordable. Thank you.

Screen Name Redacted

7/19/2022 11:02 PM

I'd like to see them stopped altogether, as we have locals suffering due to lack of housing. I know that's not reasonable, but we need greater restrictions. Our economy will become more stable with affordable housing. Tourism, though important, is short sighted economy. Stable, affordable housing is not.

Screen Name Redacted

7/19/2022 11:27 PM

Secure, long term housing needs should come before income boosting short term endeavors. That being said, the bigger problem with the long term rental market stems from landlord trepidation due to the very tenant friendly residential tenancy board in the province. This is why short term rentals are preferred, you don't have to deal with the tenancy board. If you want to fix the long term rental issue, we need to look at why landlords hate them and how to make it more equitable for all, landlords and tenants alike.

Screen Name Redacted

7/19/2022 11:53 PM

Many people use the suite to host family and guests and rent it out when not needed. It's not all about money. I rent to people on medium term stays who work in Vernon and don't want to stay for a month or two in hotels. It works and then in the winter my in laws come for an extended stay. Because the suite has a door to my house, it's not great for long term rental.

Screen Name Redacted

7/20/2022 12:02 AM

I think it is bureaucratic and overstepping to require a STR business license to rent an apartment. This will increase the city's operating budget unnecessarily which will fall onto home owners. I disagree with the proposal and vote against it.

Screen Name Redacted

7/20/2022 01:33 AM

Major license category should not exist. No one should be able to rent their whole home out as an STR when there are so few long term rentals available.

Screen Name Redacted

7/20/2022 01:35 AM

The major category shouldn't be allowed in Vernon. The city should not allow or encourage an entire home to be rented as an STR when there are so few long term rentals.

Screen Name Redacted

7/20/2022 06:12 AM

STRs have a well earned reputation of creating problems in otherwise peaceful neighbourhoods. Ex. Parking, noise, ignoring local bylaws, litter, parties, etc. can ruin the sense of community amongst neighbours. Those who operate these STRs should be taxed similarly

by the City in line with how hotels, motels, B&Bs are taxed. If the city wants to encourage investment by major hotel chains ( see Vernon's embarrassing downtown core! ) it should not be going out of their way to encourage competition from STRs which provide little or no added benefit for the City.

Screen Name Redacted

7/20/2022 05:50 AM

I live on a lane, already have issues with neighbours blocking access. Even more so now that majority of houses on lane have long term rental suites. No short term rentals should be allowed on lanes or houses without proper parking or access

Screen Name Redacted

7/20/2022 06:02 AM

There should only be legal B&B, anything else should be banned. If people don't want to do it properly with an accredited business, they shouldn't be allowed to operate any other kind of short term rental. The rental market has massively shrunk due to air b&B's.

Screen Name Redacted

7/20/2022 06:06 AM

We hate them

Screen Name Redacted

7/20/2022 06:21 AM

The wording" licence would require that there be a responsible person available on a 24-hour basis as needed, but they do not need to live on site" will be a loophole that will be abused. Short term rentals are not good neighbours. Living beside an STR is a problem you would never want to experience.

Screen Name Redacted

7/20/2022 06:44 AM

parking issues are a concern. Currently everyone is parking on the streets overnight, lots of streets have access for only one car driving through.

Screen Name Redacted

7/20/2022 07:04 AM

The licensing should not limit homeowners from choosing to have a str, cost be kept low and there should be ease of getting license.

Screen Name Redacted

7/20/2022 07:06 AM

A owner/operator must be living at the STR regardless of location. Party houses happen when an owner is not there to regulate

Screen Name Redacted

7/20/2022 07:22 AM

Confused as to why there needs to be a MAP? Why are we designating some areas as OK for full house rentals and others not? I fail to see the logic - why not just regulate STRs throughout the City? Are you trying to suggest that some of our neighbourhoods are not as attractive for rentals, or that rental housing should only be available in certain areas of our City? Yikes, that \*IS\* apparently what you are

trying to do! I worry this map is officially ghetto-izing some parts of Vernon, while showing us how the other parts are no longer our valued neighbourhoods and instead, are now designated STR profit centres. Where's the part of the survey where we can comment on actual regulations to limit STRs impact on our neighbourhoods, or how much the business licence fees should be, or what the requirements are for renewing this licence (e.g. will you take into account the # of complaints received?).

Screen Name Redacted

7/20/2022 07:41 AM

It is a not right that one neighbour's rental can destroy the well being of other home owners.

Screen Name Redacted

7/20/2022 07:38 AM

I rent the property "long term" September 1st through June 30th, so the property does support the local need 10 months of the year, and is not sitting empty through the winter months.

Screen Name Redacted

7/20/2022 07:46 AM

Put a cap on it. And tax heavily for making huge profit by gouging renters just trying to live. Why should the average homeowner be subsidizing the rich.

Screen Name Redacted

7/20/2022 07:44 AM

needs to be more affordable rental housing

Screen Name Redacted

7/20/2022 07:43 AM

STR are limiting options for current residents to be renting at an affordable price because homeowners are using their spaces to bring in a higher income from tourists.

Screen Name Redacted

7/20/2022 07:49 AM

WE NEED long term rental

Screen Name Redacted

7/20/2022 07:57 AM

Bad idea all around. Quiet peaceful enjoyment of one's property should not be predicated on your neighbour renting out their second home to unverified users. Also, increasing demand for limited long term rentals is not a good overall strategy for long term stable growth in the community as well as for workers accessibility to long term rentals

Screen Name Redacted

7/20/2022 08:03 AM

We live in a neighbourhood with both long term renters and short term renters. By far - the short term renters are better neighbours. They are less disruptive, safer, and bring better income to our property owner neighbours than long term renters.

Screen Name Redacted

7/20/2022 08:01 AM

Hope this also addresses Air BNB rentals. Weekly rentals in a neighborhood is very disruptive to daily living

Screen Name Redacted

7/20/2022 08:04 AM

Vernon needs to focus more on the high crime, lack of enforcement, lack of housing, and the fact that people are moving away in droves. Does not matter how "pretty" your city is, or how many STR you have in the city, if the city is too dangerous and too many people have left, leaving only a basis of seniors unable to move. Or work

Screen Name Redacted

7/20/2022 08:08 AM

Airbnbs should have to have a business license and some form of permit. There is one operating in our neighborhood in an illegal basement suite. The permit would help weed those out, as they'd have to prove they have a legal suite for people to stay.

Screen Name Redacted

7/20/2022 08:36 AM

i do not support of short term rentals. In my area ( ok lake) the rent so high many family's/guests have to share the costs and too many people arrive and stay at the home. And the home is turned into a party house. Making way too much noise and bringing all their motorized water toys. A lot of weekend rentals don't follow safe water rules and make it unsafe for home owners to swim in front of their own property. I get that guests would like to holiday here and spend some of the hard earned money but there is a cost to our lives also. Party party party. these rentals are not a hotel or resort and a lot of guests don't respect the neighborhood. If short term rental are a loud I would like to see a limit on the amount of rental time example maybe only 4 rentals a summer season. May -Sept. Remember we would like to enjoy our places also that we worked hard for and pay lots of taxes. Also if there is a limit on rentals time it would be nice if there was some way to recording the rentals of each property so they don't go over their limits.

Screen Name Redacted

7/20/2022 08:09 AM

it needs to be done in a safe and caring way so neighbourhoods remain safe, peaceful and enjoyable.

Screen Name Redacted

7/20/2022 08:09 AM

I don't support ten at all

Screen Name Redacted

7/20/2022 08:12 AM

Screen Name Redacted

I think they should NOT be allowed due to the lack of rental housing

7/20/2022 08:13 AM

for residents. We have more than enough hotels in the city and STR's cause havoc in neighborhoods, those who have to work for a living don't appreciate the weeknight noise, we shouldn't have to keep windows closed due to a "business" operating in a typically quiet area. I did the ranking backwards and it was impossible to fix it, so your survey will be incorrect. It did not allow for any corrections.

Screen Name Redacted

7/20/2022 08:17 AM

Short term rentals should not be allowed in the city. Keep rentals for people to attract talent and workers to Vernon. No one can find housing to fill the jobs. Let tourists go to the hotels and keep them going. No one wants to live next to an Air BnB in a residential neighborhood. This short term rental industry is ruining the rental markets and the communities. It's only helping the wealthy and the tourists.

Screen Name Redacted

7/20/2022 08:20 AM

I think they should not be permitted at all in dense residential zones as these areas need to be occupied by residents. i think the license types are a great start. perhaps add regions of the city where such practices are prohibited to protect housing supply. and a regulation that clarifies only a property owner may register and formally run such a business in a dwelling.

Screen Name Redacted

7/20/2022 08:35 AM

Change 1R multi unit buildings from orange to blue. Change Bylaw enforcement to deal with dishonest STR operators who lie that their renters are "Friends". In fact they are doing STR using past clients coached to say they are "Friends" and are paid under the table. It is frustrating to watch these STR's operate what is essentially a cheap motel. Ruining residential zones.

Screen Name Redacted

7/20/2022 08:56 AM

I am a resident in the Foothills and surrounded by short term rentals. We have encountered a number of issues and have first hand experience of the degradation that all rentals, short and long, bring to our neighbourhood. Our streets are packed with renter vehicles and there have been times in which I have had to turn in my side view mirrors to get by parked cars on my way to work. My deep concern is how many lives are risk should there be a fire where the rescue vehicles could not access. Who would be responsible should this event happen? In addition, we have had excessive noise (parties), inappropriately dressed (or lack there of) renters out on a neighbouring deck making inappropriate gesturing towards my girls, and the list could go on. I would assume that the City of Vernon's first responsibility is towards their constituents, their safety and their right to live peaceably and not those who are 'short term'. Our family does not want short term rentals in the Foothills as it has not been a

positive and continues to be a negative experience for our well being. To open this up to our neighbourhood would give reason for us to move elsewhere.

Screen Name Redacted

7/20/2022 08:45 AM

STR provide much needed revenue for many residents, brings tourists to the area that support local economy. Proper Licensing, user DMF fees (RDNO benefits from the taxes) will keep Vernon top of mind for travellers and they drive economy overall. Regarding STR's turning in to LTR's.... Usually STR's although investment properties, will not be affordable to a large portion of the residents looking for LTR's. And many people who have STRs don't want LTR's. Landlords do not have equal power as tenants and when it comes to LTR's and they are shying away.

Screen Name Redacted

7/20/2022 08:32 AM

I am very concerned. The housing market and rental market is already very tough. I can't really afford to live in my own city anymore. WE seem to cater to out-of-province people more than our own. It seem most of the new rental builds are are condos for retired out-of-province people. AS for short term rentals, it does need to have laws around it. I also think taxes would help.

Screen Name Redacted

7/20/2022 08:29 AM

I think the City needs to work hard to encourage tourism. As a user of STR when I travel, I can say most of the STRs I've stayed in are not "liveable" homes. They are in tourism towns, small units and often without all the services one requires in a dwelling. Yet, they would command a much higher price to own and operate meaning on a rental basis they wouldn't be viable. They are likely homes owned as vacation homes and the owner is offsetting their costs of ownership in a way that is an economic benefit to the community. Furthermore, the City of Vernon has always missed the mark on taking advantage of tourism opportunities when it comes to zoning and construction. For example, no hotels exist on the lake. Compare that to Kelowna and Penticton. We can add some amazing hotel units right now, with no delay and no hassle by expanding the areas without restrictions. To restrict STRs in Vernon would be a tragic example of overreach by the City. The City has been catching up from a history of poor planning but runs a risk of damaging the recent progress and putting themselves at a disadvantage to other cities in the area. I would also suggest there are a lot of benefits not being accounted for that might hurt the very people the City is trying to help with these restrictions. If the city loses supply of STR then less cleaners wouldn't be required or servers etc. But also owners that might be elderly or retiring trying to boost their budget by renting and cleaning their home once or twice a month. I'd bet a lot of those owners don't do month-to-month rentals if they lose their STR The world and economy has changed and given

the city a chance to be competitive on tourism where it had failed for the past 40-50 years. It's also given average people a chance to compete with wealthy corporations which capitalized on our city by building hotels and sending the profits away. With STRs you can compete with just one unit, and all that money stays local, it's the future. To restrict would be a painful lesson. I would also suggest the City drive their drawn boundaries and ask themselves what sense it makes. In the interest of all Vernonites the Major areas should be increased logically. In summary, be careful not to overreach on this or economic harm could be done to all Vernon residents even those that aren't doing STRs. I'd be happy to be involved in anyway if any follow up would be beneficial.

Screen Name Redacted  
7/20/2022 08:44 AM

Due to the lack of available housing here I am not in favour of STR's at all.

Screen Name Redacted  
7/20/2022 08:55 AM

The regulation won't help the the long term rental issue because housing issue is not because of home owners. Our neighbors are most likely retired or for their summer home. They have experienced bad tenants in this area. They rather keep it empty instead of deal with trouble.

Screen Name Redacted  
7/20/2022 08:46 AM

There is a housing shortage and STRs are making that issue even worse

Screen Name Redacted  
7/20/2022 08:57 AM

In the recent past we have had both short term and air bnb. Because of the headaches involved, and how rules are stacked against landlords, we would not consider a long term renter again. I feel the market should regulate itself. I dont feel goverment should be involved unless it is a problem property which are very far and few between.

Screen Name Redacted  
7/20/2022 09:04 AM

I feel owners need to take responsibility and accountability for disruptions to neighbours caused by str and noise bylaws etc. Hotels have staff on hand to assist, but str don't have the same accountably. Unless I am missing something in the regulations.

Screen Name Redacted  
7/20/2022 09:15 AM

I agree strongly with the STR Minor licence. I DO NOT agree with the existence of an STR Major licence as it does not address STR's major impact on the lack of rentals. Unfortunately, this survey is not set up to recognize that citizens might agree with only one of the licences.

July 2022 - Short Term Rental (STR) Regulations Survey : Survey Report for 27 June 2022 to 01 August 2022

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Screen Name Redacted

7/20/2022 09:05 AM

STR's are a nuisance on a neighbourhood. They clutter up streets for residents that actually pay taxes to live here. I know of 3 "illegal" basement suites in my neighbourhood that are being run as STR's.

Screen Name Redacted

7/20/2022 09:11 AM

Not sure if the city should have any regulations. This is a commodity that would find it's own way. Though with that. City regulations should be followed and owners have to be responsible for their property and the neighbours

Screen Name Redacted

7/20/2022 09:11 AM

Long term rental laws strongly favour the renter and do not protect the landlords rights. If the laws were changed so that we felt better protected, we would be happier to rent our suite out long term.

Screen Name Redacted

7/20/2022 09:17 AM

Less than 15 years ago, an app was created to help people find affordable alternatives to hotel chains. Basically a 'condo-swap'. This has morphed into people buying up multiple residences in desirable locations to sit mostly empty so they can charge 400%+ the market rate as weekend rentals. STRs destroy communities and aggravate the housing crisis, the economic and social costs of these units greatly offsets any real municipal gains. They will not self-regulate, so we need to regulate them.

Screen Name Redacted

7/20/2022 09:12 AM

Short-term rentals affect neighbours and attract often loud vacation party type atmospheres. Increased traffic and parking issues

Screen Name Redacted

7/20/2022 09:20 AM

I think accom. should be left up to legit. hotels and B & Bs. We need permanent rental housing, not in-and-out people that don't care about the area. So many complaints of noise, parking, etc., are generated by the disruption of residential neighbourhoods. People don't move into a nice area to have their enjoyment of their own property ruined by a landlord who wants to make loads of quick cash rather than a steady, reliable income. Not necessarily in Vernon, yet, but there are lots of stories of rentals gone bad - renter ripped off by scammer posing as landlord.

Screen Name Redacted

7/20/2022 09:15 AM

The only negative impact we've seen is the amount of parking VRBO's often take up. There is one across the street from us, and they often travel in large groups and our parking has been affected.

Screen Name Redacted

7/20/2022 09:14 AM

Necessary for the vitality of a "tourism" community. residents have invested in their homes with the intention of providing a needed



service like STR's As far as impact on 'hotellers' - STR's are a totally different experience and a desire of many travelers. City needs options AND we cannot not make it near impossible to obtain a valid license to operate the service. Most of these types of rentals would likely NOT go into a long term rental pool as that was not the intent of the owner with the suites. Short term is what they intended.

Screen Name Redacted

7/20/2022 09:15 AM

I would like them to be as free of encumbrances as possible, while enforcing existing Bylaws to mitigate problems. I also think the survey suffers from definition in the use of the term "equity." It means different things to different people.

Screen Name Redacted

7/20/2022 09:18 AM

Error on the side of less is more when it comes to regulations.

Screen Name Redacted

7/20/2022 09:20 AM

Glad to see the City taking a step forward in regulating, but still maintaining flexibility/options for STR operators.

Screen Name Redacted

7/20/2022 09:18 AM

Less than 15 years ago, an app was created to help people find affordable alternatives to hotel chains. Basically a 'condo-swap'. This has morphed into people buying up multiple residences in desirable locations to sit mostly empty so they can charge 400%+ the market rate as weekend rentals. STRs destroy communities and aggravate the housing crisis, the economic and social costs of these units greatly offsets any real municipal gains. They will not self-regulate, so we need to regulate them.

Screen Name Redacted

7/20/2022 09:18 AM

I don't think the government, local or otherwise should dictate what I do with my property. If I chose a STR or a LTR that's my business not the governments. Lack of housing is not up to me to fix.

Screen Name Redacted

7/20/2022 09:25 AM

Requiring licenses won't stop STRs from happening, it's just another way for the city to make money off people just trying to make a living. A big reason STRs are popular is because the tenancy act is geared toward renters, and landlords have very few rights. It's difficult or impossible to get rid of a bad tenant. Someone can destroy your property and not pay rent and there's not much you can do about it. Airbnb has insurance for these things and will reimburse for damages. Until the tenancy laws start to respect landlords and their property, I don't imagine the STR situation will change.

Screen Name Redacted

Important to be able to reach owners in case of problems. Some

7/20/2022 09:37 AM

rentals are not licensed.

Screen Name Redacted

7/20/2022 09:45 AM

There should not be any need to rent airbnb full homes to people inside the town of Vernon, only allow airbnb where the owners are a part of the residence

Screen Name Redacted

7/20/2022 09:55 AM

Our locals should get first priority for rental housing. People who are wealthy enough to have extra space in their homes or have 2nd and 3rd homes just for STRs should invest their money in the REITs on the stock market instead of causing locals to live in motels forever or on the streets. There are plenty of hotel rooms here to cater to tourists. Support or own residents rather than transient vacationers who have hotel options.

Screen Name Redacted

7/20/2022 10:04 AM

Short term rentals are taking away affordable houses and rental units. My family has been renting in Vernon for 5 years and we were just about to be able to afford a house before inflation took off and now we cannot afford anything. With the rental demand skyrocketing our landlords are selling the house and will most likely be evicted in the next few months. Until we have enough AFFORDABLE housing rentals and houses there should be a complete ban on any STR. We are in a housing CRISIS and until the city has plenty of excess housing this should not be an option.

Screen Name Redacted

7/20/2022 10:07 AM

Glad to see something being worked on in an attempt to free up more housing for locals. The people who live here and need homes should be a priority, not people looking to make money off of a resource we barely have.

Screen Name Redacted

7/20/2022 11:28 AM

Short-term rental operators provide a unique and valuable service in our community. Having extensively traveled abroad, my family has regularly chosen to stay in short-term rental facilities (like Airbnb units) around the world rather than in hotels. This is primarily because we prefer the feeling we get of a temporary home-away-from-home. As operators of our own STR in the Vernon Foothills, we enjoy providing this attractive option for visitors to this corner of the Okanagan. The diverse group of guests we've hosted has consistently adhered to our high standards in caring for our property and maintaining a low-profile presence within our neighborhood. We now welcome the city of Vernon to produce clearly codified guidelines addressing similar standards for this important and growing industry.

July 2022 - Short Term Rental (STR) Regulations Survey : Survey Report for 27 June 2022 to 01 August 2022

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Screen Name Redacted

7/20/2022 10:46 AM

I have a suite in the home that is permanently rented out. I want to rent out the remainder of the home for a few months every year. I am a responsible landlord and I am concerned because the regulation would prevent me from renting on AirBNB.

Screen Name Redacted

7/20/2022 11:04 AM

SHort term rentals should be disallowed and not licensed. Short term rentals are disruptive to neighborhoods and residents.

Screen Name Redacted

7/20/2022 11:13 AM

My concerns are that the regulation will not be enforced and that we will lose long term rentals in our area.

Screen Name Redacted

7/20/2022 11:09 AM

Touchy situation - a balance between the freedom of the business operator (STR or LTR) and the community needs.

Screen Name Redacted

7/20/2022 11:25 AM

we are headed in the right direction. what can we do to encourage residents to opt for long term rentals over short-term rentals

Screen Name Redacted

7/20/2022 12:39 PM

I feel that short term rentals are great for tourism and home owners. It is usually a bit cheaper option then hotels for family's to come spend a week or more where they can bring bikes, paddle boards, boats etc. Bringing more money to a variety local businesses. And helping bring in a little extra income us as entrepreneurs just trying to get ahead in life. We have the top half of that house rented full time to long term tenants and we rent the basement suite out as an Airbnb. It provides a nice mix for the property and helps keep the peace between the to suites. The airbnb is always someone new and there is more respect between both parties. It seems to work very well for us. But unfortunately these new rules, if they come into effect would by the sounds of it work against us. It seems kinda unfair that all properties wouldn't qualify for even the large business licenses. We would love to be able to keep operating our long term rental and short term rental as we are. We also live less then 5 min away and are in contact with both long and short term tenants regularly.

Screen Name Redacted

7/20/2022 11:48 AM

I don't feel they need regulation. I personally don't feel that STRs are contributing to low vacancy.

Screen Name Redacted

7/20/2022 11:50 AM

We really do not have the resources to keep compliance.

Screen Name Redacted

As a renter I think this is an important step forward. We have families

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July 2022 - Short Term Rental (STR) Regulations Survey : Survey Report for 27 June 2022 to 01 August 2022

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7/20/2022 11:50 AM

living in motels because there is a housing shortage in town.  
Regulation might help alleviate some of these short comings

Screen Name Redacted

7/20/2022 11:54 AM

regulations should align with the license for a bed and breakfast accommodation.

Screen Name Redacted

7/20/2022 12:28 PM

I would love to use my home as a long term rental, but the tenancy act of BC gives the landowner zero recourse if there are issues with the renter. Also, landowners aren't able to increase the price of rent to keep in sync with the rate of inflation. These two things need to change if BC is going to ever get a handle on rental vacancies.

Screen Name Redacted

7/20/2022 02:54 PM

These regulations on short term rentals seem like a knee jerk reaction for a much bigger housing problem. This housing problem should have been addressed years ago! I think the city would do better in offering people incentives to open up their houses for suites to help with the rental market crunch. The city should also be asking/pressuring Coldstream to allow more secondary suites. I also think the city should be looking at making it easier for property development so there are more multi dwelling units available. Many people I know in the short term rental market are doing so due to the risks that come with bad long term tenants. Bad long term tenants can leave thousands in damages which makes property owners less likely to rent out there properties long term in future. Our property is making enough to break even. On the months where there is a bit extra so we can put it towards fixing all the damage left from a terrible long term tenant.

Screen Name Redacted

7/20/2022 01:31 PM

I would be in favor providing there were strict regulations regarding parties, etc.

Screen Name Redacted

7/20/2022 01:27 PM

Short term rental units should not bypass building code requirements for second dwelling units in existing homes the City of Vernon should provide bylaw enforcement to rentals that do not provide business licensing.

Screen Name Redacted

7/20/2022 01:26 PM

There needs to be a balance between STR and LTR so not to impact employers trying to hire staff that require LTR

Screen Name Redacted

7/20/2022 01:56 PM

The homes under our brokerage do short term rentals because they are secondary vacation homes for the owners. Not allowing vacation

rentals in these homes means they would sit vacant. I like the hybrid setup of 'blue' vs 'orange' setup on the map.

Screen Name Redacted

7/20/2022 01:47 PM

There has to be a balance between STR's and availability of rental properties.

Screen Name Redacted

7/20/2022 02:15 PM

I've been a landlord for many years and I've found that my best long term renter was no where near as respectful, responsible, clean, as my worst str. Some of us on fixed incomes need this income to help with our taxes and general living expenses. With all the rules that support the renter, I'm surprised that there are any landlords left. You had 49 complaints last year about str, how many complaints about ltr? With str, the owner is much more involved with the care and maintenance of the property, not so much with ltr. Many of the ltr units disappeared when the building code was changed so it wasn't worth modifying your property to take a chance with a renter damaging it. I know one person that paid \$30,000 to upgrade a newer house. It takes a long time to get that money back especially if you have to do repairs regularly. I won't rent my place out to ltr if you change the rules, I've put too much into my suite to have it ruined!!

Screen Name Redacted

7/20/2022 02:12 PM

Build houses first for the people to work in the existing industries in Vernon. I hear on the regular that families are losing there place to live/rent and therefore are pushed out of Vernon. These are the people that keep the wheel spinning locally. Not someone coming in for the weekend to party. The local working population needs a place to live first... STR is secondary.

Screen Name Redacted

7/20/2022 02:05 PM

Anyone who decides to take part in this should be closely monitored. More than one complaint from neighbours should result in a fine and more than 3 should result in revoking their licence to operate.

Screen Name Redacted

7/20/2022 02:01 PM

As a property owner we should be allowed to rent our properties as we see fit. We pay huge taxes to the city. I think the city should be quicker to complete their building permits and less hoops for builders to go through so they can build homes and rentals more easily. Supply and demand. Give the supply more easily and readily.

Screen Name Redacted

7/20/2022 02:08 PM

STR should not be allowed at all. Only commercial operators should provide STR

Screen Name Redacted

7/20/2022 02:16 PM

We have watched two neighbours move out of our neighborhood due to the presence of an airbnb. This has polarized the neighborhood making for a less than ideal community-oriented neighborhood.

Screen Name Redacted

7/20/2022 02:21 PM

There should be limits upon the number of tenants allowed in a STR depending upon the size of the rental unit (s). There should also be a limit of 1 vehicle per STR. Both requirements should be enforceable and enforced.

Screen Name Redacted

7/20/2022 02:26 PM

I think STRs are very important to the local economy but need to be well-managed and have reasonable regulations.

Screen Name Redacted

7/20/2022 02:37 PM

The government should have no say what I do with my personal property. This amounts to a mere "tax" on people who are figuring out a different way to support their families. If you want more long term rentals, build them.

Screen Name Redacted

7/20/2022 02:53 PM

Stop parking on the streets. Fire and garbage trucks can not get down the end of our street due to air bnb and renters and private care homes

Screen Name Redacted

7/20/2022 02:56 PM

In favor of traditional B&B's where the owner is on the premises at all times and serves a breakfast.

Screen Name Redacted

7/20/2022 02:58 PM

I do not support short term rentals when we have such a shortage of rentals for Vernon residents.

Screen Name Redacted

7/20/2022 03:08 PM

STR's are full right now. This is dumb regulation that does not solve the real issue - not enough housing. You are trying to arrange deck chairs on the Titanic. Solve the real problem and build multifamily housing. STR's are always full, because people need a place to stay. Do you penalize recreation property owners if their house sits empty? You don't enforce someone to live there year round if they own it for their pleasure, so why cause trouble for people who are technically providing housing all year round to others through home rental platforms?

Screen Name Redacted

7/20/2022 05:37 PM

The real problem is not being addressed by regulating short term rentals. The rental shortage in Vernon was created long before short term rentals became commonplace and will persist after they are

regulated to oblivion. Look at discouragement of secondary suites. Look at the hesitation to allow creative zoning. Look at the fear of allowing higher density properties and mixed use neighbourhoods. (Don't start with lack of parking as an excuse. Make walk-able neighbourhoods with mixed use and an emphasis on public transport and you don't need copious parking.) Consider also next door in Coldstream, on Vernon's doorstep, which has McMansions galore, but essentially refuses legal secondary suites. All these things strain the market, and now we are reaping what has been sowed. Don't be disillusioned by thinking that piling on a short term rental tax will solve the housing crisis the city has made. We would rather leave the house empty for the time being rather than risk renting it to a potentially bad tenant in a province where the tenant is always right.

Screen Name Redacted

7/20/2022 03:37 PM

I think instead of time and money being spent on STR in the Vernon area and the "problems" associated with them time should be spent on changed zoning regulations so that more multi family residential real-estate can be developed. Vernon in terms of a percentage has very low multi family units compared to cities throughout Canada and Europe. Space is limited and it would make sense for the downtown core to look at expanding up instead of out. The city of Edmonton has done some really interesting ideas with changing zoning so that it is easier to complete infill and multi family units. Another idea would be capping the size of houses that are being built. The fact that almost all new builds are 4000+ sq ft is somewhat ridiculous. Making it easier for homeowners to complete a rental suite in their house so they could rent out the basement instead of having to do things under the table. Or building garden suites or above garage suites. Another thought would be taking away the discount given to seniors on their property taxes. Part of the reason young families aren't moving to the Okanagan as a whole is you first have to buy a house that is ridiculously over priced. Then on top of that you have a yearly property tax bill that is insane when compared to other jurisdictions in Canada. You want to see the community grow in terms of young families trying to start out. Give them an incentive to live in Vernon.

Screen Name Redacted

7/20/2022 03:27 PM

If STR is granted that the owner live on the property 24/7

Screen Name Redacted

7/20/2022 03:26 PM

This is a beautiful area that does attract tourism which is good for the community, however not if it limits the availability of long term rental housing for residents.

Screen Name Redacted

7/20/2022 03:46 PM

Good job finding some balance!

Screen Name Redacted

7/20/2022 03:54 PM

Tourism is booming in Vernon with many accommodations providers already available which >90% of the time are not full. Short term rentals provide large income for individuals and reduce the availability of long term rental units for local families and individuals.

Screen Name Redacted

7/20/2022 04:10 PM

I don't feel the COV listens to impacts on residential neighbourhoods. A petition was signed by the majority of residents where I live raising our concerns. Were we heard. But if this survey makes it appear as if you are listening. Ok.

Screen Name Redacted

7/20/2022 04:21 PM

I think operators should have a business licence, and that their guests abide by good neighbor and noise bylaws. Councillors need to not tell homeowners who they can or cannot rent to. If an owner wants to rent via STR or LTR that's their right. If neighbors want to decide how a piece of property is rented out they should buy the property.

Screen Name Redacted

7/20/2022 04:24 PM

Do you pay local hotels etc., when they are empty?

Screen Name Redacted

7/20/2022 05:18 PM

I feel short term rentals are a way for home owners to make a little money and have some control over their rental property The new rental act makes the majority of us not to want to rent to regular people and do short term rentals instead because we have Very little rights and almost 0 control We used to do rentals in our house that has two suites we don't do it anymore because we had too many bad renters that were able to just walk away and leave us thousands of dollars of damage due to the new rental act

Screen Name Redacted

7/20/2022 04:40 PM

Enforce and maintain regulations from the outset. Ensure violation penalties are published and are sufficient to discourage aberant behaviour before it occurs.

Screen Name Redacted

7/20/2022 04:48 PM

If anything only STR Minor Licenses should be considered. This ensures that a responsible party, the title owner or leasee /renter with signed owner authority, who lives at the property to rent out a portion of their property. It also ensures that there is someone available to local residents to present any concerns if they arise. This allows the community to feel safe or heard because actions can be taken immediately by the owner/operator who lives on site. Additionally, a STR license should be reviewed if a set "threshold" of complaints have been received about the STR. This could result in the STR



license not being renewed and owner/ operator being "blacklisted" from having a STR license. Housing is in extremely short supply and STR only add to the problem, in addition to driving up rental property costs. Rents in Vernon area already out of reach for lower income people and families. STR licenses have to be managed and they should also be capped at a certain percentage based on the total available housing units in the City.

Screen Name Redacted

7/20/2022 04:49 PM

As a STR operator we agree there should be some regulations. However, we also do not want to see it overly micro-managed. Tourism is vital to the city and STR's are an important part of tourism, especially around prime tourist destinations, the Lake, the Golfing, The Hiking and Cycling

Screen Name Redacted

7/20/2022 04:55 PM

I think that regulating STR is not the answer to fixing the rental problem as the problem is more the lack of landlords having any control. If regulating STRs people may choose to stop completely which will negatively affect tourism. I do think that there should be regulation for STR : to not be a nuisance to the neighborhood.

Screen Name Redacted

7/20/2022 05:03 PM

Rental impact on the neighbourhood should be given high priority. As in, increase in traffic and insufficient parking for renters. Tax paying Citizens bought in neighbourhoods intentionally looking for a quiet environment. Unfair to change the circumstances of the neighbourhood for a few folks to make money. They knew the nature of the neighbourhood when they moved in to it.

Screen Name Redacted

7/20/2022 05:08 PM

Limit the number per neighborhood to minimize the impact of street parking.

Screen Name Redacted

7/20/2022 05:32 PM

The map should be all blue. The one exception to blue is that only those that have provincial farm status can have the benefits of orange.

Screen Name Redacted

7/20/2022 05:39 PM

Short term rentals should not be allowed in quiet residential neighborhoods and if allowed the owners need to be on site at all time when rented to avoid noise vacationers etc. Long term rentals are better and help local people find homes vs vacation rentals/short term rentals.

Screen Name Redacted

It is not just tourism that uses short term rentals. Professionals come

7/20/2022 05:53 PM

for work for short term (less than one year) and ski vacations and need short term rentals as well. There are lots of long-term rentals in town right now, however with today's market price people can't afford the rent. I own my home here and could not afford to rent in this town.

Screen Name Redacted

7/20/2022 06:15 PM

We have at least 2 or 3 short term rentals in our residential neighbourhood. This is not at all suitable for a residential area. Vacation rental is a commercial enterprise, and should be confined to commercial zoning. Short term rentals are a detriment to the peace and quiet of residential neighbourhoods and their permittance depletes available long term rentals as well as available single family home sales. I would like to see short term rentals extremely limited and only to homes where the owner lives on site, if permitted at all. We also have a large number of secondary suites in our neighbourhood. There is too much traffic (many not obeying the speed limit) for the limited size of our street as a result.

Screen Name Redacted

7/20/2022 06:28 PM

Rentals should only be allowed at Hotels and Motels where Commercial Licensing have been issued. Short term rentals should not be allowed in neighbourhoods. Property Zoning for Commercial use must always apply. Residential zoning never contemplated Short Term Rentals, however Leases and month by month rental agreements may be the norm but STR of 1-2-3-4-5 days should not be entertained under the current intent of the Zoning By-Laws. .

Screen Name Redacted

7/20/2022 06:36 PM

The housing shortage is not the problem of private investors that purchase rental properties, short term or long. It's a Provincial issue that punishes investors/landlords and does absolutely nothing to solve the problem. Landlords want to switch to STR's because tenants have all the rights. I sold my rental property during Covid because I was sick of the hassle of tenants gaming the system.

Screen Name Redacted

7/20/2022 06:54 PM

There is a realtor, [REDACTED] in Vernon who has his residence listed right now. In his Facebook ad it says airBnB in basement brings in \$35k/year. His mother [REDACTED] is an ex realtor and she's away from her house for 6 months and has a numeric punch code for entrances and lists upstairs and downstairs on Airbnb. In your proposed rules how will you even ensure someone is available. She could be in Mexico and still available under your proposed changes. That's why I clicked dislike proposed changes. We can not find somewhere to rent. It's harder and harder. All these suites in houses used to be monthly rentals and now are STR. Please change something and quick. I grew up here. These people i mentioned did not. People come here and buy up the homes and turn them into

STR. Not fair. I don't want to have to leave.

Screen Name Redacted

7/20/2022 07:14 PM

Whatever you decide as a council will impact outlying areas such as Lumby, Armstrong, Coldstream etc, as to how they will issue licenses in the future. I think this is a broader issue than just Vernon area. Perhaps the solution is to allow STR that are within in a certain mile radius of the tourist destination ex. Silver Star, only in the BX area. Also the amount that's charged might be limited as well. Perhaps the owners could be operating under the hotel/motel standards. Limit the amount of time people can stay? Allow the RCMP/ByLaws to be able to enter a residence if owners are unavailable if there are problems?

Screen Name Redacted

7/20/2022 07:19 PM

Regulation of Short-term rentals is essential. To ensure a fair playing field with other tourist accommodation, appropriate licensing, taxing & insurance needs to be in place. I cannot fault homeowners for preferring to do a short-term rental governed by those rules, generally more money with less hassle as opposed to a long term rental where the landlord has fewer rights than the renter when things go bad. That being said I don't want to live next door to a short-term rental with no owner on site. I enjoy knowing my neighbours and knowing who is in my neighbourhood.

Screen Name Redacted

7/20/2022 07:26 PM

Canadians have seen significant losses of freedoms these last two years. Homeowners should have choice of how to best use their own properties

Screen Name Redacted

7/20/2022 07:23 PM

We should not have any STR. We need housing for rental and every STR means one less place probable for rent

Screen Name Redacted

7/20/2022 07:26 PM

We need to deal with attainable and affordable housing before STRs

Screen Name Redacted

7/20/2022 07:31 PM

STR is taking away quiet neighbourhoods where people know one another and watch for strangers or theft. The increased traffic and street parking is undesirable for those of us that have worked hard to afford to buy a home in an expensive neighbourhood only to have those that can't afford the housing to buy and rent out suits to lower income and transient people looking to come to the okanagan again to drink and party.. Totally destroyed any ability to live in a none suit neighbourhood because no regulation is in place now. No one follows the rules and the City does nothing to enforce.

Screen Name Redacted

7/20/2022 07:29 PM

I purchased a home where there were no STRs very purposely. Changing laws impacts my desired lifestyle and house value. In my experience STRenters do not care about the neighbourhoods they visit. Further, perhaps if people bought home commensurate with their income, STR and rental housing would not be an issue. Any politician supporting STRs will not receive a vote from me.

Screen Name Redacted

7/20/2022 07:44 PM

I personally feel that the short term rental situation is getting out of hand and should be severely restricted. Residential areas are just that residential areas not business areas. I find a significant amount of STRs do not provide appropriate off street parking or "police" the activity that happens there. If I have to put up with these STRs in the city, they should be paying business license fees and business property taxes on their house just like any other business (hotel, motel or otherwise) as it is actually being being used as a business.

Screen Name Redacted

7/20/2022 07:35 PM

The rental market is horrific, with families living out of motels reducing the amount of STRs is a no-brainer. The residents of Vernon NEED to come before the tourism industry, which will continue to thrive with hotels and motels.

Screen Name Redacted

7/20/2022 07:39 PM

I don't understand how the "major licence" will help meet most of the aims? And how is "short-term" defined?

Screen Name Redacted

7/20/2022 07:49 PM

I think they are a vital option for all sorts of people, not just tourism. I worked out of town a lot over the years and HATED when we had to stay in hotels as they were not conducive to longer term stays and cooking your own foods etc. When I travel now I always stay in STR's. I do understand the impact it can have on certain neighbourhoods but I think they are here now and not likely to go anywhere so they should just be managed properly.

Screen Name Redacted

7/20/2022 07:48 PM

We do NOT want to live next door to a STR which become party houses.

Screen Name Redacted

7/20/2022 08:06 PM

We used A&B in France in residential neighborhoods. People using A&B are not partygoers. I do not think we need to charge more taxes to people trying to cover the cost of our excessive city taxes, sewer and water. Just another tax grab by the City with no benefits to the owner.

Screen Name Redacted

7/20/2022 08:22 PM

I have serious concerns about the proposal to make the entire Foothills Subdivision a wide open free for all STR area. Yellow color on the map shows that the entire property can be STR without a person living there full time. This is entirely contrary to the feelings of most of my neighbours. (those without AirBNB already) A vibrant community which is desired, is not achieved through tourism, STR or lack of vacant vacation homes. A vibrant community is based on its residents and their wellbeing. At best, the City of Vernon would be advised to create this a "blue zone" for the foreseeable future. When we built our home here - 11 years ago, it was zoned as "single family residential" this is what interested us in spending the capital necessary to build a home. Making this area a "hotel district" is unacceptable. I personally have submitted formal complaints to the City bylaw office, as well as had numerous calls to the RCMP regarding STR units here and the issues they create. You must be aware that many cities around the world are clamping down on STR and they are in most cases reacting too late - the community has been lost. Money Money Money... if you like to live in a quiet residential area - why would you consider this recommendation? The City has heard from upset residents - party houses, indecent exposure, loud music, lack of long term rentals, parking concerns, safety concerns including transient people roaming quiet neighbourhoods looking for easy prey, double up costs of services - more garbage, more recycling etc, lack of access to services such as snow plowing due to improperly parked vehicles etc.etc. The City even had to go to court over one property near me. Eliminate this burden on the community and taxpayer by not expanding the STR in Foothills. Zone this as STR Minor. Your committee needs to take an honest look at it's membership and determine who has a vested interest in STR. How many on council and staff in decision making capacity have STR. There appears to be an obvious conflict of interest which needs to be managed appropriately. This needs to be transparently disclosed. Please consider my feedback as "I do not support the proposed regulation" This regulation needs to be redrawn reflecting the desires of the community - not simply those who already have illegal unzoned unlicensed STR. With respect to the guiding principles which you feel are leading towards this proposed regulation - I can't see that your current "zoning" of yellow in Foothills achieves any of the guiding principles. Eg: Mitigate the impact of STR on longterm housing - Making potential homes in Foothills (full homes or apartments) STR ACTUALLY TAKES AWAY long term residents from our neighbourhood. Promote peaceful neighbourhoods - eliminating nuisance from STR - Making an area open to entire home STR and no requirements for full time owners on site - ACTUALLY CREATES NUISANCE. examples are well documented. Maintain vibrant and safe residential neighbourhoods - Adding STR to our neighbourhood doesn't make it more vibrant - it makes it more transient and less safe. Adding vehicles and tourist/strangers "on

holiday mode" in a single family residential zone isn't what makes a neighbourhood safe. All of your guiding principles are defeated by increasing STR in Foothills.

Screen Name Redacted

7/20/2022 08:19 PM

We need the income from the space we Airbnb. It isn't suitable for a long term rental. This is my husband's primary source of income.

Screen Name Redacted

7/20/2022 08:44 PM

This brings lots of money to our city. I do not want any restrictions put on STR.

Screen Name Redacted

7/20/2022 08:49 PM

This survey is incredibly biased against short term rentals. My short term rental has not had any noise complaints or complaints from neighbours. All short term renters have been pleasant to deal with and those that were slightly challenging and not following house rules (smoking in the house or bringing pets for example) left at the end of their stay. The same can not be said for long term renters. My short term guests spend money at local businesses and eat at all the local restaurants we recommend. They go shopping and they spend their tourism money here in Vernon. My short term guests keep an otherwise empty house busy and full of life. My short term rental house will be used by family in the future when they secure jobs in the area. Maybe city council could look into job creation and encouraging younger people to move into the area instead of stifling economic opportunities.

Screen Name Redacted

7/20/2022 08:42 PM

We need affordable housing for working families. We don't need short term rentals.

Screen Name Redacted

7/20/2022 08:47 PM

Although the ideas presented here are a start; we are far beyond having this proposal make a difference. STRs have ruined the ability of MANY to find housing and people are leaving the area because of this. This situation calls for RADICAL changes; not the small too little too late proposed at this point.

Screen Name Redacted

7/20/2022 09:02 PM

I agree that people need to be on site. As a manager I am able to provide this service and as a resident of Vernon I take pride in watching over and contributing to happy and safe experiences for our visitors to the Okanagan Valley.

Screen Name Redacted

7/20/2022 09:17 PM

I think the are needed but should be regulated and should pay fees, I run a Bed and Breakfast and I contribute to paying fees, I also give a

lot of business to the restaurants and Davison orchards.

Screen Name Redacted

7/20/2022 09:29 PM

I strongly support STR. It has helped me afford my home in this extremely higher affordability of homes. I strongly recommend favourable STR rules in Vernon if any. I operate from last 5 years and NEVER had any single complains.

Screen Name Redacted

7/20/2022 09:41 PM

A definition is fbshort term should be provided as we often have a room for a college student but not year round

Screen Name Redacted

7/20/2022 10:23 PM

Housing rentals are already hard to come by. With all the air b n bs and short term rentals its taking away homes for residents. Im a small business owner and in 3 years I've moved 5 times due to the house owners selling and my space getting rented out to air bnb. I'm looking at moving to another area altogether because of the poor Housing in vernon. This cannot happen

Screen Name Redacted

7/20/2022 11:30 PM

With huge demand for long term rentals but our city not planning (regulating) enough of them to be built, this doesn't seem like an opportunity to prevent "nuisance" STRs. Rather this is an opportunity to make a few disgruntled (entitled) residents feel like progress is being made solving LTR shortages. Make licensing hassle free(to encourage compliance) and use the money to invest in proper LTR buildings, and not rely on home owners basements to solve this problem.

Screen Name Redacted

7/20/2022 11:25 PM

Short term rentals help for tourism. But in the current housing situation, short term rentals should be extremely limited. Long term rentals are more important and needed right now..

Screen Name Redacted

7/20/2022 11:49 PM

Why should only single family homes be allowed to do STR! The rich is becoming richer and the poor is becoming poorer

Screen Name Redacted

7/20/2022 11:52 PM

Sadly vernon does not attract good long term rental occupants because Vernon is not new business friendly with all the regulations in place. I think str should not be limited based on how many are operating in the area because that is unfair to others, who depend on the finances a STR provides. I would regulate ithat the home owners if they live in the property 90 Recent of time, there shouldn't be penalized for not wanting a tiresome long term occupant. As a home owner with kids, I would feel more comfortable StR because I can

choose when to have it rented. Vs hearing noise complaints.

Screen Name Redacted

7/21/2022 02:02 AM

STR SHOULD NOT BE ALLOWED BY CITY OF VERNON, AS DECREASES VACANCY RATE AND HOMELESSNESS PROBLEM, AND INCREASES RENTS TO EXCESSIVE AMOUNTS MAKING COST OF HOUSING FOR LOWER INCOME INDIVIDUALS AND FAMILIES UNAFFORDABLE.

Screen Name Redacted

7/21/2022 03:32 AM

Crack down on Airbnb abuse, but have an enforcement plan in place

Screen Name Redacted

7/21/2022 06:58 AM

You're just creating more problems by adding more regulations. It's not your house. Please stop acting as it is, like a petty dictators. People just want to make a few dollars to help pay for these insane property taxes, and long term rental is a very risky business that not everyone may want to enter. Things are already too complicated as is. Please don't make it worse.

Screen Name Redacted

7/21/2022 07:30 AM

The Airbnb effect is similar to gentrification where it increases the value of properties to the detriment of local residents who are pushed out of the housing market. I would hope the hospitality industry is being consulted as STR can impact their businesses as they face far more stringent regulations and much higher taxes.

Screen Name Redacted

7/21/2022 06:59 AM

Concerned with Noise, disrespect for neighborhood respecting PARKING, garbage, ability for By-law to enforce other unknown concerns with short term rentals - who do we contact when issues? Rentals are important and we should not be catering solely to people outside our area (province/country).

Screen Name Redacted

7/21/2022 07:11 AM

I believe it will cause a neighbourhood to lose its value. PARKING BECOMES A PROBLEM WITH CARS PARKED ON THE STREET AND I BELIEVE PEOPLE WHO ARE COMING TO STAY SHORT TERM WILL BE WANTING TO PARTY AND CREATE UNWANTED NOISE

Screen Name Redacted

7/21/2022 07:30 AM

An Air BnB was operating beside me. The short term renters are on holidays and let loose to party and I don't blame them. However they are disturbing a quiet residential neighborhood. They should be staying in areas that are set up for vacationers.



Screen Name Redacted

7/21/2022 07:35 AM

I think it should be up to the home owner that has invested/purchased a property to have control of what he/she wants to do with this property provided it does not cause a nuisance for other residents around them. If the city needs more affordable housing then they should building some. Even if you regulate short term, or eliminate it in some areas does not mean that home will become an affordable house to rent. What does it mean when you say affordable... \$1500, \$2000... \$4000 a month? Kind regards

Screen Name Redacted

7/21/2022 07:44 AM

My home. Too much govt. lower taxes so property ownership is affordable

Screen Name Redacted

7/21/2022 08:45 AM

I don't agree with allowing this much str into our city. In the article it states theres a 0.7% vacancy rate, yet about 3/4 of vernon is highlighted on that map. Also so many of those areas are much more affordable rental-wise than the part of the city that isnt highlighted. If you look on air bnb, there are over +300 rentals just in Vernon on a random day (in the summer). I think this is really greedy and the city of vernon should limit the number of str. People charge over \$10 000 a WEEK for their "lake view house" this is a slap in the face to locals trying to find a place to rent

Screen Name Redacted

7/21/2022 08:48 AM

I know of one or 2 families in the BX who were given notice to leave their rental house, a few years ago, then the house was used for short term rental - weekend, overnight, etc with considerable partying and noise for nearby residents and non resident cars parked on a narrow road all the time. I believe it is not ethical that whole homes should be allowed for an owner's cash grab. Such homes re needed for local worker residents.

Screen Name Redacted

7/21/2022 09:31 AM

If this is allowed in my area which the map is saying it would apply, I feel at that point we are no longer enjoying our tax title of estate. Therefore we should not be charged that much tax,as mine went up a thousand dollars this year.As far as I am concerned what will people be putting up for these short term a bunch of Trailers,or moterhomes . Look at the mess we have on 25th,old moterhomes parked everywhere,will that be what the yards are going to look like. I think this might look like a good idea,but I think it will turn Vernon into a junkie mess, That the city will not have enough funding to regulate it. If this passes,good bye to Vernon being a great place to live. Right know there are laws about motor homes being parked in the front yard,come take a drive Up Aquarius St,and take a look,the city is turning a blind eye to it all,saying they don't gave enough staff .,will just wait if this goes ,there will be nothing nice about Vernon any

more ,just a place for stranges to come have fun for 2 months and leave us with the tax bill,water shortage Sewer getting to full. I think this is a bad idea. [REDACTED]

Screen Name Redacted

7/21/2022 08:51 AM

My home address says Vernon, but I'm just on the border by Predator Ridge so technically RDNO. Will we have the same chance to participate in the survey?

Screen Name Redacted

7/21/2022 09:00 AM

Must be parking on site for all vechicles. Limit number of people per rental

Screen Name Redacted

7/21/2022 09:13 AM

STR's should not be allowed in Vernon at all. Noisy party houses that lower nearby property values. Banning STR's would open up available rental space for local long term renters, this may lower rents due to more apartments being available

Screen Name Redacted

7/21/2022 09:17 AM

short term rentals should NOT be allowed in residential areas.

Screen Name Redacted

7/21/2022 10:27 AM

It would be helpful to know more information about the upfront costs and actual requirements of the proposed new business license before making any decisions on how I feel about the proposed changes.

Screen Name Redacted

7/21/2022 10:03 AM

Rentals have killed the housing market in Vernon. Buying AND renting are now no longer affordable, and especially in the case of renting -- are not affordable. Not to mention that they have uprooted the foundations of what neighbourhoods should be --- I grew up here and knew EVERYONE on my street. We would babysit each other's children, attend life events and have community gatherings. Now, I think I only know one family on our street. Rentals and empty properties have obliterated the sense of community that I once loved about Vernon. STRs also have little respect for those around them who call this home. There should only be STRs if the owner of the property or a responsible representative lives on site to ensure that they do not make our homes less pleasant. We live here and want to continue to live here. It seems as though the City has been putting the needs of non-residents ahead of those who actually call Vernon home. Tourism important, but we need to be mindful we don't destroy the beauty and peace of our city which is why people want to come here!!!

Screen Name Redacted

I believe in business licensing. I don't believe in removing STRs from

7/21/2022 10:07 AM

any market. I believe in free markets and I don't actually think that limiting STRs is going to help the housing "crisis" which is just a red herring. Removing STRs will not increase housing supply, nor make housing prices reduce.

Screen Name Redacted

7/21/2022 10:34 AM

they should not be allowed in all Vernon neighbourhoods including Predator Ridge

Screen Name Redacted

7/21/2022 11:55 AM

There are a number of short term vacation rentals in our area. The guests often aren't aware of the 'rules' with respect to waste pickup, noise, bylaws, fireworks, fires when banned, unsafe boating practices, etc. Unfortunately, I/we could go on and on....for the most part it's not a pleasant experience for the full time taxpaying residents of the community. The home owners reside out of province, so it is a real problem when trying to appeal to the owners for some involvement/assistance.

Screen Name Redacted

7/21/2022 12:40 PM

Short term renters come and go without any regard for impact on neighbors and violations. Short term rentals also put unnecessary call outs on our by-law officers. RESIDENTIAL community means you live there not operate short term "hotel" type businesses out of homes. I bought in a resort residential community - with emphasis on residential (live there) Our experience with short term rentals operating with shared joined walls is when owner/operator not physically present in residence they are unable to maintain control of renters. If short term rentals are allowed they should be in structures that have extra sound proofing with concrete floors and walls such as apartment condos similar to hotel construction or only in a single family home on its own lot. Short term rentals should not be allowed in wood frame constructed dwellings with shared walls that were designed for residential.

Screen Name Redacted

7/21/2022 12:15 PM

We need to maintain a focus on affordable housing in our community that is close to services such as groceries and public transportation.

Screen Name Redacted

7/21/2022 12:37 PM

I acknowledge that STR's increase economic benefits in our community and support growth in Vernon. There's also a housing crisis in the Okanagan and STR's impact the number of homes on the market for long term rentals. The cost to purchase a home has increased dramatically and therefore more people require long term rental options. I am a resident who owns a home in ARL and resides next to a STR. It is very frustrating and disruptive to have new people frequently coming and going. In one weekend, there can be 3

different STR's tenants. The property owner disclosed that they increase profit due to charging a nightly rate, not monthly. We have lived at this residence for 6 years and specifically purchased the property for its location (quiet, private and peaceful). The STR was opened with the new property owner. We now feel like we live next to a hotel. STR's need to be better regulated and Operators should be held accountable. I am however not in support of STR's in residential neighborhood communities. Thank you for the opportunity to provide feedback.

Screen Name Redacted

7/21/2022 01:00 PM

There should be no short term rentals of residential units until we have sufficient rental units for our own population.

Screen Name Redacted

7/21/2022 01:26 PM

It shouldn't be allowed giving the current situation on house affordability.

Screen Name Redacted

7/21/2022 02:14 PM

A petition with the majority of residents at the Rise requesting airbnbs & vrbos not be allowed was sent over two years ago. The streets are poorly designed for parking & accommodating visitor's vehicles. Congestion & the over all tranquility of the neighbourhood would be disturbed. Will the owners of the vrbos & airbnbs take responsibility for their short term renters behaviour as to littering, cigarette butts & potential grass fires from their disposal, dog poop, noise, & disregard for residents safety? With long term rentals being so scarce & residents unable to find accommodation, allowing numerous short term rentals is counter productive.

Screen Name Redacted

7/21/2022 02:09 PM

Whole homes should not be STRs. This has a negative impact on the neighbourhood getting to know their neighbours and contradicts a healthy and welcoming community.

Screen Name Redacted

7/21/2022 02:38 PM

The nuisance factor associated with STR's is a concern

Screen Name Redacted

7/21/2022 03:04 PM

We purchased our home with certain bylaws in place and firmly believe that they should stay that way.

Screen Name Redacted

7/21/2022 03:13 PM

Some areas like the waterfront where Vita is located and Port Okanagan will be should be given special consideration since the purpose of these projects is to draw more tourism to Vernon, thereby increasing tourism revenue.

Screen Name Redacted

7/21/2022 03:28 PM

We own a home at The Rise which we purchased five years ago. One of the main reasons we purchased here was the fact that short term rentals were not allowed!! We share a driveway with our neighbour as well as common area in our back yard and it is comforting to know that we don't ever to worry about several tenants throughout the year coming and going. Homeowners from The Rise provided the city with a petition regarding this matter several months ago. We find it quite concerning that the City of Vernon would change their STR rulings after many residents here purchased their properties because of no STR's being allowed here.

Screen Name Redacted

7/21/2022 03:53 PM

The City can bring in revenue by allowing STR licenses as well as contribute to the tourism economy. I agree with licensing to provide the City with needed revenue but do not chokehold this unique sector.

Screen Name Redacted

7/21/2022 03:38 PM

i feel very strongly that STR's should not be allowed in residential areas unless the owners are permanently on site ie NO major licenses I live in The Rise and don't understand why Major Licenses are proposed for this area.

Screen Name Redacted

7/21/2022 03:36 PM

do not change existing regulations in existing neighborhoods (The Rise)

Screen Name Redacted

7/21/2022 03:49 PM

The biggest issue for me is the issue of landlords having little to no rights with long term rentals. Getting a bad tenant out is next to impossible. STRs have ratings for both the property and the tenants. It makes the tenants more responsible.

Screen Name Redacted

7/21/2022 04:07 PM

The City needs to understand that property owners bought into neighborhoods given current zoning. Changing the rules where parking, noise or litter becomes an issue and enforcing through a bylaw license is nothing short of a bureaucratic nightmare. The City already has a problem reacting to complaints in areas where zoning does not allow for rental accommodation! Your license proposals will simply lead to more complaints and using them as a means to alleviate affordable housing concerns simply doesn't pass the laugh test.

Screen Name Redacted

7/21/2022 04:00 PM

Our city's citizens should be ranked first in accessibility to housing. .

Screen Name Redacted  
7/21/2022 04:17 PM

STR Minor License requirements for owner/resident to be on site should be used throughout the hillside and agricultural areas as well or it will promote more unsightly & archaic sprawl and encourage opportunistic investors/landlords to hoard more properties. It will also further put agricultural land out of reach of those actually wanting to use it to produce food and not just be glorified country estates or social media wedding venues. Furthermore, there are no amenities in these far-flung hillside developments so all residents, permanent or short term, are car dependant.

Screen Name Redacted  
7/21/2022 04:40 PM

If people did not rent out their houses short term other people could live there. Also, it would reduce the cost of houses to purchase and live in.

Screen Name Redacted  
7/21/2022 05:10 PM

STR owners must be held accountable and follow the rules.

Screen Name Redacted  
7/21/2022 05:08 PM

Tourism is the backbone of this community, the mismanagement of the drug epidemic is already embarrassing enough when we speak with guests to our business. Get that under control is the first step, second step is to maybe lower the property taxes and consider the owners struggle with the costs of the homes and taxes required. Third, if you don't believe tourism isn't vital, go visit some of the ghost towns around bc. When was the last time you went to Spencer's bridge?

Screen Name Redacted  
7/21/2022 05:47 PM

Short rentals shouldn't be allowed in stratas that have their own road system..

Screen Name Redacted  
7/21/2022 05:52 PM

Sounds like the city of vernon has a affordable housing problem and wants to blame the home owners that pay taxes for the downfall, Discriminatory policy that says one class ( call it what it is ) can do it but another can not , policy like the one proposed here has no place in a fair and democratic society and is one more example of the government overreach destroying Canada slowly while pretending to care about the affordability of the country all while stepping on the heads of the middle to lower class. ( yes even they travel and will require accommodation in our city ) and not all of them will be wanting fancy lake front \$800.00 per night places. This entire policy need to be tossed into the trash. Everyone can do it or NOBODY should be able to do it . ( Shame shame ) sad stuff.

Screen Name Redacted

STR should be restricted to the principal residence of the dwelling

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7/21/2022 06:11 PM

and not permitted to operate in a secondary suite, attached or detached. The proposed amendments do not help to address the lack of affordable housing supply and rental units within the City. As per the tourism industry, it needs more labour force housing for workers, not more AirBnB. If you want more accommodations, build a hotel/motel. Perhaps work with a hotel chain and undertake a joint partnership to build a convention space in conjunction with a new hotel. That would be have a great impact on the tourism industry and benefit local community than allowing AirBnBs. There is not much sharing in the sharing economy.

Screen Name Redacted

7/21/2022 06:15 PM

Regulation of some sort is extremely important. A very restrictive regulation that would increase the amount of long term rental would be the best.

Screen Name Redacted

7/21/2022 06:20 PM

I am concerned that as a home owner I will not be allowed to str our primary residence if we go on an extended trip. This is not practical. We would not have someone on the property full time but would vet our tenants properly and have someone on call. I do believe regulations are needed to prevent loosing full time rental housing.

Screen Name Redacted

7/21/2022 08:19 PM

If short term rentals were allowed in our strata, it is just not the noise or the disregard for the strata property but our strata insurance could be impacted should there be any problems and since strata insurance is very hard to come by in this day and age, this would be catastrophic to the other homeowners who disapprove of short term rentals.

Screen Name Redacted

7/21/2022 08:43 PM

I believe STR undermine possible long term rentals! Also if bylaws are already in place in certain areas of the city not allowing rentals why are they not ENFORCED? We live at the Rise and our streets were not built to accommodate the extra traffic that rentals create.

Screen Name Redacted

7/21/2022 09:54 PM

Living next to a STR property , in a neighbourhood we bought into 5 years ago under the , obviously false , impression it was single family homes , I am of the opinion that parking is the most contentious issue . Often there are one or more single or family occupants of the rental unit , with separate vehicles which are parked on the street ; not a huge problem in the summer but in the winter it prevents easy snow removal and clean up . I believe owners of rental properties should have to ensure there is space for STR vehicles on their property , not on the street .

Screen Name Redacted

7/21/2022 09:50 PM

Business licence should be mandatory and enforced and information of licences should be forwarded to the appropriate taxation authority. Municipal, provincial and federal.

Screen Name Redacted

7/22/2022 05:31 AM

Regulation will decrease investments into the Vernon community

Screen Name Redacted

7/22/2022 07:51 AM

I feel that commercial accommodation such as hotels can accommodate all of the short term rental requirements in Vernon. This proposed bylaw does not do that. The addition of short term rental accommodation in neighbourhood can only lead to issues. One only needs to read about the abuses that occur in other jurisdictions to see this. There is a distinct bias in the wording of the survey, unfortunately this occurs much to often in this city.

Screen Name Redacted

7/22/2022 08:19 AM

We would sell house if not permitted to STR year round.

Screen Name Redacted

7/22/2022 08:45 AM

There is room for regulation however the proposed regulation is going to penalize people who currently operate safe, well behaved STR's. It appears there have been a couple of 'bad apples' that are going to ruin the opportunity for everyone else. I believe there should be exceptions for people who can prove to operate a STR to the standards that everyone in a neighborhood would want. The biggest issue I can see is not being able to rent your main residence as an STR, as well as a legal suite in your basement for STR (it's not clear whether you can STR both up and down, quite frankly I think you would have less issues renting both (smaller places), rather than renting a full house). From the proposed regulations it appears you won't be able to do that, but if you have ample parking, a fully legalized suite that is up to code, and rent to renters who are just as quite and polite as the neighbors on either side of you, then why wouldn't that be aloud? Are their stats out on how much of a shortage there is of STR's in Vernon? I bet that impact is greater than the impact on people looking for LTR. There is no doubt the hotels are lobbying for these regulations, so is it better to put a whole bunch of money into one hotels pocket, versus spreading it out amongst home owners that rent their properties out when they are not there? How many STR would you take off the market by imposing these new regulations? Do you think it would actually have a significant impact on the availability and cost for long term rentals? I really can't see it having any impact at all. People from all over the world want to visit Vernon, and want to move to Vernon, and that is only going to get larger and larger. These minor regulations aren't going to solve the problem and again are going to have a negative impact on the main



industry that drives this town. I'm not sure it will even help with the delinquent STR's that take full advantage of the system and cram 20 people into one house etc, however it is for sure going to hurt more people on the other end that are trying to take create opportunity for themselves. There should be stricter rules enforced by by-law officers when complaints come in for these delinquent STR's that have no respect for their neighbors.....maybe that's a better place to start. If they could stop the problem immediately with stricter rules, then that would directly target these types of rentals. I know of a case where it took over 2 years and 30+ complaints before anything was ever done about a STR that would rent specifically to bachelor parties etc, and the toll it had on the neighborhood was terrible. Again, bad apples, target them directly with stricter rules through by-law. I am not opposed to a business licence for an Airbnb, but I think it's too early for there to be rules on what section of the city can rent out what part of their house for STR.

Screen Name Redacted

7/22/2022 08:49 AM

We purchased our home at The Rise because of the zoning and wanted a quiet residential neighborhood not one that has revolving doors for renters! It would also be nice to see the city enforce existing bylaws regarding illegal suites in our neighborhood!

Screen Name Redacted

7/22/2022 11:45 AM

For the past three years I have been trying to connect with the City of Vernon staff to assist in creating a plan that is functional and sustainable. I had never heard back from any of my queries. My name is [REDACTED], in 2019 I completed a 30 yr career in municipal service, my last 3 years with the City of Vernon. My two homes [REDACTED] [REDACTED] are my sole source of income, I cannot collect a pension yet. I live in a condo nearby. My business puts food on my table, gives me employment and supports local contractors. I gainfully employ and support 2 local families and part of their income needs. I pay all required taxes and file with the CRA annually. Air BNB also pays all required GST, PST, and OCCUPANCY TAXES, the exact same as any hotel/motel operator does. No more, and no less. I carry the appropriate commercial insurance on each home, with AIR BNB providing an extensive insurance plan for all guests. I operate the number 1, NUMBER 1 ranked AIR BNB in the ENTIRE Okanagan. I am the highest of role models in BEST PRACTICES for what I do. By the brush of a blue pen, if it was passed, you will END, destroy my business and all income I have. To refer to question 3 FIRST - why do you state (Limit Nuisance from STR)? are you suggesting that an STR, whatever that means, is consistently a nuisance? Ever heard of a nuisance from an LTR? It is a bias and inappropriate statement to be put on this survey. To refer to question 11, my #1 ranked was other. Why an STR vs LTR.? Again I ask what is an STR? I have never allowed a one day rental, or a weekend rental. I provide a

service outside of what a hotel/motel is designed to do. I provide a furnished home for 1 week or longer stays to professional and private clients. Specifically my settings are for 6 day minimum, but I always block off at least 1 full day before and after for cleaning, so I can only host one group per week. Summertime I host many 10 -14 day stays, and my work and professional groups stay from 2 weeks to 2 months on average. To break it down - I service the specific needs of several categories. 1. Work teams, or professionals required in our community for employment of at least one week. My homes allow these work teams to continue their family network, bringing kids spouses and pets with them to stay. It also allows small business operators to actively bid on, and be awarded contracts in the area as housing their work team is far more cost effective in a home, vs renting 4 or more hotels rooms as required for their staff. 2. Professionals, or those for other reasons relocating to Vernon. These groups are typically here to research homes to either rent or purchase, or have already arranged rental or home purchase and require a home to stay in of at least one week while they wait to take possession. 3. Multi generation families, who want to experience an amazing private vacation and family get together in the Okanagan and our city of Vernon of at least one week. These groups often have mobility, privacy, or medical reasons requiring a private and dedicated residence without other people around. Many had not heard of Vernon before, but pick it as my homes are ranked so high and my reviews are the best of the best. 4. Professionals requiring accommodation for one week or more, and having specific needs that a hotel/motel could not provide. These needs typically could be one of more of the following: a)discretion and privacy: such as those in the professional sports, or movie industries. b)basic or complex medical concerns, requiring minimal contact with anyone outside of a small bubble such as those with compromised immune systems. c)specific dietary needs which require fully stocked and available kitchen spaces such as professional sports teams d)an environment providing cost effective options for food, laundry and sleeping for groups of 4 or more, such as fire prevention work teams which are typically young adults and students. e)finally, an environment that promotes a strong team bonding, by living in a close and tight knit environment, such as the Canada Olympic Teams I have hosted. I hope this helps provide some insight. Please contact me if I can be of more help. Again, I operate the NUMBER 1 ranked AIR BNB in the ENTIRE Okanagan. That is pretty hard I have to tell you! I take amazing pride in what I have been doing for the past 5 years. I can't just bring the moving truck, and move my 'storefront' down the street, or across the hill to an area in orange. I have an established business, my business is my 'storefront'. In closing, again I say what is an STR? I would never host stags or parties EVER. Or Weddings groups. Or weekend vacations. I do not take away from Hotels. At each of my homes, my neighbors LIKE me. They have rented them

from me for their own families when they come into town! I have improved my homes, they are clean and tidy. My guests are not nuisances. EVER. I meet my guests, I have close and accountable communication with them. Always. As I said in another question, my homes are very specific. Designed and invested in for the service I provide. It is not practical to put them in the LTR market. The risk of damage, as well as the day to day maintenance needed is just too great. Suggestions? How about opening up another category, perhaps called MTR and allowing us to utilize our entire homes in blue and orange areas for stays of one week or more would allow this vital and important NEED for rental in our community to continue. Grandfathering those of us into the proposal, whether blue or orange, that have established positive businesses operating is also an option. Please hear what I have to say, help me. Please work with me. Thank you in advance. [REDACTED]

Screen Name Redacted

7/22/2022 11:41 AM

I believe short term rentals are very important to the tourism industry growth of Vernon both in the summer and winter months. I do not think this type of rental should be restricted and doing so will significantly impact Vernon's tourism economy. Additionally, I think the survey questions were quite biased and could have been worded different to provide you with more accurate and in-depth info/opinions from the public.

Screen Name Redacted

7/22/2022 12:58 PM

We stayed at [REDACTED] for a week back in June. [REDACTED] was an excellent host with rules and regulations in regards to the Neighbour's and the utmost importance of respect. We toured and ate in Vernon and surrounding areas and had a lovely time. We are hoping to make our visit yearly, if not more often. It would be an absolute shame to not continue to work with Air BnB and the added income and revenue they add to the town.

Screen Name Redacted

7/22/2022 01:05 PM

Vernon is a tourist destination for many Albertans. Airbnb's provide a home away from home for short term, where everything is provided. There were strict rules on noise, parking etc every time we stayed in [REDACTED]. We had only excellent experiences there. If STRs such as these are abolished, and we would have to stay only in hotels, then we would not visit Vernon anymore. We'd go to another city in the Okanagan and spend our money there.

Screen Name Redacted

7/22/2022 01:30 PM

There is not enough rental housing. Short term rentals should be drastically limited. A possible solution would be to only allow 20 per year and have a lottery each year to determine who gets them. So many rental property owners kick their tenants out for the summer

season so they can air b&b the property, it is unfair.

Screen Name Redacted

7/22/2022 02:02 PM

I am opposed to STR's in our Vernon neighbourhood/housing development. The roads in our local community (The Rise) were not designed to accommodate parking for extra vehicles that STR's would require. Current and future residential development in our community will ultimately introduce greatly increased traffic flow and the introduction of STR's will only intensify this issue. Overall, I feel that the parking and vehicular traffic issues of STR's will negatively effect the safety of our neighbourhood. Thank you for the opportunity to voice my concerns.

Screen Name Redacted

7/22/2022 02:23 PM

I currently reside in a community that is designated as resort residential. The property next to us (we share a common wall) was recently purchased by a company to rent out on a short-term basis. Not only is this illegal, no short-term rentals are permitted in our zoning where there is a common wall but it has been a disaster in regards to the renters to date. We have had five different groups in the home. It is not surprising the renters party late into the evening (they are on vacation and party is the key word) - I have had to go out on the balcony at 0300 hrs. numerous times to ask them to be quiet. I have phoned bylaw and the RCMP who deal with the situation but the next group in repeats the problem. Bylaw has shut them down and they can only rent on a month-to-month basis. I do not want zoning rules to change that would allow short-term renting to be legal when a common wall is present. Essentially it would make living in our home unbearable. I have no issues with B&B's. The owner is present and can control the renters and any noise they create. Being on call does not work. We have the neighbors property managers number and we have called. This arrangement does not stop the creation of the noise in the first place and does not stop the noise in all cases. There is a bigger issue which is not being addressed In this survey which is the lack of adequate rentals for Vernon's workforce. Short-term rentals reduce the pool of available accommodations. As well they are empty in the winter months which attracts vandalism that not only impacts the rental unit but homes close by.

Screen Name Redacted

7/22/2022 02:23 PM

It is so important to keep air b and bs in the city of Vernon! We love it there and come every summer to enjoy an air B and B rental for 1-2 weeks. It would be terrible to see them close :( tourism is such an important thing! I can't understand why as a city you would want to get rid of the money we bring in as travellers.

Screen Name Redacted

We use STR's for trips all the time. We purchased our units with the

**July 2022 - Short Term Rental (STR) Regulations Survey : Survey Report for 27 June 2022 to 01 August 2022**

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7/22/2022 02:25 PM

intention of one being an STR and the other being a long term rental. We use our STR on the off season as well so we hope to continue with this plan.

Screen Name Redacted

7/22/2022 02:37 PM

Need to be balanced between long term resistance and short term rental owner. Let's setup rules and guidelines that both can accept and the jey obviously is depends on hiw effective the rules and guidelines can be enforced.

Screen Name Redacted

7/22/2022 03:52 PM

I will sell my property if regulations are brought into effect.

Screen Name Redacted

7/22/2022 06:48 PM

We stayed in a STR for a month before getting possession of our house in town. The owner of the bnb was fantastic at laying out the rules of the house and the neighbourhood. I can't see any guests that would stay at an accommodation like that would be a nuisance to neighbours or bring down a neighbourhood vibe. We were extremely grateful to be able to book something for a short term rental as a hotel just would not have worked for our family of 5 + a large dog.

Screen Name Redacted

7/22/2022 07:37 PM

Noise, safety, and congestion are primary. Keep vernon liveable for residents first

Screen Name Redacted

7/22/2022 08:19 PM

I feel that affordable accommodation for tourism is also important to draw people to our community. We love meeting people from all over and sharing our beautiful area. I also feel that it is crazy how some STR are able to operate and others are not all because someone complains. Time for municipalities to get on board and enforce it or not

Screen Name Redacted

7/23/2022 05:20 AM

We live in a residential neighborhood. Our zoning is Hillside Residential. We fear the day that a neighboring house in this otherwise quiet residential neighborhood becomes a short term rental with no requirement to have the homeowner onsite.at all times. We have experienced this situation and I would not wish this scenario on anyone.

Screen Name Redacted

7/23/2022 05:32 AM

Short term rentals should be pay tax rate equal to motels and hotels based on the percentage of the home used for Short term rental. Short term should be 11 months or less.

Screen Name Redacted

7/23/2022 06:39 AM

Putting something in place for the STR I believe will be beneficial as Vernon is struggling with a huge demographic of people that need homes and homes at an affordable rate.

Screen Name Redacted

7/23/2022 06:54 AM

Most concerned about the noise of parties and all the extra cars coming and going and parking in our quiet neighborhoods. There must be some type of resolution person to call.

Screen Name Redacted

7/23/2022 11:44 AM

Certain residential neighbourhoods need to maintain their quiet and peaceful atmosphere where STRs would cause a nuisance and be a safety concern for residents. Turtle Mountain or the rise is an example of this.

Screen Name Redacted

7/23/2022 11:49 AM

The spelling and grammar on the web site and this survey are atrocious. Neighborhood? License (noun). Do you have American consultants running this? Please ensure communications from the City are professional and conform to the City style guide. The City should issue an apology for the lack of professionalism.

Screen Name Redacted

7/23/2022 12:49 PM

Regulations need to be looked at and approved for by individual neighborhoods. On Turtle Mtn our homes are very close together with very limited street parking for guests available. Noise echoes off the rock and retaining walls. Suites in our neighborhood should be limited to 1Bdrm. We have an excellent STR across the street w no complaints. Guests are here for the biking, wine, and skiing or Short term work contracts. Would prefer having home owner living in the house. Would prefer AirBNB/Vrbo over permanent secondary suite for our neighborhood and street parking is a major issue for residents. Closest transit in Alexis Park Drive.

Screen Name Redacted

7/23/2022 12:17 PM

Air BNB-type rentals would devastate the character of my neighbourhood. Is the city seriously contemplating renewing the licences of non-compliant operators? Why even consider that?

Screen Name Redacted

7/23/2022 02:46 PM

There seems no question that STR depletes the availability of long term rental and pushes prices up. I don't agree with allowing short term rentals and especially not along the lake, for safety concerns. Experience has shown that because lakefront properties are expensive, larger groups rent to make rental more affordable and parties, noise, garbage, disregard for safety on the water all result. Even where rent is affordable and/or does not result in large group rentals, the lake has become more and more crowded. Visitors bring

or rent boats that they are not always licensed to pilot. There are drunken drivers on the lake, the no wake zone near the shore is ignored, music blares, careful and legal operation are not policed in any way and the lakes, in particular the north end of the Vernon Arm, have become more and more dangerous. How much trouble, how many injuries, or worse, does Vernon City Council require before they start making thoughtful and responsible decisions regarding the two most valuable natural assets of the city - Kalamalka and Okanagan Lakes?

Screen Name Redacted

7/23/2022 01:45 PM

You have provided no background information on the ability of our hotels/motels to manage the need for STR. A blanket designation for your new Major/Minor classes should be accompanied by a secondary qualifier being the availability of onsite parking AND the width of the street to accommodate the additional traffic an STR brings.

Screen Name Redacted

7/23/2022 02:03 PM

Increased traffic, crime, parking, this also opens the door for long term rentals. I bought here because it was single family homes. Now you change the rules, what next. Most people won't follow your rules and this will only get out of control. It always does. Learn from other cities mistakes.

Screen Name Redacted

7/23/2022 04:35 PM

Rental property's can and have detrimental effects to our community all rentals should be managed by a person on site . If a short term was my neighbor I would be concerned .your survey is already slanted

Screen Name Redacted

7/23/2022 03:27 PM

We are from Alberta and love visiting Vernon while staying in Airbnbs. As long as the owners are following the rules, there should be no limits placed on them.

Screen Name Redacted

7/23/2022 06:48 PM

Right now we are not allowed any rentals in our neighbourhood and I believe that it should not be changed. We are all owners here and our neighbourhood is quiet. I believe changing it would affect that.

Screen Name Redacted

7/23/2022 08:57 PM

For question 11, we use our suite for family and friends when they come to visit. Running a STR gives us this flexibility.

Screen Name Redacted

7/23/2022 09:33 PM

STR have the potential to disrupt a quiet neighbourhoods unless the owners are onsite or there is a property manager onsite.

Screen Name Redacted

7/23/2022 10:06 PM

Our building studio suites that are designed for nightly rentals (Vita, Lakeshore Road) Although there are people that live there long term, the unit is less than 400 square feet so not that comfortable to live in long term.

Screen Name Redacted

7/24/2022 11:44 AM

I've heard plenty about how poorly airB&B (assuming that's included in the str category) can impact a neighbour hood as it would appear the majority of short term visitors do not care as much about others, only having a good time.

Screen Name Redacted

7/24/2022 01:42 PM

I understand that the proposed licenses are designed to support tourism but reduce impact of STR - but I am very much opposed to these proposed licenses. This is especially true for the STR Major license. Given the current resources associated with Bylaw enforcement, I do not see how this sort of situation can be regulated. How can you enforce that there will be responsible person available 24-7 that will mitigate any problems? I live at [REDACTED]. We experienced the results of a STR party house at [REDACTED] for 3 years. The owner did not live in the house - and arguably there was someone available 24-7 (the owner's mother, the owner's tenant in the basement suite) - but neither person did anything to mitigate the noise and disruption that came from the short term renters. Please, please, please do not introduce the STR Major license. I believe, if you do, you will be turning the Foothill region and other similar areas into hotel strips.

Screen Name Redacted

7/24/2022 04:54 PM

Free market should drive this. I disagree with government intervening.

Screen Name Redacted

7/24/2022 10:10 PM

Thank you for doing htis survey to gauge public opinion on this important topic for the present and future of the City of Vernon. In my view - short term rentals should not be a 'free for all', wild-west revenue opportunity. The needs of property owners who rent out their places on AirBnB and other short term rental sites are no more important than other neighbourhood residents. The needs of all stakeholders must be considered when determining how to best produce sufficient and affordable rental housing inventory. Thank you.

Screen Name Redacted

7/25/2022 08:34 AM

We need more rental housing this is a step in the right direction

Screen Name Redacted

Engaged, present, landlords/management companies are required to



7/25/2022 08:56 AM

have successful short term rentals. Responsible home owners should be rewarded for their engagement. If done right, STR can work well. However, local long term housing needs to be affordable and available - taking care of our own should be the City's first priority. Balance is hard to find.

Screen Name Redacted

7/25/2022 01:34 PM

Current zoning bylaws aren't being enforced in the city - we have neighbors blatantly operating illegal suites and rentals in an area where it is not allowed. We bought our home knowing the zoning and it was a factor in our choice. These new regulations would change the zoning in my neighborhood and encourage more of this. We are sick of people clogging our streets with multiple cars, strange people coming and going and a flagrant disregard for the rules.

Screen Name Redacted

7/25/2022 03:45 PM

Very important we don't lose long term rentals just because people want to make more \$\$\$.

Screen Name Redacted

7/25/2022 04:01 PM

After a lifetime of working we retired into a new neighbourhood and built a custom home to enjoy for the next 20 years. We value the quiet, peacefulness & friendliness of the neighbourhood and do not want the disruption and noise caused by non residents who have no vested interest in maintaining the ambience of our wonderful neighbourhood.

Screen Name Redacted

7/25/2022 04:18 PM

As a resident, who was seriously and negatively impacted by illegal STR for nearly 3 years (2018-2021), I actually do not agree with having STRs in any residential areas at all!

Screen Name Redacted

7/25/2022 05:54 PM

I would like to determine if str means renting for minimum 1 week at a time ? As just doing 1 or 2 nites at a time would be costly and partying would be highly likely.. there should be a min. 3 nites or more. If you do a min the owner may decide to put home in rental market for locals not just tourists.

Screen Name Redacted

7/25/2022 05:55 PM

To be clear. I strongly disagree with \*any\* STRs. I will forward a proper letter indicating position soonest. The newly suggested regulations run counter to common sense and the social fabric of this city.

Screen Name Redacted

7/25/2022 07:22 PM

I absolutely think if STRs are allowed that they should be strictly regulated but I really feel that the more pertinent question is - should

these even be allowed to happen at all. Do STRs benefit our community as a whole? Or are they detrimental to the majority of our community - residents in established neighbourhoods, hotels and other accommodation businesses, would be tenants, our youth looking for but not finding a rental home, etc. I believe STRs also contribute to higher housing prices in our area. I am also very disappointed to read that Agricultural land has less stringent regulations. Ag land is a precious resource particularly as we experience a changing climate and producing food becomes more challenging. Agricultural land should be more regulated - not less. My feeling is that STRs should NOT be allowed on ag land at all. STRs have taken off in recent years and now many cities around the world are finding them to be very damaging to the overall well-being of their communities and with dire consequences to the local housing needs. I wish this survey had not used the limited emoticon choices - hard to choose from such limited selection for the questions without even a space under them to explain choice.

Screen Name Redacted

7/25/2022 07:09 PM

Disagree with STR's on many levels. Regulations should be more stringent to eliminate more STR's, and provide more long term rental options. Nuisance STR's should not be allowed to continue operating. STR's should only be allowed in owner occupied homes or properties to reduce real estate speculation. Don't believe proposed changes go far enough to restrict STR growth. This survey is quite leading in that having to choose a single emoticon for a multi faceted issue does not provide an accurate response.

Screen Name Redacted

7/26/2022 05:43 AM

Your property, your right to do with as you please

Screen Name Redacted

7/26/2022 06:53 AM

License them and create standards for conduct. Use fees to contribute towards provision of affordable housing

Screen Name Redacted

7/26/2022 10:02 AM

I own a licensed BandB in Coldstream. Rentals in my house would be a roommates situation or Student housing. I don't feel like those are in my best interests for the long term.

Screen Name Redacted

7/26/2022 10:17 AM

They should be disallowed entirely unless renting a room from a primary house or an on premise carriage house. Should not allow STR owners with more than 2 units.

Screen Name Redacted

7/26/2022 10:30 AM

After having a few bad tenant experiences and facing the ridiculous tenancy board restrictions in my own home, i am reluctant to rent and

give away my rights to my own home . I only rent to recommended guests on air bnb and everyone ive had has been great to host

Screen Name Redacted

7/26/2022 11:11 AM

I find the questions in this survey to be rather biased and many assumptions are being made about short term rentals. I can't speak for others, but I am not empty in the off season. Sure, there are less inquiries from tourists, but I regularly host work crews, charity groups, and workers who are in town for a week or two, etc. To assume that short term rentals are only for tourists is a mistake. It is also concerning to read that noise is a primary concern for short term rentals. Would a noisy long term renter be preferred? I stop by the property regularly, drive by in the evenings, have family members living on the neighbouring property and vigilant neighbours. No complaints. (Even if I lived in the house next door, I'd be ineligible to rent short term under these proposed regulations.) This brings me to my point: I had a choice to either rent the property long term, or go for short term. It was a bigger gamble to rent short term, and certainly more cost up front to furnish the house suitably. The revenue is less predictable as you are at the whim of people cancelling their stays. But when I talk with others who have rented long term, I am very glad I opted for short term -- people pay in advance, leave at the end of their stay and don't trash the place. No drawn out hassles trying to evict tenants or collect pay and then deal with damage caused by reckless tenants. Here's a thought: allow anyone who doesn't qualify for the proposed regulations to take on long term tenants who MUST abide by the same rules as their current short term guests. Pay in advance, no guests, no parties, no shoes in the house, no smoking, no pets and of course, weekly cleaning is a must. If they step out of line, their stay is terminated, no questions, no refunds. In other words, give landlords the ability to ensure they have decent long term renters who abide by house rules (as my short term renters must) and I'd consider it.

Screen Name Redacted

7/26/2022 10:48 AM

Having had negative experiences with long term rentals and realizing that the renter is almost always made out to be a victim I do not want to put our family at risk again with a long term rental. This give me flexibility to be choosy about who I share my home with

Screen Name Redacted

7/26/2022 10:56 AM

I think STR's are the way of the future for tourism and travellers alike. The responsible STR host takes on a lot of responsibility and is providing the city with an excellent resource for guests. If the City makes it too onerous for the STR's to operate or make money, the City and all of the services that support tourism will suffer - ie: Restaurants, retailers, wineries etc. However, there is a balance to be found ot promote a healthy vibrant community to raise a family in.

Screen Name Redacted

7/26/2022 10:53 AM

Operating an STR provides us with an opportunity to add to tourism availability in Vernon. Personally, when visiting a community, I would prefer an STR over a hotel/motel. We DO NOT want a long term renter as the provincial regulations do not protect the landlords.

Screen Name Redacted

7/26/2022 10:53 AM

Very vague. There is no clear set of rules.

Screen Name Redacted

7/26/2022 10:56 AM

We rent our unit short term for 90 days and then long term for the remainder of the year. We have found that this works incredibly well for the community as we always find a long term renter that is in need of a fixed term rental; for example, if they are building, or in-between homes, or here on a short employment duration. It is a much more affordable option for them than renting a hotel OR signing up to a one year lease term. The flexibility is great.

Screen Name Redacted

7/26/2022 11:01 AM

The City of Vernon should be regulating the prolific RV's on OKanagan Landing Road, why does someone have 3 RV's and they only use one. We should be focusing on trying to accommodate these types of uses on City property versus trying to control tax payers fee simple rights to use their property. It would seem that people who don't pay taxes suddenly have more rights in Vernon.

Screen Name Redacted

7/26/2022 11:15 AM

instead of focussing on B&B, you should focus on building small townhomes and condos by the City, not through a developer, on sites like our future rec centre. I believe a lot of B&B owners will not change to long term rental

Screen Name Redacted

7/26/2022 11:25 AM

I think it makes sense and realize the issues faced with short term rentals

Screen Name Redacted

7/26/2022 11:52 AM

I had originally planned to rent my suite long term but decided there was a lack of protection within the tenancy act. Inability to remove tenants not paying rent or causing damage was critical in my decision.

Screen Name Redacted

7/26/2022 12:00 PM

STR are not the cause of unsafe neighbourhoods or low vacancy rates in Vernon... many complex factors are at play. Let the working people with high mortgage rates and unceasing cost of living have a way to supplement their income!

Screen Name Redacted

7/26/2022 12:17 PM

I believe strongly that STR and BnBs located on someone's principal residence should require NO regulation and interference from the Town/Municipality.

Screen Name Redacted

7/26/2022 12:36 PM

Short term rentals are extremely necessary to our local economy and should be allowed freely. Licenses are over reach. People should be able to use their private homes as they wish.

Screen Name Redacted

7/26/2022 12:52 PM

STR's should only be permitted within the current zoning and bylaws for neighbourhoods that currently meet the STR requirements. We reside in a neighbourhood designated as RTR and STR's are not permitted within the current bylaws and zoning although STR's are operating in our area in violation of the zoning and the City is doing nothing to control this. This is wrong and the City should not permit this now or in the future. We do not want any STR's in our neighbourhood as they create parking and congestion issues and noise issues. This can also pose issues with emergency response not being able to get proper access.. We want to maintain the quiet enjoyment of our property and STR's do not fit with this.

Screen Name Redacted

7/26/2022 12:44 PM

Our STR is a single bedroom with ensuite bathroom with a separate entrance. No kitchen and not suitable for a long term tenant.

Screen Name Redacted

7/26/2022 01:32 PM

We have had LT rental properties in the past. The main reason we have chosen STR over LTR is that Landlords have no rights. All rights seem to be in favour of the tenent . Regardless of how they treat your property or if they pay their rent. If there was no ability to do STR we would choose to not rent at all. The risk is way too high to have a LT tenent when they have all the rights. This issue does not seem to be addressed in any of the information I have seen. Again more concern for the tenent than the property owner. Our STR is in our main residence. We have had no complaints from neighbours or any problems at all.

Screen Name Redacted

7/26/2022 01:30 PM

I use my AirBnB as a long-term rental that is price reduced. We make less money than if we were to rent it out via the RTB, And we pay outrageous insurance costs, but we still maintaining the rights to our home as landlords. We previously rented long term via the RTB but it is not a fair system and unfortunately, the quality of people looking within our rental market (2 bed,1 bath) are often not the kind of people we trust to take care of OUR hard-earn investment. After having been through the RTB system with bad tenants on multiple

occasions, it's not worth the hassle. We will not rent via RTB. We will not provide any rental if we cannot do so through AirBnB. Our current tenants are on a 1-year agreement. We believe we are doing what is best for the community by still providing a long term rental, all while protecting our assets.

Screen Name Redacted

7/26/2022 01:34 PM

I offer short term rental (under 5 days) only when I am in the home - for a bit of extra income. Should it become cost prohibitive - either for me or the potential guest, I would stop it altogether. Under no circumstances do I want long term renters. If there are too many regulations or costs involved it would just become one less affordable place for guests to stay.

Screen Name Redacted

7/26/2022 01:36 PM

My homes are in Silver Star Mtn Resort. I have been successfully running a STR since 1995 working collaboratively with [REDACTED] and my own marketing. Silver Star is a place where STR's provide families a place to stay and enjoy a winter or summer holiday without having to figure things out in small hotel rooms. I live in a community where many of the homeowners rent out their homes for all or part of the seasons. I would hate to see so much regulation start to happen that the vibrant tourism business is hampered.

Screen Name Redacted

7/26/2022 02:24 PM

If you make it restrictive to the point that people are uncomfortable you will lose a lot of tourism. I can see where a str with a lot of complaints should get their right to do str taken away, but the same should apply to ltr who get lots of complaints. Maybe the consequences on the bothersome tenants in the ltr should be more significant. It is awful for a landlord to not be able to get a crappy renter out and for the landlord to be penalized in every way possible while the ltr tenant carries on spreading havock wherever they go. Think about it. If you had to buy a rental house for \$500000+, who would you want as a tenant? Str have consequences for whoever is in the wrong whereas with ltr, only the landlord gets a consequence

Screen Name Redacted

7/26/2022 01:58 PM

I think the boundaries need to be re-evaluated. There is no difference between a house in the Foothills being rented verses on East Hill. In some ways I feel this is unnecessary to regulate the houses, other than for the purpose of ensuring affordable housing.

Screen Name Redacted

7/26/2022 02:31 PM

I think that alternative rentals like Airbnb etc provide an intimate unique experience for travellers to Vernon which cannot be replicated by a hotel, motel, etc. The clientele are different so it does not per say

affect the commercial rentals. It fills a very important niche and adds immensely to the tourist industry. It should be facilitated by the city and made easy to do. It affords financial help to hosts, and a worldly experience for both hosts and guests. The sites such as Airbnb are stringent on standards and safety, and insurance so that there is no impact on the city for this. You also receive taxes on each reservation. I am happy to offer a quiet retreat on the lake for guests. Vernon has eliminated accommodation on the water through the years which makes it difficult for visitors to stay on the lake. I don't rent long term as it would not work in my case but I understand that it is increasingly difficult from a landlords perspective. It appears that the renter has more rights than the landlord , I can understand why one may prefer to rent short term.

Screen Name Redacted

7/26/2022 02:23 PM

I have very kind quiet and respectful families who come to the area for a holiday. It is great for Vernon and other local businesses.

Screen Name Redacted

7/26/2022 02:59 PM

Due to shortages of rental properties, and increased costs of housing, it forced my family to have to purchase a home at the peak of the housing market. Moving somewhere more economical, unfortunately, was not an option. Our mortgage has increased by \$1100 since we purchased last August. As a result, we have to run a STR to help offset the growing costs of living. Not only that, but the flexibility allows us more control over who's coming & going from our home, and to better monitor the state of the suite, to reduce risk of damage to the property.

Screen Name Redacted

7/26/2022 03:45 PM

I live that Vernon has air b n b options I think it is great for tourism. I believe air b n bs to have more value than a hotel and having air b n bs in our city has a huge impact on tourism. If we take away those we are going to lose tourists. We do not have any nice hotels on the lake here which I find crazy but at least we have several air b n Vs or VRBO on the lake. Without tourism Dollars I don't know what will happen to Vernon. Please consider this impact before you take away or limit the amount of short term rentals. These rentals are great for work crews coming in for a few months and for sporting groups who need a kitchen which hotels do not provide!

Screen Name Redacted

7/26/2022 04:25 PM

I believe as a past resident of Vernon, that it is extremely important to support individual Vrbo/Airbnb as their principal income to continue to allow them. I do not support others that rental seasonally only or partial rooms of their homes.

Screen Name Redacted

7/27/2022 08:37 AM

its a tough one as there is such a shortage of rental housing.

Screen Name Redacted

7/26/2022 04:44 PM

I feel the home owner should reside in the homes which have short term rentals. I have witnessed 24/7 noise, unmaintained yards, unshovelled sidewalks, smoking along sidewalks and on balconies and tossing of butts (wildfire threat), consistent dog barking, not cleaning up after their dogs (on my lawn and adjacent sidewalks). These instances are not from residents but from people residing in the short term rental units. Then there is Parking - parking on both sides of our streets. Residents park in their home's driveways or carports. I have witnessed the City snow plows unable to pass between the parked vehicles and then our street doesn't get plowed.

Screen Name Redacted

7/26/2022 05:26 PM

Str's help many people to afford their taxes, utilities and general living expenses. They also bring in decent people to the community that spend money to support the local economy. The number of complaints about str's is insignificant compared to the complaints for ltr's. The city already has bylaws in place to take care of any issues with renters, we don't need any more rules.

Screen Name Redacted

7/26/2022 06:19 PM

As a relative of a neighbour of a STR I hear of the problems they are having re noise and partying. Over crowding of the rental and parking problems. Absence of the residence owner. Smoking and fire danger. Animals loose and wandering the neighborhood are a problem.

Screen Name Redacted

7/26/2022 06:25 PM

STR is good for tourism.

Screen Name Redacted

7/26/2022 06:34 PM

I agree with them but have an issue with this happening in Predator Ridge when I reside. I believe homes here should not be allowed to be rented out as Airbnb this income should go to the lodge on premises and not be taking away their opportunity for income.

Screen Name Redacted

7/26/2022 06:43 PM

No STR = more > month rentals. People need somewhere to live and work in priority to somewhere to vacation and party.

Screen Name Redacted

7/26/2022 08:22 PM

Airbnb rentals increase the supply of short-term accommodations, can make travel more affordable vs traditional short-term housing options as guests can stay longer and can house larger groups/families in a more private and spacious setting, and provide economic benefits (grocery stores, restaurants, etc) for communities in which



these Airbnbs reside. Local Airbnb operators in the City of Vernon, such as [REDACTED] screen guests and operate their business safely while respecting neighbours in regards to parking, littering, and noise. Airbnb owners care for their homes and yards year round and employ citizens in their communities for services such as housekeeping, snow removal, and landscaping. They are also tax payers. I am curious of data of residential Airbnb complaints to bylaw, police services, or to the cities of Vernon and Coldstream. For many owners the profits of the Airbnbs are a source of income and I support such entrepreneurship. The new regulations may show that Vernon is not a welcoming city and show a lack of diverse short-term options to rent that showcase Vernon as the beautiful city that it is and what it has to offer.

Screen Name Redacted

7/26/2022 07:37 PM

Do not support them. Decrease the value of already existing homes. Would not buy in a neighborhood that supports this.

Screen Name Redacted

7/26/2022 08:21 PM

My property is in Silver Star and it needs rentals for tourists and visitors to be able to support the ski industry.

Screen Name Redacted

7/26/2022 08:35 PM

Seems the disappearance and increasing cost of LTRs is directly related to the increasing number of airBNBs.

Screen Name Redacted

7/26/2022 10:03 PM

Its been great so far. It has helped me pay my mortgage and made my dream of home ownership a reality. I have not had a SINGLE complaint from my neighbors in the last 7 years I have operated. It contributes a LOT to Vernon's vibrant tourism industry. A PERSONAL approach to tourism than other strictly professional providers. People like a personal/local touch in their traveling. We have made some great friends along the way and enjoy it so much hosting/knowing people from around the globe.

Screen Name Redacted

7/27/2022 06:34 AM

STR can turn a peaceful residential area to party central, especially when extra sleeping quarters are carved out of a large house

Screen Name Redacted

7/27/2022 06:45 AM

Equal opportunity should be given to all property owners to responsibly run STR's on their property.

Screen Name Redacted

7/27/2022 06:50 AM

Long term tenants will destroy your house. This is the main source of income for my wife

Screen Name Redacted

7/27/2022 06:51 AM

I think if the owner lives on or close by the str then he/she should be able to use their property as they see fit without interruption from any governing source. I do agree that multiple residential structures such as condos or townhomes should be used for long term rentals.

Screen Name Redacted

7/27/2022 07:26 AM

My husband had a catastrophic work accident in 2018 resulting in 100% disability and traumatic brain injury. Our STR allows him to work from home and tops up his pension. It works for us. We have four adult children and grand children and it offers us freedom to have a space for them to come and stay when in town. We only rent when we are home and we have had no complaints or issues with neighbours. We are greatly disappointed in the RTB and will never long term rent our suite due to the high risk involved and how hard it would be for us to manage a stressful tenant and the long delays for hearings, with no guarantee of a fair resolution. We agree that rules and registration for STRs are important and are happy to comply. We also do not feel the rental crisis should be thrust upon private home owners to fix. This problem is more complex and bigger than STRs existing. We are disappointed in anyone or company that doesn't properly manage their STR leading to issues for other home owners and that paints responsible STRs in a negative light. We believe we should have access to a "minor" license even though we are in the orange area as it more fits with how we operate and hope this will be possible if this rolls out.

Screen Name Redacted

7/27/2022 09:59 AM

I think your regulations might encourage more people with an extra suite in their home they live in to do the more lucrative str instead of long term. Not sure how to discourage this but with less availability it will drive up price and demand

Screen Name Redacted

7/27/2022 10:03 AM

Short term rentals sound great for tourism but does absolutely nothing to lessen the long term rental problem. Yes, smaller businesses benefit from tourism but can benefit from long term renters discovering and playing tourist in their own back yard.

Screen Name Redacted

7/27/2022 03:28 PM

It's still too loose. The grief owners of STRs in our neighbourhood put us through is huge. At the time being, there are three houses around us. I'd love for them to have to acquire licences and have to comply, but that will not make them stop. And we won't really know if they comply or not. I just wish this weren't allowed. Period. Our residential neighbourhood is noisy and unsafe thanks to these people.

Screen Name Redacted

Limit STRs to a minimum one week stay

7/27/2022 04:25 PM

Screen Name Redacted

7/27/2022 04:30 PM

The need to be minimized! They take away from available regular rentals available in an already ridiculous shortage caused mostly by greed

Screen Name Redacted

7/27/2022 08:40 PM

There needs to be the ability to earn a bit of extra cash to help with costs. We don't need to be regulated.

Screen Name Redacted

7/28/2022 01:47 AM

There is not enough housing stock to begin, have more affordable housing built. House prices and rents are a nightmare and people are leaving for greener pastures.

Screen Name Redacted

7/28/2022 07:37 AM

Due to the land values and property tax increases it has helped curb the costs of owning our family property, we decided to use STR to help with that, we have have strict guidelines in who we share our property with out of respect to our neighbors and neighborhood. We are required to have a full time property manager as that is the policy with CRA so we are already regulated in that area. We rent the property from sept- June and then use it for STR in summer, we have been doing this process for past 7-8 years and it has been working fine. I believe we are already regulated with CRA so I'm not against requiring a property manager to be there if you are not within reasonable distance of your STR. I am open to discuss any information regarding this. Thanks

Screen Name Redacted

7/28/2022 11:13 AM

I'm on the reservation (OKIB) and it does not apply out here... according to your map. What does apply are the reservations rules, above and beyond yours and any provincial rules, too...and Airbnb really has no say when the reserve shuts down...which is what happened last year with the wildfires...and Airbnb lacked badly in response to that. VERY BADLY. I'm not actually operating this year as a result of your lacking policies concerning the safety of renters. WAY too many ppl wouldn't allow cancellations to properties in this area last year. Airbnb should have made this easier in the face of the wildfires. Families got messed up and people booked others in ON TOP of the ones who didn't travel...so they doubled their \$\$\$ on the backs of young families. I will be looking at other vacation property administrators as a result. It was very difficult for me to cancel my people...and I did it for them because you guys aren't easy to contract sometimes. The fire was literally across the road. So, unless I see some changes regarding how disasters are handled, I won't be back to Airbnb. Airbnb did not even include forest fires as an emergency. I had to call back in almost every day to cancel my

groups because you wouldn't allow me to cancel them all and THEY WERE NOT ALLOWED ON THE RESERVE. No one, aside from residents were allowed on the reserve. I wasn't allowed to go to my own house during this time...but I still had to fight with you to cancel. I'd like to have a personal response to the above. I want to know if you've made policy changes regarding renters and emergencies.

Screen Name Redacted

7/28/2022 11:53 AM

Str's provide an opportunity to home owners that would not normally rent out their home. Reducing STR's will not increase the supply of long term rentals.

Screen Name Redacted

7/28/2022 01:26 PM

Short Term Rentals in Vernon desperately need to be more strictly regulated in order to increase the amount of available housing in the city. By further restricting Short Term Rentals, more homes will be used for the purposes of housing families to live in permanently. Airbnb properties, for example, take perfectly viable houses off of the market for the many desperate people who, like myself, are facing an extreme housing shortage in Vernon. These Airbnb homes are instead offered up to tourists, who could easily book a hotel in the city instead of taking up these precious permanent housing opportunities for locals.

Screen Name Redacted

7/28/2022 02:15 PM

I totally disagree with allowing entire homes to be turned into STRs without someone on site. Having been subject to the shenanigans [REDACTED] for years before the house was sold to a normal family i have a unique perspective on the downsides of whole home rentals. Get rid of the proposed major str license!

Screen Name Redacted

7/28/2022 02:58 PM

Glorified B&B's. Hopefully will follow Guide lines for this category so rate scabbing does not occur. Also have Insurance companies provided quote for Home Insurance for damages/liability etc.This not a resolve to the rental crisis unless it becomes permanent...and every cash cow will use this as a venue to provide a roof. Possibly a poor one with little regulations.

Screen Name Redacted

7/28/2022 03:04 PM

My primary concern is the peace and quiet being compromised in my own home. I'm concerned that investors will just hire a person to "look in" on the short term rentals and that won't provide peace and quiet for anybody. There also may be houses that are purchased just for short term rental purposes and investment for future sales and there could be 2 to 3 suites that are used for short term rentals which will result in serious lack of peace and quiet in the neighborhood. If there are too many short term rentals and not enough long-term rentals

there won't be enough people to service the tourism industry that you are trying to protect and improve. This is already an issue for people looking at long-term rentals who can't afford their own home. These are people we need to live here in our community and provide services to us such as medical and other services that are not related to tourism. Tourism is not as important as communities that are happy in their own homes and have services they need and City of Vernon. If this is done it will only play into the hands of the tourism industry alone and to those who want to make a profit without considering the need for peace and quiet for the neighbors. Warning: don't do this.

Screen Name Redacted

7/28/2022 03:20 PM

Resident should live at house and be available

Screen Name Redacted

7/28/2022 03:25 PM

There should be limited STR and zero growth in that industry. People are interested simply in \$'s and not their neighbours. This will only help to instill neighbour v. neighbour to which the city has insufficient bylaw officers, who only work during the day and during the week, when none of the noise and disturbances occur.

Screen Name Redacted

7/28/2022 03:30 PM

I know that my family members have used an AirB&B for 1-3 nights on several occasions on short notice when other accommodations were either too expensive or not available.

Screen Name Redacted

7/28/2022 03:42 PM

no reasonable housing no minimum wage workers. Short term rentals are very low on my list but understand we need a strict balance.

Screen Name Redacted

7/28/2022 04:44 PM

Resort Residential areas should be treated the same as any other residential neighbourhood in the City of Vernon - families live in these areas full time and the ongoing nuisance and inconsideration of visitors who have no vested interest in the neighbourhood impacts the peaceful enjoyment of our properties and property values. Owners of secondary residences are typically not even in the same City to see what is going on in order to rectify situations without a complaint having to be made to them. All the onus is on the neighbours. There are neighbourhoods zoned Resort Commercial and Residential to accommodate STRs that are professionally monitored and staffed to address issues. The regulations need to go much further to restrict and regulate STRs - particularly whole home STRs - than what is presented so far with the Major License. Consideration also needs to be made to restricting whole home STRs in units that are attached (i.e. - duplexes, townhomes, apts. that are not professionally staffed) not only for adjacent/party wall noise issues but also safety/liability concerns (smoking/fires, other damages) to the property.

Screen Name Redacted

7/28/2022 05:43 PM

I would posit that the orange area which allows full-property STRs should be restricted further given the dismal long-term rental situation in Vernon. Tourism is an important industry here, however the availability of long-term rentals for residents is an essential need. Especially in a city where many are already priced out of the housing market.

Screen Name Redacted

7/28/2022 07:17 PM

We need to preserve our community culture and keep Vernon's lakes free of over traffic of boat noise and pollution and keep a sense of community without over whelming our infrastructure and neighborhoods with tourists.

Screen Name Redacted

7/28/2022 07:40 PM

I live in a very quiet peaceful area [REDACTED]. Recently the place next to me was sold and they started operating an air bnb (3 night minimum \$2400.00.) It has been extremely disrupting for all of the neighbours. Partying, loud noise and music late into the night, waking up at 5 am to pot smoke wafting in my window. It's been very disruptive and upsetting. We all live close together and up until now there has been no problems. There should not be an air bnb allowed in this close neighbourhood.

Screen Name Redacted

7/28/2022 09:22 PM

In a small community allowing is taking away from long term rentals in an expensive house market and slim rental market I purchased my home base on the neighborhood being quite and friendly.

Screen Name Redacted

7/28/2022 08:15 PM

I understand the need for long term rentals in Vernon. However, for people that have created a buisness and run it correctly and attentively it will only bring more tourism to Vernon. There are many airbnbs that aren't run correctly and perhaps should be rented long term. But for us, we have put alot of time into making ours like a hotel and we are fully booked year round. It would be devastating to close and we refuse to rent our investment long term and watch them fall apart. We are located in the blue, however we do live on the property now, but in the future we may want to airbnb our area as well. Home owners should have flexibility to do what they want with their properties. I think the zoning is unfair. Perhaps they could be regulated depending on the property offered. If an airbnb is causing a problem then action should be taken. If they are running appropriately then they should allow to continue on.

Screen Name Redacted

We have stayed at [REDACTED] multiple times over the years,

7/28/2022 08:10 PM

always for a week or more, it's always been a hole away from home for my kids and family, we thoroughly enjoy our time in a home exploring Vernon and the surrounding area.

Screen Name Redacted

7/28/2022 08:45 PM

A community/neighbourhood should have a vote (referendum) on whether they want STR's.

Screen Name Redacted

7/29/2022 03:53 AM

I know of many home owners who have established short term rentals within their homes of which they also reside as mortgage helpers. I fully support this. I am not happy about the number of large houses (especially lakeshore, the Rise, etc) that sit empty throughout the year. I know of people who are full time residents and houses on either side of them sit empty or get flipped almost yearly. In our desire to cater to big money- development, tourism etc, we've driven rental and property prices through the roof and have lost "the family neighborhood". I see our community and neighborhood values eroding. Having said this... don't penalize the small families, and homeowners who are trying to keep their heads above water by establishing short term rentals as a business in order to survive. It is not up to them to solve the rental housing crisis in our community or province.

Screen Name Redacted

7/29/2022 06:53 AM

We live in the Turtle Mountain of Vernon, and we strongly disagree with the proposal to allow STR Major Licenses in our community of Turtle Mountain. Very many of the guests we have seen are here to party and have been a severe nuisance, and destructive to our otherwise friendly neighbourhood.

Screen Name Redacted

7/29/2022 07:49 AM

Beneath the guise of safety, and leveling the field, this is more government....more bureaucracy....more taxation. I'm not involved in STR but people who are likely need the money or see opportunity. You will force them to go underground and that will take more enforcement, more costs to the city that you will have to exact from taxpayers. Improving our downtown, parks, homeless situation and infrastructure are issues that council should be resolving. That is what residents expect when we voted you into office.

Screen Name Redacted

7/29/2022 07:37 AM

if they are regulated properly, they work. If they are a nuisance and upset the community it is in then they are not worth it and should not be allowed. People who purchase property and are never there, or only use it to make money, should not be allowed. This does not make a community.

July 2022 - Short Term Rental (STR) Regulations Survey : Survey Report for 27 June 2022 to 01 August 2022

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Screen Name Redacted

7/29/2022 09:31 AM

Cause parking issues, must have own spaces. Streets clogged with cars.

Screen Name Redacted

7/29/2022 10:43 AM

I think the short term rental market is bringing more people to vernon and is helpful to boost our tourism economy. Also, the operators should follow the rules to get their licence and should be able to benefit from living in a tourist destination.

Screen Name Redacted

7/29/2022 12:31 PM

STR are a business and should not be allowed. Residential neighbourhoods are not the place for this. That's what hotels are for. If they are to be allowed, the owner MUST be residing within the property.

Screen Name Redacted

7/29/2022 12:26 PM

Make sure there is adequate parking!! Noise bylaws should also be followed. Quiet neighbourhoods can be disrupted by partiers.

Screen Name Redacted

7/29/2022 12:30 PM

It should be allowed.

Screen Name Redacted

7/29/2022 12:41 PM

Licenses should not be required. You don't need a license to have a renter so no need for the STR. Problem rentals should require license and fee increase each year based on problems. No problems, no license fees.. Like everything else, you create and cause problems then there are consequences. No need to make the good people pay for others bad behavior.

Screen Name Redacted

7/29/2022 01:00 PM

So basically the rich can rent out their full houses, kind of like how the rich in this town basically have most of the waterfront taken over by their private beaches. How is that fair? Makes me wonder who is pulling the strings on this decision. Because of the rental laws, it is generally taking a chance for homeowners to rent out long-term. I have rented my suite before and the renters destroyed my property. This very rarely happens with STRs because of the ranking system. The STRs are a good small business for many Vernonites esp now that house prices are so high. I agree with having business licenses but all residents should have the same rules. All areas should be following the orange area rules. Generally, people with STRs beautify their homes and make the neighbourhood more desirable. It's generally fairly easy to see which houses have been LTR rented just by driving by those houses. What needs to be done is many more apartment complexes built for people to rent. With the prices of houses now, even long-term rent prices are out of reach for many working in the service industries here. The city should be focusing on



working with developers to make this happen rather than affecting good small business owners who are bringing in tourist dollars, and spending money in town to run the businesses.

Screen Name Redacted  
7/29/2022 12:45 PM

Licensing is good, but there's no information about what is going to happen if a house turns into a nuisance party house?

Screen Name Redacted  
7/29/2022 12:49 PM

I question allowing str as we are dealing with record low vacancy rates.

Screen Name Redacted  
7/29/2022 01:17 PM

We have an air bnb in front of our house, continual people coming and going. Fortunately the host is a super host and only rents to quiet considerate groups who respect the neighbours so this is tolerable. Having people coming and going with their pets can certainly change the feel of a residential neighbourhood and not necessarily for the better. I'm glad to see the City of Vernon is regulating short term rentals because it comes down to a responsible homeowner who respects and values their neighbours in the neighbourhood - not just profit.

Screen Name Redacted  
7/29/2022 01:27 PM

STR units are important for temporary workers, in addition to tourists. My biggest concern are the party houses that could arise if owners are not present at the residence during the rental.

Screen Name Redacted  
7/29/2022 01:49 PM

I have a very specific concern about The Rise area, and the narrow streets we have, which will lead to congestion if/when STR occupants park on the street. This is a big safety concern. I believe The Rise should shift from an orange to a blue area, and part of the licensing requirement should be the designation of off-street parking for STR occupants.

Screen Name Redacted  
7/29/2022 01:55 PM

Stop government overreach.

Screen Name Redacted  
7/29/2022 02:13 PM

I do not want short term rental in Turtle Mtn unless the owner lives on site.

Screen Name Redacted  
7/29/2022 02:53 PM

I feel short term rentals need to be effectively supervised by an on site responsible person to make sure the rental property is not used as a party house. When B&B type accommodation first debuted, the owners lived on site which I feel helped to make sure noise levels

are managed in keeping with neighbourhood values. In my neighbourhood there was a party house which resulted in a congested street because renters didn't have sufficient room in the driveway due to the number of people who shared the rental and lots of parties, which disturbed the peace of the neighbourhood. It's not fun to be kept up all night on a work day.

Screen Name Redacted

7/29/2022 02:58 PM

Hotels/Motels can accommodate short term rentals

Screen Name Redacted

7/29/2022 03:24 PM

Until the housing crisis is resolved there should be NO vacation housing rentals. That's what hotels and resorts are for. If you're going to allow them, they need to be treated as a business and should be licensed, regulated, and taxed as such.

Screen Name Redacted

7/29/2022 03:29 PM

Short term rentals impact available affordable housing in communities. There should be a cap on the number allowed in any community. These proposed changes seem to be wide open on the number of str that could exist. Does nothing to address affordable rental shortages.

Screen Name Redacted

7/29/2022 03:48 PM

I recently stayed at Airbnb on [REDACTED] [REDACTED]. He is very responsible about rules on his property and for the neighborhood. He has signs outside and inside stating no noise after 10:30 pm no parties. Would love to see his Airbnb continue and not be lost because of some other bad operators giving the rest a bad name.

Screen Name Redacted

7/29/2022 04:17 PM

I live in the Turtle Mtn neighbourhood. It appears on the map that owners here would be able to have a STR and not be living in the house themselves. I feel this negates 2 of your principles, specifically Promote peaceful residential neighbourhoods and limit nuisance from STRs; Maintain vibrant and safe residential neighbourhoods This is a large, peaceful and safe neighbourhood and I would like to see it stay that way. I strongly believe we should fall under the same regulations as the city, not agricultural. Not doing so opens up our neighbourhood for noise / party houses, crime / drug houses, etc. please reconsider our designation.

Screen Name Redacted

7/29/2022 04:34 PM

short term rentals jack up real estate prices, reduce rental units for regular folks

Screen Name Redacted  
7/29/2022 04:31 PM

Is this managed by ByLaws and if so, is the staffing adequate to monitor activities.

Screen Name Redacted  
7/29/2022 04:41 PM

We live in a Bare Land Strata. The Strata Property Act enables Strata's, with the applicable Bylaw approved by Strata Owners to prevent any and all rentals including STRs. We hope our Strata Bylaws will not be challenged by any municipal STR decisions. The decision to ban rentals was unanimously made by our fifty Strata Owners. Please respect Strata Council Bylaws!

Screen Name Redacted  
7/29/2022 05:05 PM

A bias appears in the frame of the questions and the guiding principles, namely that problems in neighborhoods related to short and long term tenancies, originate with short term rentals and the behavior of outsiders/ visitors. The fact that owners need to be in residence for short-term and not long-term rentals is a clear bias. Any decrease in long-term rentals is not only related to STRs. Provincial legislation and Residential Tenancy Branch requirements have created a clear bias to tenants. The playing field related to tenancies is clearly biased towards tenants. Note the BC Govt changing the calculations for rent increases when their calculation didn't benefit tenants. We own a rental property purchased in the last year that provides housing and provides income. We have owned a duplex previously. We've been down the landlord road. Where are the benefits in decreased taxes, incentives, rather than control and restrict. The CofV should be trying to influence the Union of BC Municipalities to have the BC government to encourage the provision of housing, as opposed to villinizing Landlords. A separate and important issue is the support of the tourism industry. Eliminating STRs that supports visitors to our town will not increase hotel stays. The costs are high and most hotels are multinational chains. Why not support Vernon residents who wish to offer stay options and earn some additional income. Why not embrace a range of stay options for visitors, allow home owners to earn income from unused space in their own homes, and the CofV can collect any hospitality taxes that apply to hotels. Negative impact to neighborhoods should be handled exactly how long-term tenancies are handled. Thank you

Screen Name Redacted  
7/29/2022 05:07 PM

There needs to be a formal complaint/investigation process for any proposed Bylaw STR changes. This should include a portal requiring registration from the complainant and a timeline for resolution. Having an electronic portal as such (similar to an IT ticketing system) would allow both parties to know where things are at and a full audit trail. These complaints should be reviewed upon annual registration renewal time and could potentially result in non-renewal.

Screen Name Redacted  
7/29/2022 05:29 PM

Licensing and enforcement of regulations with consequences for illegal operations.

Screen Name Redacted  
7/29/2022 05:41 PM

I don't like living near air bnbs. Not good for neighborhood. Hotels and motels are better for tourists.

Screen Name Redacted  
7/29/2022 06:28 PM

I lived in Victoria when STR took off and it was awful for renters (I'm a homeowner there and here). I counted 22 within a 2 block radius of my house. Two doors down from me a couple from Alberta bought the house and was renting it out as a STR. It's not like you have neighbours you get to know and are part of the community. It's a business with strangers all the time. For a few weeks it was a group of Irish construction workers their company had rented for them. One winter there was a couple in their 50's who were there for a few months paying some crazy rent. They had gotten renovicted and couldn't find anywhere to rent so put their stuff in storage and were there for the time being. This was common. Certainly we've seen here people do STR over the summer months then rent it out longer term 7 or 8 months over the winter. How does that help our community? A close friend of mine had an Airbnb operating in the townhouse beside hers. It had been bought for this reason. She hated it. She was a single parent social worker with a young child and multiple times had to go over and tell them to be quiet. One time she said this is not a hotel! This is my home! People had started renting out their suites as STR that had always been long term. As there became less availability the rents skyrocketed. Haven't we seen that here? It was crazy and so unfair. Didn't both Victoria and Vernon have vibrant tourism before STR? Shouldn't our priority be that our community members have homes that they pay reasonable rent for?

Screen Name Redacted  
7/29/2022 06:36 PM

BAN THEM

Screen Name Redacted  
7/29/2022 07:05 PM

I think you're going in the right direction. People should have the option to use their property how it best suit them.

Screen Name Redacted  
7/29/2022 07:07 PM

Regulations only work if they are enforced. Shut down all STR's who are not complying or have multiple complaints about their tenants.

Screen Name Redacted  
7/29/2022 08:27 PM

STRs should NOT be allowed in the City of Vernon in residential neighborhoods. It takes away from long-term rental housing opportunities and does NOT foster a sense of community. We live beside a STR. It has been a continuous source of contention in the

neighborhood. STRs are essentially hotel commercial businesses -- they should not be allowed in residential neighborhoods. We are not zoned for this. There are continuous parking issues, noise issues, lighting concerns, people coming and going -- it does not foster a sense of community when you are at odds with your neighbor about the commercial hotel business they are running in what is supposed to be a residential zone. We are planning to move away as soon as we can to escape this nightmare of living beside a STR. Bylaw has been involved multiple times -- no doubt not a great use of City of Vernon resources and not a way to foster a sense of neighborhood and community.

Screen Name Redacted

7/29/2022 10:10 PM

As a local resident living on Okanagan Lake, experience has shown that short term rentals in unsupervised homes often results in nuisance noise (partying), particularly during summer months. Short term rentals also means an increase in inexperienced boaters and creates hazardous situations with swimmers and non-motorized watercraft users. We would prefer to see home owners (or 'responsible persons') reside on-site for rentals along the Okanagan Landing Waterfront Plan Neighbourhood Area.

Screen Name Redacted

7/29/2022 10:23 PM

One of the issues I see in neighborhoods having str's is that renters are parking their vehicles on the street causing congestion and safety issues. I would like to see the bylaw include the requirement that landlords must provide parking on their property for renters. Failure to do so will result in ticketing and towing, and loss of licence for landlords. Secondly, how many non licensed str's exist in Vernon? Don't you think a licensed system will just drive these businesses underground?

Screen Name Redacted

7/30/2022 12:04 AM

There are way too many STRs already, and the ones without on-site owners end up being nuisance party houses. Our street has 8 STRs on it, and this diminishes the character and community connection in the neighborhood. People buy up housing stock to run lucrative STRs, keeping families from buying or renting. The proposed regulations seem to do very little to address any of these problems.

Screen Name Redacted

7/30/2022 06:29 AM

Residential areas should not be used for hotels, short term rentals are a trouble,

Screen Name Redacted

7/30/2022 07:07 AM

My main concern would be the side effects of short term transient rentals and the nature of the renters they bring to Vernon.

July 2022 - Short Term Rental (STR) Regulations Survey : Survey Report for 27 June 2022 to 01 August 2022

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Screen Name Redacted  
7/30/2022 07:23 AM

As long as people are abiding by the rules there should not be a problem. Who should be responsible for rental housing? Dictating that responsibility is not the answer. Perhaps the lack of rental units needs a better answer than telling people what they can or can't do with their own home.

Screen Name Redacted  
7/30/2022 07:19 AM

I just do not see the need for the government to step in and control a matter that is doing just fine without it.

Screen Name Redacted  
7/30/2022 07:51 AM

The issue you need to address is the bc rental bylaws, its killing landlords ability to effectively rid themselves of bad tenants. This is why we turn to airbnb. There is zero landlord support.

Screen Name Redacted  
7/30/2022 08:20 AM

There needs to be a balanced approach. I like the requirements for having someone onsite to mitigate some of the risks of STRs. The minor licensing addresses this well.

Screen Name Redacted  
7/30/2022 08:41 AM

Totally support this these regulations

Screen Name Redacted  
7/30/2022 09:06 AM

There should be a responsible person on site on a 24 hour basis as in the bed and breakfast model. renting out the entire residence without supervision should not be allowed. People renting an residence on a short term basis usually have noisy parties and disrupt quiet and peaceful neighborhoods. We live in neighborhood that interfaces with wildlife and a large number of trees. Short term renters are not aware of the consequences of leaving garbage out or the consequences of having a bonfire. Bed and breakfast are certainly preferred because there is supervision. Unsupervised short rentals are not wanted because of the actions and consequences of individuals who are irresponsible causing problems and issues in family neighborhoods.

Screen Name Redacted  
7/30/2022 12:07 PM

Capped in each neighborhood. If issues are regularly noted for property then license should be revoked.

Screen Name Redacted  
7/30/2022 12:20 PM

Owner operator [REDACTED] on Longacre Drive has been very diligent about maintaining a good working relationship with his neighbours. Screening clients makes it easier to blend into the vibe of a quiet family oriented neighborhood. This commitment is recognized and appreciated.

Screen Name Redacted

7/30/2022 12:46 PM

I love being able to use STR's when I travel, but appreciate when communities/cities have strong regulations so I don't feel I'm contributing to any local problems.

Screen Name Redacted

7/30/2022 01:09 PM

The current laws in BC are so much in favour of a long term tennant that STR are very attractive to those who could afford to purchase an extra home as a LTR but don't. Just had a home on our street get purchased to be operated as a STR rather than a LTR.

Screen Name Redacted

7/30/2022 02:27 PM

My neighbour runs [REDACTED] and is very selective in his choice of Short term renters; renting to families and work groups. He is very mindful and considerate of keeping the quiet, peaceful character of the neighborhood intact and maintaining good communication and relations with existing neighbors. I personally feel short term rentals provide an added benefit to Vernon's tourism industry and don't believe the long term rental housing crisis should be placed on the shoulders of the Short Term Rental community.

Screen Name Redacted

7/30/2022 03:30 PM

Kelowna introduced laws with their STR but they don't enforce them so many are operating illegally but the city does nothing and the operators know this. The STRs in kelowna operating illegally are taking away viable long term rentals and negatively impacting the rental market making it extraordinarily unaffordable for families and especially individuals. The city needs to REQUIRE air bnb to release the addresses of STRs to the city, and the city needs to shut down illegal ones and make sure the licensed ones aren't actual suites etc being taken off the long term market.

Screen Name Redacted

7/30/2022 04:25 PM

If there are rights for landlords I would love to rent long terms. Long terms rentals distroy the property and it cost more to have them here and it cost to get rid of them. We need to have some income coming to able to support our family.

Screen Name Redacted

7/30/2022 04:48 PM

Many people who have a suite or rental unit of some sort choose to stop being landlords in BC and go to the STR model to earn money because the BC residential tenancy regulations severely favors the tenants and hinders landlords. Most find it safer and easier to earn rental income with STR's because it is difficult to get rid of a long term tenant as tenants have all the power in BC. This is not in the hands of municipalities, but I wanted to put it out there as one reason there is a shortage of long term rentals. I am glad Vernon is addressing regulations for STR's.

Screen Name Redacted

7/30/2022 06:09 PM

regulations establish necessary structure over the issue of short term renters vs the need for rentals long term and adds clarity..

Screen Name Redacted

7/30/2022 08:37 PM

I think it is extremely important. I bought my house on the lake in 2002, extremely lucky in the timing as now the value had exceeded my expectations. Never the less it was to be my peaceful retirement home that I have worked hard for all my life. Now the house next door has been purchased as a vacation rental with guests changing every week. I do not think it is fair that my expensive home with very high taxes should now be sitting next to a hotel! The owners are from out of province and I get to experience any manner of a parade of guests. I struggle to maintain my peace and quiet while they make a fortune.

Screen Name Redacted

7/30/2022 11:41 PM

I don't think STR's should be permitted at all. They are a noise nuisance to peaceful neighborhoods because guests are on vacation, get drunk, hoot and holler and don't care if it upsets neighbour's because they don't live here. STR's are a cash grab for home owners (my neighbour makes \$8K per month for 2 months renting his house in the summer)...and yet we have senior citizens living in their cars and at campgrounds in tents because they can't find an affordable place to rent long term in Vernon. Also STR's take away business from our local hotels, motels, and resorts who have already struggled through the pandemic.

Screen Name Redacted

7/31/2022 12:32 AM

Our STR is a suite in our primary residence. It is less than 500 sq feet. It is a legal suite. All STRs and long term rentals should be operated in legal suites only and requirements for parking, business licenses etc should be the same for a long term rental as for the STR. Everyone needs to play by the same rules. Illegal suites and room rentals pose safety risks as they are not properly constructed and inspected. They also don't pay the same amount of utilities as the legal suite does. We have a business license and were required to provide off street parking. The long term rentals in our neighbourhood do not provide off street parking and frequently have multiple vehicles parked on the street blocking snow removal, street sweeping and garbage pick up operations. They do not pay for the extra water, sewer, and garbage pick up that they require while we pay double the base rate for utilities. We have operated an STR for 2 years now with a business license in a legal suite in our primary residence. In conversations with our neighbours they prefer our STR to a long term rental as our STR has not had a single complaint and causes no issues with parking or noise. The suite was deliberately kept small to target a demographic of couples and singles vacationing or working



in Vernon. We did not want groups of people who would be loud, partying or plugging up the street with multiple vehicles. We live in the residence and keep a close eye on the activity. The advantage to an STR is that problem guests can quickly be removed as opposed to problem long term tenants that are nearly impossible to remove. The STR Major designation does concern me. Operating an STR in our primary residence allows us to make sure that it is not causing problems. The fact that the Turtle Mountain neighbourhood will fall under the STR Major designation is concern for us as well as our neighbours. STR minor would be better suited to the neighbourhood as it will require owner to be onsite. Operating an STR in our home provides our family with enough revenue to reduce my wife's hours of work allowing us to drop off and pick up our child from school instead of having to rely on expensive outside before and after school. This contributes to stronger family unit and better quality of life. We also use the suite for visiting family and friends as we can block off dates that we do not want it occupied. It is currently occupied on average 50% of the time. This works well for us as we do not want the suite occupied 100% of the time.

Screen Name Redacted

7/31/2022 12:43 AM

STRs should be limited to legal suites in the operators primary residence. This ensures that the operator is on site to limit problems. The STR Major designation has the potential for problems as entire properties can be rented out with operator not on site and unaware of what activities will be taking place on the property. Both STRs and long term rentals should only be operated in legal suites with a business license required.

Screen Name Redacted

7/31/2022 06:38 AM

Stop out of province buyers becoming homeowners then leaving them empty. Leave the str bc residents who are owners who own homes in vernon alone. These people who have business licences are only trying to make a living. Its not their responsibility to fix a government issue that has been severly ignored for far too long. These legitimate owners of str contribute to the tourism industry. They pay taxes and have a right to operate a business. The council should stop out of province buyers from owing an un occupied home for soul purpose of monetary gain. These people are charging way over the top rentals. The council has created this mess.

Screen Name Redacted

7/31/2022 08:52 AM

As a vacationing guest of [REDACTED] it would be devastating to know that his air bnb would be unavailable to guests. Motels and hotels are not conducive to extended families wanting to vacation together. Not conducive to babies/toddlers requiring naps throughout the day. And for me personally, find noisy at night. It disturbs my sleep. We travel as an extended family of 10-12. A home rental is

functional, practical and relaxing. We loved our stay at [REDACTED]  
[REDACTED] was an involved operational owner coming by the place multiple times keeping everything in check. We loved our stay there. In fact, it was a second stay. We love Vernon, we love our bnb, and believe that vacationers should have choice in accommodations, not limited to only motels and hotels. Thank you for the opportunity to participate in this survey. [REDACTED]

Screen Name Redacted

7/31/2022 08:45 AM

To mitigate partying, excess noise, yards being neglected and general disrespect of property, I believe that owners of the property should live in the home that they wish to rent a portion/portions of.

Screen Name Redacted

7/31/2022 08:39 AM

Very concerned that Vernon rental market availability would be negatively impacted. Coming from Penticton, I've seen many rentals available only during the "off-season", creating a crunch in the summertime.

Screen Name Redacted

7/31/2022 11:05 AM

I do not object to people renting out a portion of their home while they are present, as with a bed and breakfast or the proposed STR Minor license. I strongly object to people being permitted to rent out their entire property when they are not present. I question the enforceability of the requirement to have someone available 24/7 to deal with issues. Who is going to ensure that all neighbours of the property have the contact information for this individual, in the event there are noise or other issues? In our neighbourhood street parking is very limited and most driveways are short while STR whole house rentals are likely to involve multiple vehicles. I am concerned about the number of long term rental units that may be lost to the residential tenancy market, given that people likely anticipate making a lot more money by doing short term rentals for even part of the year. A long term rental vacancy rate of .7% is essentially a zero vacancy rate. I realize that the cost of homes and the size of mortgages are both high. I think that "mortgage helper" units, whether short or long term, within a single family dwelling are a necessity for many due to the cost of housing, hence my support for the STR Minor license. However, there are purpose built tourist accommodations in Vernon, and presumably the potential for more, so I object to the proposed STR Major license. If someone can rent out a whole house as an STR, it suggests they have other accommodation available to them, whether in this community or elsewhere. If that is so, it is surely more beneficial to Vernon as a whole if the house or other residential unit in Vernon is rented out on a long term basis to persons who live and/or work in the community. If the unit is a second home or vacation home, used by the owners part of the year, I think that the interests of the full time residents should take precedence over someone's desire

to monetize their second home. Our neighbourhood has had various homes rented on a long term basis with, in my experience, no negative impacts. However, when former owners of a house in the neighbourhood, whose principal residence was elsewhere, allowed their young adult child/ren and friends to use the house for a weekend, there was very loud music played on the deck until close to midnight and vehicles were parked on the lawn, in another house's driveway and off the road on a landscaped area.

Screen Name Redacted

7/31/2022 10:42 AM

Honestly I have no problem with STR in my community. They've never caused any issues in community. I know it supports other STR owners with finances which they contribute towards local community. More tourism revenue in more pockets helps us all.

Screen Name Redacted

7/31/2022 12:51 PM

Living in a cul de sac area in Middleton Mountain, have seen the (negative) impact of vehicle traffic congestion. Our neighbourhood has many young families who appreciate the safety and security of these cul de sacs. Our immediate concern is the safety and well-being of our children. Secondly, there is a community Facebook group that regularly shares of increased crime - casing of vehicles. While supporting short term rentals, this may reflect an increase in crime in our neighborhood.

Screen Name Redacted

7/31/2022 01:42 PM

Rental are an important part of my ability to visit the area

Screen Name Redacted

7/31/2022 03:11 PM

For those who own short term Rentals, the changes will greatly influence their livelihood and the flow of tourists to the region as well as influence local Economy in peak tourist seasons. We travel to this region and are always respectful in our STR. We wouldn't travel here if we didn't have the opportunity to access short term Rentals as they are much more affordable than hotels. We would like to see the regulations unchanged or less hard on those owning properties and renting for vacation purposes. However I do understand the concern of increasing properties being purchased for this purpose which then takes property away from those who want to live full time in these residences. I get how that influences housing in a region where the market is getting more competitive. Can there be a way to increase tax those who plan to purchase for STR business instead or more so than those planning to purchase to own and live in?

Screen Name Redacted

7/31/2022 04:03 PM

ThebSTR industry exists and will continue to. It fits a market niche for tourism that traditional motels do not fill. This about providing a balance for all parties.

Screen Name Redacted

7/31/2022 04:49 PM

STRs have the effect of emptying a neighborhood of permanent residents which is not good. Strict regulations are required to prevent unscrupulous owners from using them as an easy way of paying for an investment property

Screen Name Redacted

7/31/2022 07:44 PM

Overall, STR's are a benefit to society. With the economy and the rising prices the way they are, many are struggling. An STR for a senior can mean that they can afford to keep their home and for a young couple an STR an mean that they can afford to buy a home and help pay for mortgages. Yes abuse needs to be dealt with. It is our desire that you listen to the comments to this survey and not go into regulations with your minds already made up. We are looking for fair regulations that are agreed upon by the majority of pepople that do STR

Screen Name Redacted

7/31/2022 10:13 PM

Limit the rental amounts that can be charged

**Optional question** (461 response(s), 139 skipped)

**Question type:** Essay Question