

From: Deb and Curt Rose rosebowk@gmail.com
Subject: Vacation Rental Questions
Date: July 12, 2017 at 3:07 PM
To: cityhall@yachatsmail.org



Thanks for the opportunity to weigh in on questions regarding vacation rentals. We have owned a small 900 square foot 1930's vintage cottage on Ocean View Drive in Yachats since 1998. While we enjoy visiting our home when we can and take great pride in it, we have made our home available as a licensed vacation rental to tourists interested in spending some time exploring magical Yachats for nearly 20 years -- without any problems or incidents. We were aware of some isolated issues with a small number of vacation rentals in Yachats a few years ago, but were under the impression that these issues were largely resolved, with the code enforcement officer reporting very few complaints or problems over the past few years.

Accordingly, it was somewhat surprising to see the topic of Vacation Rentals bubble up again with such a prominent position on the agenda for Wednesday's City Council meeting. What problem are we (collectively, as a community) trying to solve here? This was not at all clear in the Information Mailer.

Without this context, it seems unfair to expect thoughtful comments on the 7 questions posed in the Information Mailer, particularly questions 1, 2, 3, 4, and 7. Questions 5 and 6 would seem to be already within the purview of the code enforcer, who we understood was conducting internet searches of property offered for vacation rentals in Yachats (e.g., VRBO, AirBNB, vacation rental property management agencies, etc) and comparing to the list of licensed vacation rentals, as well as acting on tips from neighbors or others aware of possible unlicensed activities.

When this topic was discussed at length a few years ago, there seemed to be some misconceptions that the vacation rental business is very lucrative for owners. Our personal experience tells a very different story. Even though our property is right on the ocean and is popular, our income from this rental just covers some (but not all) of our expenses. In 20 years, we have never actually made a profit renting out our house. Like most vacation rental properties on the Oregon Coast, our rentals have been very seasonal, with most rentals occurring in July and August and very few rentals occurring during the winter, early spring, and late fall. Nevertheless, sharing our home with tourists over the past 20 years has undoubtedly resulted in a positive economic impact for Yachats, through the tax revenue received, the payments to the local property management company and cleaning staff, and the many visits our renters have made to Yachats' fine shops and restaurants. As property owners, we all benefit from lower property taxes than would be necessary without the income from vacation rentals. Any consideration of changing the way Yachats handles vacation rentals should take this economic impact into careful consideration.

If there is serious discussion of increasing the annual licensing fee, we would propose that the licensing fee vary based on number of bedrooms in the house, where for example the licensing fee for a 4 bedroom house is at least twice the licensing fee of a 2 bedroom house. While still rare, it seems that the larger houses have had more issues with compliance than the smaller houses. Our little cottage is popular with older couples and families with small children - renters that historically do not cause any problems and come here simply to enjoy Yachats. It would be a shame to punish them (and us) for a problem they did not cause, and may not even be a problem worth addressing at all.

Regards,

Curt and Deb Rose

rosebowk@gmail.com