

Survey Results: Rentals Input

[Survey Info](#) - This survey was sent on behalf of the County of Placer to the FlashVote community for Placer County, CA.

These FlashVote results are shared with local officials

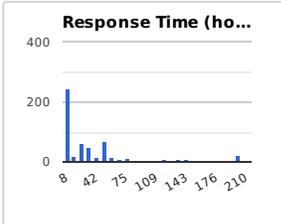
562

Total
Participants

Applied Filter:
All Responses

Participants for
filter:
542

Response Time (ho...



Started:
Nov 10, 2021 1:07pm PST

Ended:
Nov 18, 2021 11:07pm PST

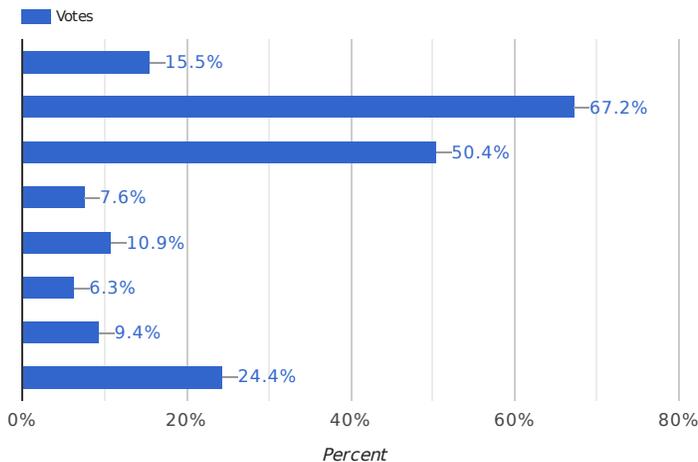
Target Participants:
All Placer County

Q1 Short Term Rentals (STRs) are when people rent their homes, or part of their homes/properties, for short stays to visitors (less than 30 nights per stay).

Which of the following are TRUE for you? (Choose all that apply)

(542 responses)

Options	Votes (542)
I rent the property where I live	15.5% (84)
I own the property where I live	67.2% (364)
The home/property where I live is not used for STRs	50.4% (273)
The home/property where I live is used for STRs	7.6% (41)
I'm an owner of a property in Placer County with a long-term renter (more than one month lease)	10.9% (59)
I'm an owner of a property in Placer County with short-term renters more than 90 nights a year total	6.3% (34)
I'm an owner of a property in Placer County with short-term renters less than 90 nights a year total	9.4% (51)
I'm an owner of property in Placer County that I use as a vacation home about this many days a year:	24.4% (132)



afford 70 200 125 rent
 175 60 150 50 family
 21 90 100 40 term
 75 180
 20 days 30 120 260
 home 25 year rental 80 house

21 days

60-100

21

100

Family usage for ski and summer activities--- 6+mos

90

30

45

120

25

150-175 days

60

no one can afford to work here and live here

100

180+

125

30

150

75

150

90

100

180

60

60 days

90

60

50

90

180

20

180

60

200 DAYS A YEAR

60

120

75

175

100

93

14

60

15

200

125

120 days per year. I have never rented and have no plan to rent in the future.

180

150

60

90-100

90

180

In addition to STR, we use the property as our vacation home about 75 days a year.

90

100

50-70

40

150

190-260

40

120

120

120

110

None of your business

30

100

30

150

Even if you stop short term rentals the local's can not afford to buy or rent a home in North Lake

95 days

180

30

150

50

35

150

20

100

200

100

20

180 d / y

175

Twenty-five

70 days

100

25

150

25

10

100

185

60

260

70

100

60

125

20

100

90

50

STRs provide a good salary for a majority of house holds for housekeepers and s

20

40

200

99

I have two homes in Truckee. One is a second home for my family and one has long term tenants.

40

40

120

80

150-200 days a year

100+

175

When houses are rented the number of cars present is overwhelming. Multiple people to afford rental

60

100

170

75

100

50

50

60

80-90

40

Q2 In the last 12 months, which of the following possible Short Term Rental nuisances, if any, have you experienced where you live? (Choose all that apply, if any)

(527 responses)

Options	Votes (527)
Loud noise (music, yelling, etc)	47.4% (250)
Garbage outside (not in containers)	43.8% (231)
Outdoor lights left on	37.6% (198)
Cars using up all the parking on my street	31.1% (164)
Not Sure	0.9% (5)
Haven't experienced any of these in the last 12 months	36.6% (193)
Other:	18.8% (99)

Illegal fires

No longer live in Eastern Placer County (Truckee). When I lived there I experienced all over 40yrs

No

No short term rentals in my area but I would allow it for fire survivor families only

Short term rentals benefit the community. They create jobs directly in tourism etc

Parties after 10pm...often to 1am

Outdoor lights left on by home owners (not due to STR)

Traffic jams, cars using all the parking where I need to shop, or work

Open fires

The STR's take away housing from the local work force.

Dumping green waste weeds behind house instead of properly disposing

Massive overstressing of all infrastructure during peak holiday and all summer seasons

Owner neighbor parks his boat/trailer in street to accommodate renters. Strangers knocking on door

Vandalism

Renter with aggressive dogs chasing us and barking at all hours. Not keeping up with Olympic. Alle

Not locking bear box and trash everywhere

Dogs running loose, poop etc.

neighbor house is a hotel with rentals every 2-5 nights since last October when home was purchased

There is one STR across the street from us; we have no problems even though they have large groups.

Cars driving fast, people outside entertainment all night.

Repeated trespassing on private property!

The STR in our area sometimes uses our driveway without asking along with our bear box.

Stolen firewood

Rude guests

vandalism to nearby property.

vandalism to nearby property

Cars exceeding the allocated number of spots. Also pretty sure there are several "pirate" str.

illegal outdoor fires

Trash collection is a logistical challenge for STR owners, I increased service from 2 can to 3 can

Scary Illegal fires in unpermitted outdoor fire pit, blocking of emergency vehicles and snowremoval

We own at the Resort at Squaw Creek. So the above is irrelevant. But, we are strongly against STRs!

Fire hazard.

Placer County should allow owners to build small units on their property for rentals

STR occupant trespassing on my property and using my beach

Public urinating

Overall impact to area

Snow sledding in the street.

Cigarette smoke and disrespecting guests and trash in our neighborhood, dog poop bags leashed dogs,

People urinating outside

garbage that is left all over the place.... trails, beaches and graffiti galore.

Increased fire risk: Charcoal barbeques used on red flag days, cigarettes tossed off decks

Fires during fire ban

Speeding, loud car music, dog feces, poop bags on street, dogs off leash, illegal skidoos

Smokers outside at all hours. Heavy cigarette and or pot smoke drifting in through our open windows

illegal fires, fireworks, illegal drug use, littering, renters had guns

Fast drivers

Dogs off leash. 2 times attacked my dogs that were on leash

Constant influx of random strangers living next to me for 6 years. It sucks

Traffic on roads, grocery & trails

Fireworks,Laser projection on our home,Charcoal BBQs,Late night noise,Wandering drunks,bears-trash

Fireworks in the backyard. House used for a party.

Visitors driving too fast on neighborhood streets; getting stuck on snowy roads without proper turr

Use of charcoal or fire pits when no fire orders are in effect

Illegal open flame FIRE pits left unattended

Large groups of 10 plus people

loss of community, displaced residents, loss of workforce

there have been no problems in our neighborhood with about 40% of the houses in STR

bearboxes not being locked up properly

Renter flying a drone near a power line. Renter starting a FIRE in an outdoor fireplace in JULY.

Use of fire pit during Red Flag warning

Guests park in my private driveway often! They park illegally on street when not permitted 11/1-4/3

Long-term renters evicted to convert home to STRs

Charcoal Barbecue usage on days when prohibited, people congregating in street blocking traffic

People using Hot top for parties past,10:00 pm, lots of. Lise.

Young kids drinking under age

Tenants are rude

Owners use rental company so as not to be accountable to next door neighb's&rental co don't care \$\$

Dead trees not removed. Too many recreational, unlicensed vehicles racing down our street. Dog poop

illegal fires

I need more room to explain.

Cars on the street belong to full time owner and are combination of commercial and recreational

Car alarms of renters going off, car doors slamming, honking of horns

STR managed by local company is brightly lit inside when vacant 24x7, lights common yards

Driving at excessive speeds on rural roads, license plate frames with out of area dealerships

Vanswithvisitorsleepingintheroad.BBgunshotatour pets.Urination on XMas tree.BBQ on red flag days.

Criminal activity

people camping in tents outside homes; drones following/hovering near people

Parking I safely during the winter parking ban.

Profanity

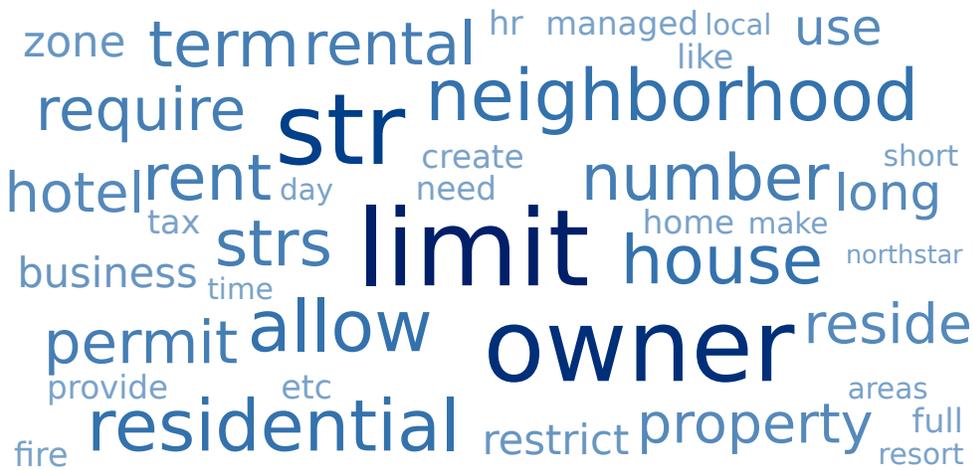
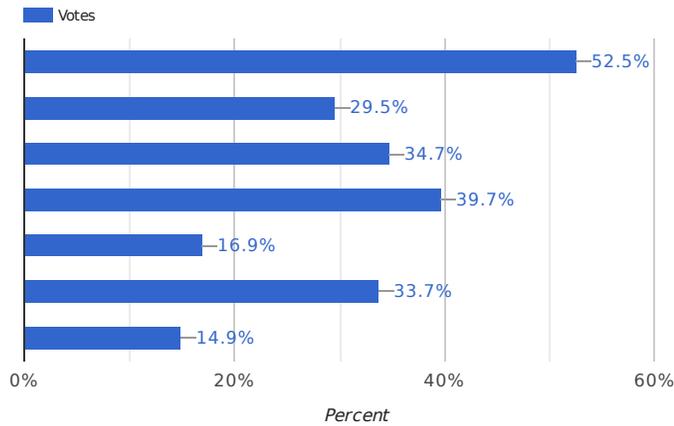
Kids digging large holes in the snow in my front yard, dogs running loose

None

Dogs running off leash on sled hill, poop left

Q3 If Placer County were to limit Short Term Rentals (STRs), which do you believe would be most appropriate? (You can choose up to THREE, if any)
(516 responses)

Options	Votes (516)
Restrict total number of STRs allowed	52.5% (271)
Geo-spatial limitation (e.g. 200 ft. buffer between STR permitted properties, or density per neighborhood)	29.5% (152)
Number of days rented per year	34.7% (179)
Limit the number of STR permits issued per owner	39.7% (205)
Limit the number of STR permits per parcel	16.9% (87)
Don't think STRs should be limited, just focus on limiting the nuisances (noise, trash, parking, etc.)	33.7% (174)
Other:	14.9% (77)



no businesses allowed, like pot grow houses, these are not used except to make money

NO STR's

Limit by neighborhood. Rules for properties inside Northstar should not be the same as Glenshire.

should not allow STR near TOT heavy areas, You kill the TOT efforts

Limit number of occupants including children

The # of STRs should not be limited in resort areas that cater to tourists (Northstar, Squaw, etc.)

I wish they would be banned but I know that is not realistic. Anything to reduce their numbers. The

Increase tax/fee on STRs and ordinance violations and use funds to incentivize long term rentals

STR should not be permitted in residential zones

Use Mammoth's policy: single family residences can only be rented 1x/month. Condos, no limitation.

No Short Term Renting of single family homes.

Require STR owners to use some form of professional management.

Make sure agencies who rent the places have a 24 hr number residents can call if there is a problem

Limit to local property owner or management only

Offer program to house temporary workers for up to 30 days for discount rent or off season 60 day r

Do not allow more than 10% of STR in any neighborhood. Residential zone not a business district

For many of older retired people it is the only way we can keep our houses and pay our mortgage

Limit to fire survivors only

Have a 24 hr complaint line and stress to STRs that the homes are in a "residential" neighborhood.

Responsible owners make responsible STRs. The benefit created far outweighs any minor issues.

Mandatory tel number where agency/owner must correct the problem within 1 hr.

Enforce property codes and restrictions, eg BMPs etc.

Our neighborhood is zoned residential, not for makeshift hotels

Severe restrictions, risk residential areas turning into commercial hotel areas.

I don't support your efforts to limit short term rentals!

Do not allow company based STR rentals. Must be owner managed.

no STR in residential neighborhoods or require fencing for privacy of full-time resident neighbors

Add tax to restaurants & services....give all \$\$ to wages

Enforce local contact requirements

By limiting STRs you have created a constrained market that will decrease supply and drive costs up

Restrict short term rentals to commercially zoned properties only. They are running a hotel

Should be no STR allowed in Tahoe

Visitors should stay in Hotels, Motels, Inns, B&Bs and condo complexes equipped for visitors

Government should not be telling owners what to do with their properties!

set a minimum stay for each rental of 10 days or more and limit the max number of people per rental

Restrict the number of times a property may be rented, discouraging homes from functioning like hotels

Restricting SRTs at ski resort condos where the economy depends on visitors hurts our community.

Responsible STR owners should be able to rent, but loose their privilege for noise violations

We need to hold STR owners more accountable for issues like noise complaints, garbage, and FIRES!!

Limit 1 per owner AND LLCs need to provide names of owners. Stop letting this be a business.these

Limit number of permits an individual can have to 2. No permits to real-estate investment firms

Limit max days per year to make it less attractive to STR instead of Long term rent.

Enforcement-noise, trash etc. Sheriff/fire called to one property often.

No STS for property zoned as residential as they are commercial businesses.

Increase taxes +fewer cars allowed / environment

If your goal is to create more available affordable housing, limiting permits is not going to help

Its not the county's job to limit use, it s overreach and the market historically has adjusted.

Complete CEQA/EIR for conv. of homes to lodging, Rezone residential areas to allow lodging, ADA/CBC

Allow LTRs only. Require STR's at hotels or motels.

There should be no limitations within Northstar Resort

Limiting permits= not fair. It needs to be equal opp, wealthy always get the permit v low income

Newly constructed ADUs should always be allowed to STR if the main house is owners full time reside

Also focus on better enforcement of limiting nuisances.

I think short term rentals are absolutely crucial to our economy.

Strict fines for owners who pay no heed to complaints from neighbors.

Limit STR's in family neighborhoods, not at the resorts

STRs allowed if owner occupied or owner lives locally.

Any one over the age of 55 primary owner needs to have exception further more any primary resident/

If purpose for limiting STRs is to provide more long term housing then show proof it does

They are businesses, they shouldn't be in residential neighborhoods

create more stringent requirements for rental, re: age, require check in and parking passes.

Limit them to a business location as they are bus in res neighborhood

Northstar should not have limits

We bought our home in a residential neighborhood NOT a commercial one!!

Restrict STR permits to never be issued when LTR was evicted as result of Owner's change of tenancy

My past long term renters created nuisances and had drinking issues. STR renters all were respectfu

Permits should be for a 3-5 year period so others on the list have an opportunity to STR.

Limit full time residents already too crowded in the basin

STR owners need to be held responsible to whoever they rent their house out to

Withdraw certificate after third offense. Provide guidance to owners/managers on how to avoid.

Withdraw certificate after third offense. Provide guidance to owners/managers on how to avoid.

Long Tahoe tradition of vacation owners who also STR, unfair blaming for national housing crisis

On one block of our neighborhood there are 4 STRs. Half the number of houses are STRs.

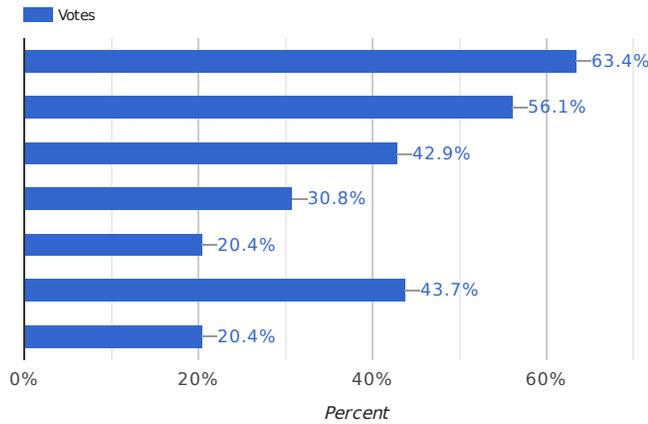
Require owners to provide ample information on neighborly

Q4 Which of the following statements about Short Term Rentals (STRs) do you AGREE with, if any? (Choose all that you AGREE with)

(506 responses)

Options	Votes (506)
I think STRs have had an impact on the affordability or availability of long term housing	63.4% (321)
I think STRs have negatively impacted the character of our residential neighborhoods	56.1% (284)
I think STRs are a significant source of nuisances in my neighborhood	42.9% (217)
I think there should be less restrictions on primary homeowners (owner-occupied) who want to occasionally rent their own home	30.8% (156)

Options	Votes (506)
I think the overall impact of STRs has been positive in our area	20.4% (103)
I think the overall impact of STRs has been negative in our area	43.7% (221)
I think:	20.4% (103)



I know that prices of homes have gone up 15-20% on the fact that these buyers can make money STR

STRs should be allowed: there are not enough rentable rooms in north lake tahoe and we depend on

When tenants are allowed to rent out a room, like a master suite, as a STR it can help cover costs

Those who lose permit and still rent-property liened with big fines paid via prop taxes.

My employment depends on STRs.

Renters of STRs greatly contribute to the local economy

the overall impact on STRs has been neutral in our area.

you are essentially letting someone change their zoning...from Residential to Commercial...it's BS!

STR guest education, enforcement of restrictions and fines for infractions is important

It's a trade off. Owners have a right to rent their house but should limit # rentals/owner

Hoped to rent home during week to offset cost of renting rather than commuting to job 60 miles away

The should not be allowed in residential neighborhoods

STR's are hugely positive in the north Tahoe area, a destination tourist area.

Require sign on STRs listing a responsible parties or manager's contact #s so agent can be alerted.

short term rentals have directly contributed to the major employee crunch in our region

Owners should be able to rent their home occasionally without having to get permits and prop mgrs

The issues with affordable local housing have very little (if anything) to do with STR's.

STR revenue value is not fully realized by many but I understand STR nuances as well.

This historic use of each home should be considered.

There are way too many str

Only allow fire survivors access to STRs

High end homes are NOT part of the long term rental pool and never will be.

I think people should be able to rent occasionally. Full time short term rentals get tiresome .

STR has been detrimental to the Tahoe basin

STR's are good for bringing business to our local economy

The problem with short term rentals is mainly owners that do not control the guests.

There need to be bigger incentives for owners to rent their properties out full time (6+months

The STR are terrible for the local workforce and only benefit the second home owners.

Each situation can be unique as placer county is quite varied from Tahoe to outlying areas.

We lost our best friends/neighbors to a STR

Fines should be issued to homeowners who are repeat offenders and do not fine their renters.

Placer county has treated my community as an amenity for distant visitors, not livible residence

The area depends on tourists and there aren't enough rooms for tourists

STRs are a small part of the housing environment. We need to broaden our focus to solve problems.

Homeowners should personally screen any guests at their property.

Short term renters provide a great deal of revenue for our community including dining, TOT & sports

Placer county should stay out of telling people what they can do with their house

Protect our freedom first. Focus on nuisances not restrictions.

I lived on the West Shore working for USFS 1977-78. Same issues then. Had to leave due to cost and.

STR have destroyed employee base and cohesive neighborhoods

The cost of homes has gone up and prices are no longer affordable for local workers and young famil

STRs are the single biggest reason that locals are getting priced out of the rental market

Roads should be improved to handle the increased traffic and if having STR tax to help accomplish

Business owners are trying to make paying employees more my problem!!!<

The options presented are very one sided and show bias.

Str s should have to operate like motels, commercial, health and fire inspections. Parking

We need to make it easier to build more affordable housing; not just limit STRs

It is not the governments job to infringe on citizens private property rights

Short term rentals provide jobs for local residents. stop trying to limit them!

I am concerned about the lack of long term rentals for people who service the area, unafforability

Vacation destination with a service economy in CA = housing affordability challenge. Not STR fault

The Local economy needs and values the business STR brings

the problem is critical--renters don't respect adjacent owners or the area--quality of life down

Affordability for local residents is a problem because of development constraints, not just STR's

The economy is changing. As an owner who rents 12month lease, few really want long term lease.

Hotels belong in commercial zones, not in my neighborhood.

STRs limit achievable housing options

You extended moratorium without notice. We stop for COVID as you asked. No second chances. Unfair

If a STR has been reported for noise, etc. more the once, they should have their permit revoked.

They bring in the tax revenue to support the community and also small businesses.

It supports the small businesses and pays taxes to support the community.

More restrictions with stricter enforcement... but still allow STRs

STR are part of our housing crisis.

these choices are too biased.

We must protect housing stock for local workers who are increasingly hurt by regional pay inequality

Neighborhoods are for neighbors, not inconsiderate disrespectful temporary vacationers

that short term rentals provide a benefit and that a balance can be struck for LTR & STR.

we have had major issues with STRs in our area and has caused fear for our childs safety

STRs have been a problem in some neighborhoods. STR economic benefits are > the negative impacts

STR's are negatively impacting housing affordability and availability

I think the local governments regulations on STRs have negatively affected property values.

STRS

A middle ground works here. Let's not restrict primary homeowners

That even if you limit STRs, it will not help the availability of LTRs. Barking up the wrong tree.

A 2 type str permit maybe: 21 days a year (occasional)and the current str

1 owner=1 STR. Others LTR. Need some of ea, too many ppl in general

Its a resort area, STR's are the bread and butter. Values may decline with such overreach

STRs have been subsidized in many ways and do not pay fair share or mitigations to cover impacts,

for primary home owners STR's is the only way they will be able to afford to stay in their homes

I think that some homeowners have to do some STR in order to afford the rising costs of living here

STRs are not fair to people who bought in a residential zone and live in those communities

Lumping properties that are full-time STRs in with properties rented occasionally makes no sense.

we've been overrun by tourists during the pandemic

The percentage of STRs is too high a percentage of total housing in Eastern Placer County.

Yes short term rentals can be a nuisance. The best thing is probably to require a manager who lives

I had to purchase noise cancelling headphones so that I can enjoy my garden, due to loud renters.

We live in a residential are where there are no short term rentals, however we like too rent homes

STR's at the resorts help the local economy

Primary residents over 55 or those earning less than \$50 k should get an exception

As an owner I should have the freedom to do what I want. Bad behavior should be fined

They've destroyed the peace and quiet here

The one behind me has ruined my personal peace/quiet. No out 😞

str at Northstar are not part of the overall housing problem

Landlords would allow tenants to rent out rooms as a STR to help cover monthly costs.

Drastically decrease number of permits and rental days allowed. Need much better enforcement of rules

Limit the number allowed per street and per neighborhood. No rentals November to April as they end up blocking the street, impeding snow removal. Or only allow over Christmas, New Years, President weekend and require they be weekly or longer. No one and two night rentals.

you would dramatically improve the character of the renters by requiring the rentals to be for a minimum of 30 days or longer for one family. I also believe that the local management companies pay very little attention to actually who is renting the property once the renters are in place.

Enforcement of rules Neighbors forced to make complaints

STRs need to be restricted enough to encourage long-term rentals and discourage property buying purely for the purpose of short term renting.

Some assurance that renters understand fire prohibitions eg.no marshmallow roasting firepits, living in bear habitation with what that means, garbage disposal— incorporate into agreements.

Placer require owners purchase signage explaining rules for STR placed in a conspicuous area. Guests should also be fined heavily. Sound monitors/video cameras required on all STR's. If a noise complaint is called in , owner is automatically fined. Need more compliance officers to respond to complaints faster. I am frustrated that I have to act as a manager and make a phone call to file a complaint.

I would only allow 2nd home owners who occasionally rent around the time that they use the home personally. They are neighbors, they are vested in their home and neighborhood, they care more. The fact that they use it themselves speaks a lot for the home they love and will care for. I would not allow corporate owners/businesses to rent. That is what hotels and motels are for. I would restrict rentals to 2 cars. No boats on street, no added mobile home plugged in, no one on the street parking. I would attach the permit to the person, not the property. If a home sells, the new owner needs to make a new application. The value of the home should not be based on this "business model" of making \$100k per year on renting. Again that is what hotels are for. Homes in condos and in single family residential zoning are that: single family residential held by a vested party. Amenities in condo complexes as well as single family neighborhoods are not designed for many non-vested participants.

NO STR's ALLOWED.

Neighbors need to be respected and represented somehow.

Greatly limit STR or disallow all together.

Be very focused on neighborhoods. Ski resorts should be able to rent an unlimited amount without restriction. Neighborhoods with families / schools / many full time residents can be treated differently.

I would lift the moratorium, people should be allowed to rent their property how ever they choose without the county interfering. As long as they abide by the short term rental permit requirements.

Limit number of STRs in each neighborhood/geographic location (5 percent of total housing units, maybe?) and distribute permits annually via lottery to those with no violations. Exempt owners who rent single rooms in their houses and/or rent house for less than 10 days a year or more than 60 days in a row. Thank you for asking for my opinion.

They need to be limited.

I believe that STR's should be allowed but permitting and oversight should be in place. I believe that a 3 strike rule should be in place. I also want to note that I do not believe that there is any correlation between STR's and the housing crisis. STR's make up a small percentage of the total housing units (13% I believe) and I find it hard to believe that any local will be paying \$8K+ a month for \$1M+ homes.

Limit the total number of STR per neighborhood.

STRs should be greatly restricted. There is a housing affordability crisis for local families in the Tahoe basin.

STRs should generally not be allowed in areas that are zoned for residential single family homes. They oftentimes operate like small hotels, with frequent turnover of the occupants. That's not what single family residential areas were intended for.

Developers are outside people buying up lots of property should not be able to do STR's. People should only be able to STR one or two properties in the area.

Not an versed in this subject.

Make the inspection process easier to organize and execute

Require them to apply for a zoning change to operate as a commercial business, to the same degree as a hotel or motel.

Better enforcement of violations reported through the hotline

I think singling out STRs as the source of all our housing issues in Placer County to be misplaced. Affordable housing is a function of supply and demand, and I don't think punishing STRs will address the fundamental issue that there's a lot more

demand for living in the Tahoe area than supply. Rather, I think Placer County should focus on creating policies that address the lack of proper housing supply in the area - such as more high-density residential development and better infrastructure planning.

Make sure that the STR operators are held accountable! They run a business and just like any business owner they need to follow rules and regulations

STR's are hugely important for the viability of our Tahoe area for restaurants and activities. STR's here should be regulated differently than in a traditional residential area in other parts of Placer Co.

Owners could pay a fee into an escrow account, which would be charged for STR problems (repairs, fines, calls from neighbors, etc). If the account is not charged, the fees/balance would be returned after n months or rolled into the following period, minus admin costs.

I like the idea of their being a very small amount of STR's, if any, depending on the area, and should definitely be limited so people with STR's do not let greed get in the way of life of life for the majority.

I would limit how many a person can own, the number of people allowed to rent, and the number allowed in any particular geographic area.

Allow owners to handle emergencies without demanding them to live within a certain mileage and/or demand them pay local companies to handle. Otherwise, be prepared to send violations to the realtors and property managers who simply want to collect premium rental percentages without handling the dirty work of managing the bad renters THEY allowed to rent.

No new STRs until the housing emergency in Truckee is dealt with. Too many locals have become homeless, lost job and children lose their school when they lose their housing. STRs should be taxed at high rate and all the \$ should go directly into building housing for low to middle income locals. Support programs should be establish also to help transition locals into new housing when their propriety owner sells. There will be no low wage workers who can live here if this continues. Also more funding for first time homebuyers like the Martis Project. Increase of building homes that locals can actually afford.

Ordinance violations for STRs need to have a more significant disciplinary action and the County needs to be more responsive to violation complaints. Significantly reduce the number of STR permits currently issued in the County. Use TOT funds to incentivize homeowners to do longer term rentals.

Close the gap on the perceptions around STRs and problem solving the true issues. I previously worked in the STR industry here and more recently have two adjacent STRS to my home. The reality is problems are infrequent when owners, properties and guests are properly informed, managed etc. Also, there is a big difference between HOs who occasionally STR their property versus buyers who purchase properties intending to STR to guests year-round. Thank you.

A limited number of days per year for primary residences only, as well as a limit on total number of rentals and total number of rentals in proximity to eachother.

Incentivize the short term rental properties to change to long term rental properties. The local, working class community needs to thrive, but can't with the current state of short term rentals. The locals are being priced out of the community. It isn't good for local businesses who need the working force to help run their businesses.

Prohibited

Closer attention to density, restrict number, stiffer penalties for violations, frequent inspections, revoke permits if repeat violations, regulate the parking, limit the number and use of motorcycles, ORVs, in neighborhoods. Regulate noisy vehicles and speed!

STRs should only be permitted in mixed residential/commercial and commercial zones as other transient occupancy business's are restricted to. The current use of STRs is not within the scope of residential zoning as intended.

I think STR's should be few and far between. They have gotten completely out of hand. People buy homes with the sole purpose to make them an STR. The renters have no respect for those of us who live there full time are mostly full time. They they are entitled and privileged. They feel that they don't have to follow any rules.. I get infuriated with campfires and barbecues. Especially this summer and fall. They just don't care and they don't follow the rules. I'm not a Karen but we have to do something. This is out of control. They are horrible for the wildlife. They leave trash out and they encourage bear issues and then become hysterical when they have a bear encounter. There's a whole lot of lying going on as to the use of property.. People say they're not an STR when they really are. They'll say that they are relative and they're not. It's just ridiculous and it needs to stop Draconian measures are needed.

Higher tot tax to go toward low income rentals for workers!

No Short Term renting of single family homes.

Reduce the number of STRs allowed. STRs only allowed on property where primary resident lives full-time.

In a few words: all of it. Placer County has never had a meaningful policy on short term rental and this shortsightedness has directly contributed to the inability of employers to find employees in our region. In fact, the lack of employees is now an INFRASTRUCTURE issue as our fire, trash, and water departments, cannot find sufficient staff to safely run our public services. This is a direct result of the total and complete lack of leadership from Placer County not only on workforce housing, but also, sustainable tourism plans and responsible land use decisions. . What I would love to see Placer County do is the following: 1. Suspend all STR permits, even grandfathered in ones. 2. Decide how many STR permits should be available per neighborhood. 3. Cap the number of nights or times a home can be rented 4. INVEST IN ENFORCEMENT

These should be limited

Require STR owners to use some level of professional management. Those that don't use professional management seem to be the most problematic.

Differentiate between owners who rent on a limited basis vs owners who own properties with the sole intention of using them as STRs. Also short term renters need to be more respectful of the community. They come to play vs we live here.

If you don't live in Tahoe, make sure a local property manager handles the management of your home so they can get to the house timely for any complaints or problems associated with the rental.

I wish we could go back the day when homeowners rented out their property a few times a year to help cover the cost of the home, rather than investors buying homes to exclusively rent out as a business. I feel the current rules benefit the investors and harm the occasional home owner rental (difficulty and cost of permits and fees), this should be changed. Real Estate Management companies should not be able to buy up multiple homes to create STR business, this has caused prices to go up and home ownership to become unaffordable for many, so I would like to see limitations on these businesses. Short term rentals allow families/groups to enjoy Tahoe living(visiting) without the cost and commitment of home ownership so we should not reduce the number of them to the point they become too expensive to rent. I believe the best way to reduce the nuisance of STRs is to limit the occupancy of them, eg. no more than 10 occupants sleeping in any rental at one time.

Prefer less STR in North Tahoe due to over crowding and nuisances

Just limit per neighborhood

Hefty fines to renters and owners for violations of noise/parking/#of occupants/trash ordinances, prohibit outdoor firepits, charcoal BBQs

We need a better (more well thought through) solution for trash management. Requiring bear bins is fine, but they do no good if they can't handle the volume of trash being generated. Once per week pickup service isn't enough during the high season months. It should be every other day during the summer months and holiday weeks. And during the winter, the disposal service is worthless if there's any snow to contend with around the bear bin (which only exacerbates the situation as the trash inevitably doesn't get hauled away and it just piles up). Our trash service should be prepared to dig out a bear bin so that the trash always gets hauled away. It doesn't take that long and they can / should charge extra for the service (which will in turn make them more profitable). We have to think in terms of solutions that are actually going to work. Have the STR owners / operators pay for the extra garbage related services needed to support their STR.

Limit the number of STR's and place more regulation on them.

better policing of landlords and renters

Possibly mandate a requirement for larger 3-can bear bins.

Better enforcement

The properties should be managed by a local person or company that would be able to fix issues and mitigate noise and other issues immediately.

They should only allowed in designated commercial corridors. If that's not possible then owners should have a limit on how often they can rent their property out per year.

Shut them all down. We have too many in our neighborhood. Renters with no regard to others. Partying, building bonfires, leaving garbage out. Rude and disrespectful. Our neighborhood is fed up.

I don't live in an area where I feel that I can provide input. I believe that it's nice to have them available but the costs have been increasing significantly making them only available to those with a higher income. I also feel that it does impact the long term rental market in availability and rising costs. This in turn is pushing out our younger generation who can not afford to live in their own home town.

Keep government out of people's business. Focus on the issues: noise, garbage, parking, ect. Don't try to fix those issues with limiting rentals.

Placer County need to be serious about zoning and enforce the laws. Cars all over off pavement from STR and FT residents. Illegal coverage for illegal parking and non-permitted coverage is rampant.

A process by which a homeowner can report a nuisance. There are now SO many STR agencies and the rental terms can be only one night. In the past there were weekly rental which seemed to limits the amount of loud parties.

Fewer STRs until the infrastruce is improved

Do it allow more

Only allow access to fire survivors

More accountability of owners/rental companies to comply with rules: number of renters in house, cars parked, defensible space required to obtain permit.

It's a good idea to have a data base of short term rentals and a data base of people that don't want to live next to short term rentals. Perhaps for new permits one would have to give notice to all direct neighbors, the neighbors would have 5 business

days to contest the permit. If a neighbor contests a permit it will not be issued. I would recommend a process in which a buyer could also get approval from the neighbors while in escrow. Or a simple list of primary residents owners that will do not want short term rentals next to them. Don't issue any new permits for those homes.

I like the idea of limiting number of permits per owner. I have one home I always wanted. My family was given a chance to rent a house from a friend in the same neighborhood since 1965. I make my house available to friends, family and renters. My home was a second home for a family who also rented it to friends. Without this type of rental, many families will not be given an opportunity to love Tahoe and the mountains. I agree that price gouging renters is awful and driving up the price of homes is an issue. I want my son to have the chance to enjoy a favorite house in Tahoe. I believe I should be able to use it to offer the same experience to others. If given an opportunity to house local workers short term or on 30 day intervals, I would offer the house for this. I do not want to tie it up so my family cannot use it for more than 60 days. Thank you for the opportunity to give feedback.

Once the complaint line is notified, if the issue is not corrected within 1 hr., allow the sheriff to issue a citation with a \$500 fine to the person who rented the property. If that person is not on site, make the fine \$1000. This will send a "clear" message

I would allow them as long as the owners meet current safety and fire standards and commit to screen and monitor their renters.

To bring revenue, jobs and better managed STR's owners should have to use a local property manager. Not just finding someone to be their local contact.

Limit number of nights per year. Allowing second home owners to rent occasionally benefits everyone. Having people buy just to be a STR leads to issues.

Find a way to limit vehicle traffic through Placer County on Friday and Sunday

A stronger fine system with law breaking rentals. Some Renters absolutely do not care about the affect their actions have on neighbors.

me personally? i'd shut down all driving -- make people ride bikes or take transit options

Require on-site owner or manager.

Limited amount of permits issued annually on a first come first served basis

Make a 30 day minimum for rental

Large fines for renters AND Owners who break the law and cause a nuisance in the neighborhood. \$5,000 to \$10,000 depending on the violation and, for the owner, how many prior fines. Fines for the owner should go up by \$5,000 every time they are fined.

I realize that not allowing home owners the right to rent their property as they choose is "anti-American". But there is also a selfishness attached to those who rent out their properties without regard to the dynamics of the neighborhood. You can't limit one without limiting all. So I would personally limit all.

Fine people directly who are actually in the short term rental and do not respect the rules. If you fine the owner, there is no respect for the rules because the people breaking the rules are protected by Airbnb. Essentially, if the owner tries to pass on the fine, Airbnb allows guests to put in a bad review as retaliation. Just like residents who break the rules I fined directly by Placer County I feel that guests should be treated the same.

I think the current system works pretty well. It was a good idea to start regulating it more with permit and local contact.

If people want to rent their homes as STRs so they can use them, that is a luxury that is detrimental to communities and there should be a huge cost to do so.

Locals have no where to live! All the available housing is locked up in STR. Either limit the amount of properties that can STR or expect every business to have Help Wanted signs permanently.

I firmly believe that Placer County should have a limited number of STR permits available. Our unit is a townhouse in a development built for vacation use - not much of a neighborhood. Our permanent residence is also in a tourist area impacted by STRs so I have experience with both sides of the issue. I don't think that STRs in neighborhoods are a good idea as STR renters have a tendency to treat neighbors with less respect or concern and behave as though they are staying in a resort instead of a neighborhood.

They should be limited to someone's primary residence or ADU on primary residence and only rented a very limited amount of days per year.

Owners should require a tenant deposit and withhold funds for trash, vandalism, and nuisance cost. I have used a AirBnB in Tahoe and other states and it is a great product when used right. Furthermore, homeowners should all be entitled to rent their home if they feel the need too.

Get these makeshift hotels out of neighborhoods. This is not a complicated concept. We have managers/permitees that operate over 20 houses as STRs. They remove available housing stock to generate money for distant investors. This is not why residential areas exist. Limit them. Ban them. Stop treating them as something the county just has no control over.

The number of people allowed per rental is a big problem. It's one thing to have a large family gathering next door once in while but when it's 10-20 different people every weekend it is VERY annoying. I think the number per house should be limited

to 8 adults, not matter how many bedrooms.

I think we could use more of them. They produce great revenue and industry for the businesses in the area so we can live in the greatest places in the world with a job.

Stay out of homeowners business.

I wouldn't change much. We don't need to eliminate STRs to control nuisance (and STRs are not the only source of nuisance). We need to broaden our focus to greater housing issues (affordability/workforce) that can't be solved simply by manipulating STRs.

Greed

Not allowing college aged kids to rent....perhaps if a person is under a certain age, 21, 25, 30?? They can't rent without an adult family member, parent, etc. finning out a form to also be responsible. If owners aren't near, vegetarian someone In neighborhod,, to, check on the house, meet the people,(Andre issues, etc.... Hi

Limit number of rentals in geographical area. Require one week stays. Require owners to educate/monitor compliance with bear and fire safety.

eliminate them.

Construction codes. CC and Rs should be enforced

In order to maintain the identity of the small community I live in, Kings Beach. I think STR's should be limited just as hotel rooms have been limited in Eastern Placer County for a very long time. Once all of the permits have been given out, no more STR's permits will be allowed until a transfer of ownership, where the STR permit should be put back in a pool or lottery system.

Number of people allowed Fines to homeowners for nuisances More action for nuisances

They need to be taxed more. There needs to be a limit on the number of STR's in north Lake Tahoe, and owners need to be fined with their permit eventually revoked if they rent to people that are loud or don't lock the garbage from the bears. Tahoe is losing its charm with the amount of STR's there are now.

We should limit STRs like they do in south lake. Long term rentals are now more affordable there, now that entire neighborhoods are not allowed to rent short term.

I own one vacation rental in Alpine Meadows. I am careful to make sure guests follow the rules. I decline guests that I don't think will be respectful of my neighbors. I make sure the renters agree to the rules. I don't support your efforts to limit vacation rentals. Although I pay a ton in property taxes, I cannot vote because it do not reside in Placer County. Short term renters contribute significantly to our local economy. Not only do they pay rent nightly, they spend money at local businesses like grocery stores, ski & bike rental shops, ski passes, gas stations, restaurants and bars. All these businesses and their employees benefit from short term renters. Yes, short term renters need to follow the rules....so concentrate on ways to make sure they do! Don't penalize me as an owner of a STR by limiting the number of days I can rent each year! If you continue your quest to limit STRs, the entire economy will suffer due to fewer jobs/businesses & fewer workers needed.

Enforce reasonable rules (crack down hard on non-permitted rental properties and serial nuisance property owners - fines, jail, etc). Recognize that STRs contribute greatly to the economy of the county - tourist \$, fees and the county needs to admit that the low cost housing shortage is a different issue not related to STRs

No one wants party houses. But restricting owners rights to earn rental income seems unacceptable. Target frequent abusers.

Eliminate the companies that manage dozens of STRs. They are the ones that cause issues. We have owned and rented our vacation home when we are not there for the last 10 years. We are surrounded by full-time and life long tahoe residents. We personally screen every renter and have never had a single complaint by a neighbor. They are our friends and family and we make sure our renters know that, acknowledge they are part of a neighborhood and honor that. Our personal engagement with renters and neighbors is what makes us successful. Companies don't care, and I have seen company based STRs destroy neighborhoods.

Greater enforcement of nuisance rules and much tighter regulations on the total number of STRs in the area.

I really don't know. People love Tahoe to death and even some who live and work here don't respect our beautiful and special place. Education? Suggestion for those of us who live here to work seasonally in our owner occupied home, give incentives for us to rent to seasonal workers! I just don't want my home trashed! We don't do STR but I know some who do in their "off season".

Owners have the right to rent their properties, provided the properties do not rise to the level of a legal nuisance to neighbors.

STR should be owner-occupied (ie. air bnb's original intent) or limited amount days per month and for a certain amount of days, not an every 2, 3, 4, day turnaround. Residential homes in neighborhood should be turned into and operated as commercial properties.

I would look at zoning. Single family zoning is not motel zoning. It is not commercial zoning or tourist accommodation zoning. Property rights for owners isn't just for one home, it is for the neighbors who bought a home and deserve to have that zoning protected. No other business uses are allowed. If a home is in the tourist or commercial zoning, then it would be assumed to

be OK for the neighbors too. Condo complexes where we are see damages to our HOA amenities by random short term rentals. We expect to live near other people but we expect them to be one family, not 8-10 random people every weekend.

I would limit the number of permits issued based a bed capacity and the number of existing permits in the neighborhood. An incentive for homeowners to rent long term would also be very helpful to offset the costs of owning the home while keeping the monthly rent affordable.

There needs to be a limit on permits issued and more incentives for homeowners that choose long term renting.

Depends on # in each area.

Homeowners should have the right to decide how they use the property they own. Short term rentals support the primary economy, (tourism) in Tahoe. Tahoe needs responsible rental properties that only allow reasonable numbers of people that the house can support.

Limit the number of STR permits. Limit the number of days they can rent.

Screening of renters so that they aren't massive party houses.

The amount of permits allowed.

Many fewer, stronger regulations and enforcement and a portion to be used for road and garbage maintenance

Require a 2 week minimum stay

First preference: Limit STRs to commercially zoned property. Less restrictive/less desirable changes: Limit days of STR rentals per year so that houses aren't bought solely for that purpose. Limit the number of STR properties permitted by one owner/company

There should be far fewer. How you accomplish that is up to you, but locals can no longer afford to live here in Tahoe anymore, so something has to change. You can't have a profitable economy and tax base if you have no workers to staff local businesses.

Stop all new permitting for 5 years.

Once a home receives one confirmed complaint , a fine is levied and str rentals restricted for a minimum 30 days.

I resent the "gravey train" and county jobs being created off of my back. This weekend offering granny flat part of my home (I'm also staying here now) at \$80 nite into my pocket...of the almost \$400 collected, The remaining \$240 goes to clean, taxes, and agency fee. I pay about \$40/hr. for cleaning and that cleaning fee is \$150. And if a \$50 pet fee..it all goes to cleaners to pay to wash jump up covers for sofas and beds and empty doggie-do can. And then that \$160 I collect pays to: maintain, utilities. Federal and Calif. taxes.

Free market. Allow more. Costs go down. Then less people will choose to rent their homes out as STR and will be more interested in long term leases. Also need to allow development of hotels and condos to increase supply. Let the market be less beneficial to owners of STRs.

Only allowed in commercially zoned areas. Force residential property to try and get rezoned.

Restrict number of weeks homeowners can rent out their homes (may be difficult to enforce).

Stronger regulations on usage - more effort to deal with violations like garbage, illegal fires, bear awareness, occupancy limits, and especially the volume and number of STRs which mean less housing for locals, less affordable housing.

No permits should be required for citizens to rent out their private property.

Stop giving the hotels a monopoly. this community needs more STRs not less.

Get rid of them.

Limit number of days per year for STR

No changes needed.

Do Not allow STR's in residential neighborhoods, allow visitors to stay in Hotels, Motels, Inns, B&Bs, and condo complexes equipped to handle the needs of visitors and tourists.

The County needs to upgrade TOT remission to be fully online vs a paper form. Could consider eliminating professional management to force owners to be actively involved in the properties they own. Mom & pop owners are more likely to care about who their renters are and their neighbors.

Limit the number per area. Way too many STR in the area. They have cause too many problems for those of us that call Tahoe our home. They take away from housing for our work force. Many workers are driving up from Reno or Carson City, which causes problems of it's own.....more cars on the roads when they are really not safe with winter travel, more exhaust flumes, etc., etc. And the housing that is available, is so expensive that no one can afford it live there. When greedy people are charging over \$1000.00 for an studio apartment and a 2 bedroom home goes for over \$5000.00 a month. That is insane!! Many of the STR leave garbage out of the bear box that harms our wild like, bears, coyotes, etc. Because of their neglect, the wild life is getting into trouble and being killed. It was their home before it was ours. Not to mention the loud parties and cars all over the place. Our supervisions in Auburn have got to wake up and see what is happening.....they are destroying Tahoe!!!

Would not allow companies like Pacaso to operate. It would be detrimental to the atmosphere of the pristine mountain area. Please do not allow such companies to operate in Tahoe.

I believe we should require a minimum stay that is at least 7 nights, a limit on the amount of STR permits issued and that we have more stringent fines for owners and visitors who don't follow regulations implemented. I also believe we need a separate agency paid for out of permit fees.

Money generated should stay in our community. At the county level, as well as through ownership, particularly if these homeowners are not permanent residents.

Ban them

Make sure that the owners follow the STR rules

Limit the number allowed in each neighborhood. They DO change the character of any block.

Set limits on minimum stay and maximum people per rental. Prevent party houses, restrict parking to rented property. Enforce noise limits and times. Many renters have made loud noise until 2am. Have central complaint phone number and take action against owners and renters for violating occupancy and noise/trespassing regulations.

Use str money to increase enforcement of regulations and increase public garbage pickup frequency & locations The

Reduce the number of days a month. Some are literally hotels that are rented every night of the week, renters do not consider themselves part of the neighborhood. And true restrictions due to ordinance issues/reports.

Main economy for Tahoe is tourism. With limited hotels, STRs allow for tourism and drive demand for local businesses. STRs for properties that are close to popular ski resorts are vital to Tahoe's economy. Without tourists, there are no local businesses and no jobs for local workforce. There needs to be stiffer penalties for bad operators of STRs and enforcement needs to be better. Single family homes that are away from the ski resorts should be restricted on the number of nights of STR rentals. Banning STRs or putting moratorium on STRs is not a solution. The affordability of housing is not caused by STRs. Comparing housing prices today to 2009 prices is a comp that we need to be looking at. Housing prices in Tahoe were depressed for years after the housing crash of 2008. It was a slow climb back until the worldwide price increases resulting from the pandemic. Post pandemic, the tourist traffic will slow down as people can get on flights and we return to normalcy.

Adopt the same measure that south lake tahoe has put in place

There are far too many and owners are disengaged from the community. As a local business owner I see no benefit to either these owners or visitors outside of big corporations benefiting and our communities suffering. Owners should be required to be involved in the community so they can be aware of local issues and needs as well as required to inform their guests extensively of these issues and needs (ie trash/wildlife/public transportation/shop small/pack it in pack it out, noise, light pollution, etc....) Placer has done a OK job at increasing education but there needs to be much much more.

I think the taxes should go back down to 10%

30 day limit per year

I would like for them to be educated on the unique conditions in the area, such as bear sheds, road conditions, etc and ensure guests understand this as well. It is very annoying to have city people leaving trash out attracting wildlife, not driving appropriately to the road conditions leading to many accidents, and speeding down residential neighborhoods.

Increase the tourists education and respect for Lake Tahoe. Remove Placer County. They such and are not aligned with our values or environment. They suck money and resources from us and have limited knowledge on how to handle Lake Tahoe and tourism issues. Remove Placer Counties grip on Lake Tahoe.

Not all them. I do not understand how you can run a business out of your home?

I'd put a cap on the amount of STR's, raise the fine amount to \$5000, give incentives to rent long term (discount on property tax?), and increase enforcement of STR's.

Limit STRs by owner. Promote long term achievable housing by connecting the two. Study how STRs affect neighborhoods.

Limit numbers of STRs in a neighborhood

Maybe charge a much larger fee for STR permits, a portion of which gets refunded if you don't have any neighbor complaints in a permit year. This would motivate owners who rent to be sure that their tenants understand the rules.

Reverse the decision to restrict permits until March 2022. Issues should be managed on a case-by-case basis, isn't that why you started a reporting system? The county asked us to stop renting because of COVID - good idea. We stopped, expecting to reup when it was safe. Without notice or warning you extended the moratorium until the end of ski season in 2022. Completely unfair to responsible owners. We use our property continually and occasionally rent three or four weekends to help pay expenses. This is on the NS mountain where everyone in my unit except for one person rents their condo. We watch out for each other, take care of the place, and welcome and help visitors. You have unfairly penalized a very responsible owner and community with no complaints or issues. There is a way to manage issues, taking away owners' rights is not the answer. Manage properties with issues directly. Take the revenue from STRs and build local housing. Stop penalizing responsible owners.

Owner responsibility, by if there is a violation to make sure it does not happen again.

Just to make sure they are following the rules, to take care of the violations.

I am diligent in making sure my guests follow the rules and respect others. My STR supports the family that cleans my unit after each rental and also the guy who services the hot tub. My renters also spend a lot of their money at restaurants, bars, grocery stores and on activities like skiing, boating, rentals of bikes / water toys. . SHORT TERM RENTERS ARE VITAL FOR PROVIDING JOBS FOR WORKING CLASS RESIDENTS OF THIS COMMUNITY! If you keep passing ordinances that restrict or limit STRs, the need for affordable housing will also decrease because the economy will start shrinking which means fewer jobs & fewer small businesses. Also, most Short Term Rental owners don't get to vote in the elections because they don't live here. We pay lots of taxes but never get to vote in elections or vote for supervisors and other elected officials that represent our interests.

I would choose not to have STR unless the STR rental is a room or ADU on the property with a full time person living in the house. If STR are to stay, Limit the amount of STR allowed per owner, make the amount of days of rental min 30 days, STR only available if no hotel/motel accommodations are within a certain radius.

I have sent many complaints to the town "STR" line for 10 ppl in the 1 bedroom unit above me, 5 cars when we only have parking for 1, trash, ppl peeing in our common areas etc. and yet nothing is ever done. I have an STR above us and next door to us in our Donner lake condo. We are 30 yr full time residents who work early, have kids that need to get up and go to school but every night we never know what place will be having a party. It seems like the quality of people who rent has gone downhill... no respect for the area/ community.

Fewer STR's, more oversight, more collection of fees to pay for extra patrols and garbage in neighborhood

All the long term rentals have been turned into str's driving the long term rental prices up making it unaffordable to local families. My landlord sold our house to a second home owner causing us to have to downsize yet our rent went up \$800 per month

I would still allow STRs IF the homeowner is paying their TOT taxes and enforcing the rules strictly with their renters. I think there should maybe be 1 warning and if a homeowner has any other violations/calls against them after that, they should have their STR permit revoked. Neighbors hate having to call because of disturbance. If there is proof that an STR was a problem more than once (recording of neighbor noise, or video, or pictures)... then a homeowner should not be able to rent. That being said, a lot of people rely on being able to rent their home out part time and I think a responsible homeowner/landlord should be able to rent their property if they are managing it properly and putting strict enough rules on their vetted renters. I don't think it makes any sense to spread out the density of STRs, I would rather they all be close together and have streets that have no STRs which primary homeowners would be drawn to. Why have 1 potential problem on every street? :)

Our property is in the Northstar neighborhoods. When the STR ordinance was initially promoted, the impression was that the Northstar neighborhoods were part of the "resort" definition. When it passed, even your own employees thought we were part of the resort yet it does not fall under your current definition of "resort". This needs to be corrected. When you are going to Northstar and turn at the sign that says Northstar, all properties within are resort properties. I strongly believe that had the voters known this, they would not agree that properties within the boundaries of Northstar would be considered anything other than the resort. Limiting rentals in neighborhoods outside of resorts makes since.

N/A

We should hold homeowners responsible for actions of the rental guests. Then there would be better accountability and thinking about the community. For example, if a guest is lighting a charcoal fire during a ban, then the owner should be fined bc they didn't give the guests the notice of fire ban, and didn't put away bbqs. Same with noise, garbage, etc.

I would ban them altogether. Barring that, I would restrict whole-house STRs to no more than 30 days per calendar year, or limit STRs to housing shares where the owner host is present.

Reduce the number of STRs. Reducing the number of days per STR is not enough because it will still allow homes to be bought by external revenue and reduce the housing stock.

One per owner. LLCs only get one and no creating an LLC for each house. Owner needs to be disclosed. Limit number on rentals in area. No rentals at multi family locations unless there is a front desk (ski resorts). Limit number of days renting, unless owner occupied.

County, town enforce nuisance ordinances already on the books, instead of limiting commerce by restricting STR's. This is a resort community dependent on STR's

Significantly limit the number AND enforce illegal STRs.

No more than 2 permits per owner. Owner needs to post phone number for complaints. Must respond and eliminate sources of complaints within the hour. Must lose permit use after numerous complaints.

Need a good vetting process for renters.

Require a live property manager available at all hours to deal with issues when they are happening

Limit number of units and number of days they can be rented per month. I'd be flexible during holiday periods.

Would not allow str in general

It's important for short term renters to respect the community that they are visiting. Rules that help promote that include owners providing appropriate sized dumpsters with strict bear warnings and noise conscientiousness. Those things go for LTRs too.

Enforcement of law!

Eliminate houses as STR, or require a minimum of 30 day stays for houses. All other STR could be at the local hotels. I used to rent my house as a STR, but with so many local families now unable to find homes to rent, I do not think I will ever STR our home again.

Our area can not support our working class because of short-term rentals. People are being given one month to find housing which doesn't exist here!

I would severely limit the number of STR days allowed per year in order to curtail investors buying homes in our neighborhood and never even staying in them. They are buying up affordable housing and renting them out all year long to people that don't respect our neighborhood.

How the rules for noise, parking, behavior of renters are enforced.

We wouldn't mind STR's if the renters were considerate of neighbors and didn't see renting as a license to behave anyway they wanted at anytime of day or night. The STRs owners are making money, but the neighbors put up with the pain when the renters are noisy and parting at all hours.

Strict oversight must be documented in order to get a permit. Must have a local property manager 24/7. Spend tax dollars to ensure compliance

Limit how many are in the county; restrict the number of people and cars allowed in neighborhoods for each home; restrict the number of units that can be STRs and condos/townhouse complexes; restrict noise after hours; restrict number of cars on streets and property; have stricter fees/fines in place.

Greatly minimize the number of STRs but incentivize owners to rent on a long term, more affordable basis

In my area it is seasonal. I'd like to rent my condo from time to time

Use some of the funds from TOT collected to property manager the nuisance complaints

Enforce the present regulations

Release the moratorium

We should not allow STR in our area at all. However I believe they should not be rented with animals . Absolutely no fire pit or wood supplied any time of the season. 2 per occupants .

Reduce and limit in any given street

I don't think they should be allowed at all. But that's not realistic. I think There should be a lot less permits given. It is change the way we all live in our neighborhood. Not to mention the fact that people that work in the area I have nowhere to rent because everyone is an STR. In every store and restaurant you see help wanted signs. This is simply because people cannot find anywhere to live long-term or afford it.

Owners should require background check, large deposit, local management supervising and reporting to owner. I have had to call the owner, who is in the bay area to report unruly tenants, trash spread by bears and ravens, parking even where no parking signs, crazy parties with minors on the roof smoking pot and throwing up. The owners don't seem to care. They have no idea how distressing it is to have disrespectful visitors in our peaceful neighborhood. This one particular house has sleeping for 12 but sometimes it seems much more kids hanging out.

Reduce the number go temporary rentals in an area and the number of people in the house . The owners permit should be revoked if the police have to make a nuisance visit to the house , also if the temporary renter parts on the street. Car should be in the driveway or garage. All noise should decrease by 10 pm.

Owners need to stay in their STR a certain amount of time so people are not using them simply as investments.

Not allow grand fathering of STR Permits to new purchasers of property just because old status was STR.

I'm sorry I don't have a suggestion for how it should be managed but I know that I have rent in my house for 20 years And I have watched the number of rentals absolutely explode and the number of viable permanent rentals diminished to almost nothing so that permanent residence can't find housing. I know something has to change.

Sheer number of them. Education to protect our wildlife. It's a shame when bears learn bad habits due to new parties every weekend, and the owners are none the wiser, and eventually the bears get euthanized through no fault of their own.

STR are a hotel business. They do not belong in residential areas which are not zoned for business. .*if* one wants to use their home for a business the same rules should apply to that of any other hotel.

Allow more single owner-operated STRs and cut back on managed properties.

People that purchase second homes purchase them to use them and to rent them out to help cover costs. They are not going to rent them as LTRs instead. That would defeat the point of purchasing. This is definitely NOT the answer to the LTR problem. I own a home and have one property that is an LTR, but I live here full time. Those that don't want to come vacation here and use their home. Not sure who thought these people might all of a sudden rent long term. Seriously?

Primary homeowners should not be limit for STRs if witching s certain threshold of days. This should be considered for permit costs as well.

We do not do STR

We have multiple STRs that rent regularly. No way of contacting owners to discuss issues, resolve problems other than sheriff. One owner could care less after talking directly and they rent probably 300 days out of the year so plenty of ongoing issues. How to resolve trash issues. Particularly a house that has no bearbox and puts trash outside both by renters and housecleaners.

Lengthen the rental period to a minimum of one week; do not issue new permits and revoke permits when an STR property sells.

For one, I would stop allowing groups/persons using homes as investments. They should be just that: homes; not a form of business. I would restrict the number of permits per property owner to 1 permit, zone areas with limits of number of STR per zone, put a limit on number of days a property can be rented out short-term per year and those that violate the rules of STR and receive warnings will not just receive a fine after a certain number or reports, but instead a revoked permit. There also needs to be monitoring and random checks of permits for STR posted on sites like AirBnB/VRBO. It would be no shock to me if there are homes being rented without the proper permits, especially with the current memorandum(sp?) in place.

Make fines for STR problems equal to a high multiple of the advertised nightly rate to hold owners accountable.

Better enforcement of noise and garbage restrictions and more incentives for long term rental owners

How to report and enforce violations. It'd be nice if neighbors had a contact number for the str owner to let them know of issues. Most str owners are non residents.

Limit or suspend operation by developers who flip homes to fill houses with as many vacationers as possible and clearly market "party houses." Hold these developers accountable for the nuisance they invite to the neighborhoods. Set clear guidelines about noise, neighborhood expectations. Transparency about the challenges of coming up here in winter unprepared for the weather. Work cross-sector to ensure there is a healthy ratio of long term rentals available at prices the local workforce can afford.

Too many cars/ emergency evacuation & environment. More tax on STR less on LTR.

Notice to neighbors and an opportunity to object to the permit and/or require someone to provide a contact issue if issues arise.

An STR needs to have a manager close by. If there is someone close by to respond to any eventual complaints there are very few problems.

Enforcement for trash, noise, parking that does not rely on police/sheriff.

Owner occupied structures should have different/ more relaxed rules.

Neighbors should have contact information for the owners. It's useless trying to contact property managers at 2 a.m. in the morning, especially on weekends, and a waste of time for our Sheriff deputies to have to come over and discipline the renters. STR owners should be penalized for bad renters: 2 complaints mean no renters allowed for 3 months, 4 complaints increase that to 6 months, etc. Then perhaps they'll be more careful about who and how many people they rent their home to. STRs have ruined our once nice neighborhood, where we have lived for 41 years: we no longer have any families with kids living in our 1 mile loop because the homes are being bought by investors.

I see both sides of the issue. We own a home in North Lake Tahoe that we would eventually like to use as STR due to federal income tax implications. Our home is not they type of home a "local" would be renting, the rent would be way too much. We use the home, visit the community, eat out, rent kayaks, spend our money in the community which is help supporting locals, if we rent the home these renters will also be spending money eating out, skiing, etc. I get that there are some STR that have noise/problems and these should be addressed. But overall I don't think restriction of STR is a good idea for the community. The housing issue isn't a STR issue, is a county/city issue with affordable housing, the STR community should not be penalized for the city/county issues.

by not allowing me to have a permit the county; 1) lowers STR supply, driving up demand and prices. Increased STR prices drive up prices for the whole housing market, including long-term rentals. 2) does not create more affordable housing because many like myself end up not renting out at all because we want to be able to enjoy our place periodically. Stopping me from using my place as a STR did not create additional housing and it did not reduce nuances since I was a responsible STR host and never once received a complaint in 2 years. If you continue to parade this issue around as some altruistic attempt to create affordable housing, you will just continue to lose respect and trust from the public. It shows you have no knowledge of basic economics or the housing issue. If the issue is just that rich white tahoe home owners don't want to be bothered periodically by STRs, then just be transparent about the fact that you only serve rich white home owners.

Reduce the number of permits currently allowed.....5 out of the 7 houses on the street I live on are STR & bring no sense of community or peace & quite to our neighborhood, especially in summer

Not allowing str's outside of hotel/resorts.

Fines to renter if rules are not followed. Money from fines used to fund policing of rentals.

No one can have more than one STR.

I would allow homeowners to be responsible for their own properties. unfortunately for many of us full-time residents, STRs may be the only way we will be able to afford to live in the Tahoe area.

I advocate for owner occupied residences or LTR's. If STR's are to even be considered, then allow them outside of the Lake Tahoe Basin rim.

I think they should allowed on an unrestricted basis as it's not the issue. The issue is the lack of housing density and affordable housing in general - more small apartments and condo units that are connected to public transit.

Significant reduction in the number of STR permits per neighborhood. Restricted number of rental days allowed - ie: ONE weekend per month. No back-to-back rentals. SRT-free months.

I think that owner occupied is great, because owners are there (or close by) to be able to address problems. I feel the issue lies when out of towners buy homes just to vacation rent. There is no accountability, and no one is there to address issues as they come up. I vote owner occupied STR's!

Limiting the amount and adding a higher tax to the ones that operate in the area .

The number of beds advertised should be limited to a number that is similar to the average number of residents per unit in the neighborhood. We routinely see houses packed to the gills, which may also be a fire hazard.

Im fine with str over the holiday weeks (Olympic valley) but come on already, those who live here have really put up with a lot of negatives, and are getting kicked out of our decades long communities to make room for tourists to sleep in our beds! This has got to stop!!!!

Police should follow up complaints and if rental has too many complaints pull their permit

People owning multiple properties that are full-time STRs DO impact cost of housing for locals. People renting their own house when they're not using it (whether it's their primary residence or not) don't impact the cost of housing (since it will sit empty if not allowed to be short term rented). Limiting the former makes sense; limiting the latter does nothing to help but deprives the region of tourist revenue.

Limit number of people and cars based on off-street parking and bedrooms. Require bearproof trash for any rental. Exempt new construction on owner-occupied property (eg add an ADU) from any moratoriums. This doesn't discourage construction to ease the issues and also encourages responsible rental since owner is on site.

Create fines for nuisances.

Limit #, enforce nuisance violations.

Limit STRs to enable more long-term rentals to local workforce

Allow STR s only in areas, communities zoned for vacation rentals. Never in communities with housing shortages or high price appreciation

Limit STRs to maximum of 15% of total housing units. Require landlords to inform renters about Placer County protocols (Bear etiquette, trash, noise, outdoor lights, parking, etc.) and respond to complaints (noise, garbage, parking, etc.) within 1 hour. Limit total number of STRs one person can rent out and number of days that a STR can be rented out during the year. This would reduce the financial incentives for guests to rent STRS instead of hotel/motel rooms and for landlords to choose STRs over LTRs. Charge taxes on rentals similar to hotel tourist taxes.

Require a professional property management company to oversee and be responsible. I work for one. We are diligent and screening people and we are available to deal with any problems

No longer allowed.

As our population becomes greater in number in citizens over the age of 65, the need for a variety of housing is and will become even more necessary in the different classification of dwellings. Placer County continues to become another California county where the cost of living is growing at an unprecedented rate. We do not have the same demographics as Sacramento County and yet the Placer County government officials create and pass legislation and ordinances that impact financial stability and creates unnecessary burdens on its citizens. One only has to research the wages of government employees in Placer County to realize that the county government bears a great responsibility in the escalation of our high cost of living. The tax structure is formidable and yet our roads, schools, utility infrastructure continues to worsen. Here is another example of government ignorance - you are spending time and money to survey citizens on prosperity that they already pay tax on. Really?

Streamline the TOT and STR processes were one process.

streamline the separate STR and TOT processes into one application and management program

Enforce the rules. Don't allow anymore STR permits.

I have a neighbor who rents their home as an STR on a irregular basis. I must say I would prefer this not happen. Having strangers next door every week or so changes the feel of the neighborhood. Strict limits on cars by the owner are frequently ignored. One good thing is that I can text the owner at any time (say, for notice) and have the issue resolved pretty quickly.

Make sure they are kept up well with good short term tenants.

Limit number of ppl staying and limit days of stay

Make sure rules are posted; enforce noise ordinances and disturbances

Do not allow

There should be management of short term rentals. Not all renters are respectful of the area or the neighbors.

Ensure the people staying understand laws/rules/etiquette of the area, especially pertaining to fire bans, noise and bears.

Enforce STRs for local owners. Give incentives to 2nd home owners to rent seasonally/long term to local workforce.

I think could reduce STR but maintain exception rules. Although property taxes have risen too much everything else is thru the roof: home insurance food, gas etc STRs help offset these costs And primary residents are the community. Just look now Nov10 nobody here!!!!

Not allowed in neighborhoods where it is mostly local residents. Some sort of regulations that checks with the occupancy of the neighbors to see if it will have an impact.

Much higher fees paid by owners that could fund affordable housing for long term locals.

Focus on control of parking, number of people actually in the STR, garbage, and speeding on our little side streets. A well advertised phone number if someone wants to report a problem

Stop it

More information about the rules would be helpful.

The current process sets up the haves and have nots. Either use a lottery system for permits. The current system excludes newer homeowners and favors homeowners who already have a permit.

If there are continuing nuisances with a property then enforce what has been agreed to in the STR provisions.

There needs to be better controls on limiting number of guest in the house and Fines for those who abuse the regulations. But they have to be founded abuse not just a neighbor calling in to make a statement.

Absolutely should not be close to full time resident houses like mine

Owners should be required to own a bear box. Renters should be required to display parking sign in car- limit to two or three depending on size of home. Renters should be required to register with a central agency. Owners should post noise ordinance signs in prominent places in property along with consequences. Neighborhood complaints should be collected, and those who don't follow rules should be banned from future rentals.

Put them all in a business neighbor. I should feel relaxed except there are 10 new randos every week in my backyard, practically - am I safe? They do not belong in a residential neighborhood - they don't operate or behave as neighbors - no accountability. This is where I live and work for over 30 years.

Require posted phone # visible on property so we can contact if needed. Count all occupants except infants! Especially teenagers!!!

MUST BE PROFESSIONALLY MANAGED, no Rent-by-Owner anymore. Appreciate the hotline, thank you!

Limit number of permits to one per person, and limit number of days a unit can be rented out per year. This would give every one a change to get some income.

STR do not seem to follow rules in our sensitive ecosystem. Bad apples spoil it for all.

Please enforce a curfew of outdoor music or other noise to 10 p.m. Perhaps a fine of \$100 should be levied on homeowners for the first offense, \$500 for the 2nd, and revocation of their rental permit for the third offense.

Short term rentals are vital to our economy. The county should look to other alternatives to ease the housing crunch in this area.

Just like how long term tenants and locals can be fined for nuisances, if anyone engages in bad behavior irrespective of whether they are a STR renter or long term tenant, the actual individuals involved should be fined, not owners. Locals from hairstylists to massage therapists and grocery store workers benefit from STR visitors who love and respect Tahoe. The very few who don't come from all walks to life. The business that comes from visitors helps all of us afford to stay in Tahoe. During COVID I saw Tahoe become a ghost town with people out of work, laid off and things were sad in town. I hope the visitors come back especially now when vaccinations are keeping us safer. Visitors are paying taxes as well. For those that are complaining about STRs are they paying taxes? I hear so many complain about visitors but also do whatever they can to not pay taxes. I don't quite understand that.

I would want more benefits for owners that manage their own properties.

STR's should be considered businesses and not allowed in residential zones.

Penalize owners who continue to rent to large groups of people (20+) who are loud, obnoxious, and rude. Better law enforcement - more drive bys - of known problem STRs. I'm not against celebrating, but there should be a limit (like 10 pm),

no peeing allowed outside (including on the neighbor's property), visitors' dogs should not be allowed to bark all day... so many issues.

1. Fewer should be allowed. 2. There should be a limit to how many on a street / neighborhood. 3. Limit of number of nights rented per year. Why should full time residents have a "hotel" move in next door without any relief from strangers in and out 365 days a year. 4. More enforcement and penalties for homeowners when there are multiple complaints in a year.

Share homeowner contact info with neighbors so we can let them know when a specific guest is causing a nuisance. A county number neighbors can call to report a nuisance, with repercussions for the owner if there are repeat calls.

Limit permits to a 3-5 year range. When a home is sold that has a permit, don't allow the permit to go to new buyer. Both of these will allow for an equitable use of the permits, no one can have a permit in perpetuity. And homes cannot be sold with a permit which disincentivizes people from buying a home for the sole purpose of using it as a STR. House prices will stabilize and hopefully be affordable for locals. In other words if you can't afford the house without STR, you can't afford it. Period.

Have a modest sum of days annually where a property owner can rent their primary residence, subject to TOT yet not requiring a STR permit.

I think STRs should only be managed by local companies and property managers. No VRBO or online companies of the like.

No str's at all.

Ensure 100% occupancy taxes benefit short term visitors. Short term should be anything under 150 days

The number of properties that are permitted to act as STR. In addition to how the TOT funds are spent. The money should be used to facilitate long term housing solutions for local employees.

Home Owner responsibility with in a timely matter, not leave it up to management company that doesn't care about the home owners

Restrict where STRs are allowed - many are operated as mini hotels with no onsite management. They are significantly changing the character of the small residential neighborhoods around North Lake Tahoe.

I think homeowners should be able to exercise their right to use their home as they want and need for their own life plans. For so many of us, STR's help pay for mortgage. If anything, STR homeowners should just be fined for any regulations violated (garbage, etc.).

I would have enforcement issue warnings that included guidance on how to better set expectations with renters. After three offenses, certificate is pulled. End of bad apple. STRs do not take away stock from work force housing. Most of those who list are trying to cover costs with quality guests who take care of their residences and share a desire for a good guest experience. Most don't want to be bad neighbors but may not have the proper tools to set clear expectations with guests about parking, noise, nuisance and other offensive behavior.

We offer our place as an STR some of the time. We have the opposite perspective because we stayed in STRs (and inns and commercial cabins) before we bought ourselves. I think the County should but is not adequately representing vacation property owners, this anti-STR vibe is a mistake. I don't mean managing it's a mistake to regulate and manage STRs--please. Of course. We work very hard to rent our home only to guests who will fit in with our neighborhood "vibe." It's hard to do well, so far so good. But my objection is this: There is a national housing crisis that's at least 60 years old. In California it's even worse. It's unfair and unreasonable to saddle vacation homeowners as the problem or the solution to the workforce and family housing crisis in the Tahoe basin.

do not put a cap/limit on new registrations, that is a forced contraction for property management companies who are critical economic drivers. You will kill the golden goose eventually. Visitors want options and will go to another Town if they can't get what they want. This will be a slow erosion of marketshare. Address the symptoms by ENFORCEMENT of the law. INVEST in enforcement with HIGH CONSEQUENCES.

Regulatory process with enforcement - permit, fees to finance enforcement of local ordinances (noise, trash, etc.)

I would eliminate arbitrary, useless paperwork policies, such as requesting homeowners/prop mgrs provide proof of garbage service. What a waste of staff time to receive/review/track this info with our tax dollars. Chase the nuisance complaints with swift action on problem owners, but \$10k fines in Tahoe for not providing proof of garbage service is arbitrary, punitive and what is driving people out of Tahoe. What does the County do with the money it collects from these silly fines?

allowed % of STRs per season/ year and ONLY ONE STR permit per owner regardless how many properties they own

I would not allow STRs in residential neighborhoods. I would have them in commercial areas...oh, wait those are called hotels. I would have the owner operators responsible for infractions. We have never had infractions incurred on our neighbors, and this is after bb guns were shot at our pets, smokers and bbqs were left unattended on back decks during red flag warning days, and mean vitriol is spit at us from visitors, as we try and relax at the end of our work days, all because we contacted the STR hotline over multiple sleeper vans parked on the road with visitors rolling out, or guests using our outdoor XMas tree as a porta-potty. We understand that we are on our own with dealing with our concerns. What would I change? I would have the fire inspections completed first before the permits are issued. We had a visitor next door start a chimney fire in the night, sparks raining down onto the deck. We woke up to the flashing lights of multiple firetrucks.

All STRs should be professionally managed. Having a local contact is a simple thing to say you have but is there really someone who will come out in the middle of the night to handle a problem? If a homeowner hires a company, that person is contractually obligated and paid to take care of the issues.

Ski resorts are vital to local businesses, including restaurants. Many would fail without this tourist money. Concentrate the tourists to the tourist areas - the ski resorts and maybe limited areas near the lake.

I work in a restaurant that is struggling to keep employees. We have lost staff due to housing difficulties for a few years but it's getting worse every season. Four properties on my street have been turned into STRs and they used to house long term renters. I don't have any answers but we need housing in NLT.

When the permits system was introduced it was supposedly about safety. Now I believe it is about limiting STR's. STR are how people supplement the costs of owning a property and how many of us living in Placer County make a living. Put food on the table and roof over our head.

Eliminating noise nuisances requires increasing funding for sheriffs.

I don't expect limiting STRs will necessarily increase the availability of long-term rentals. That would be great if so, but the primary goal should be to not degrade the character of the residential neighborhoods.

I think singling out STRs as the source of all our housing issues in Placer County to be misplaced. Affordable housing is a function of supply and demand, and I don't think punishing STRs will address the fundamental issue that there's a lot more demand for living in the Tahoe area than supply. Rather, I think Placer County should focus on creating policies that address the lack of proper housing supply in the area - such as more high-density residential development and better infrastructure planning.

It should not be allowed as a business model, such as an LLC buying up multiple SFRs to rent out as STRs.

As mentioned, I don't think that we should be limiting STRs in areas like Northstar, Squaw, etc

I've considered doing STR myself, and I see some cases where STR owners have upgraded/maintained properties much better than our saintly "locals." Similarly, some are good neighbors—again, better than many of the "locals" around me. But on the whole, STRs have become such a big business and so pervasive that the character of our town, along with our essential workforce, is imperiled. I've decided against STR myself for these reasons. Thank you.

All visitors/short term renters could be incentivized to come to our area by e.g. retail discounts provided to owners who have no reported issues, for use by guests, making their property more attractive to rent.

Consider the lake and goals of the TRPA: over use, erosion on trails, traffic, garbage, water and air pollution, coverage, fire dangers. Just because we know some tourist business is good, it doesn't mean a lot of it is better. Quality not Quantity. Consider that the area is limited, like Yosemite or Carmel, and we just can't fit an unlimited amount of people here. Consider a per car fee like 17 Mile Drive or crossing the GG Bridge. Reasonable annual fees like \$20 for workers and locals because we already work hard to keep this place operating; \$75-100 for non residents that they can still use all year to help support the lake they come to enjoy also. The \$\$ Funds should be used for water runoff mitigation and erosion controls especially created by vehicles on our roads. And as a side benefit, a home with 3 bedrooms, sleeps 6 won't have 8-10 cars parked there for a week. Maybe they will be interested in carpooling!! What a concept!!

Short term rentals are ruining hiring processes for local companies. We have jobs, no one can take them because they can't find housing that is affordable.

Please do something about this ongoing issue. Focus on your community and the people who help run it.

Now is the time to decide what we want our community to be. Commercial ventures of full time STRs should not be allowed in residentially zoned areas.

People who build families and careers should not be forced to live on top of each other. Tourists are not effected to the effect that residents are and their experience would be otherwise excellent to be permitted only to condo/hotel options.

Continue STR moratorium, require sign identifying responsible agent contact, and have regular inspections, strictly monitor # of occupants.

Yes. We should have limits and regulation. We should also have longer character counts in these boxes so we can fully share with our representatives.

Limit by community so that certain areas are not so heavily impacted

I live in Homewood at the end of a road. People will just come and pitch a tent or drive there behemoth RV and set up shop. They treat the entirety of Tahoe as one giant campground. They have no respect. They are rude. They have massive parties that go on until 2 or 3:00 in the morning with super loud music. I have to work early in the morning and I can't sleep when a neighbor couple 100 yd away is blasting music. They're not aware of wildlife. They are completely unaware of fire rules. Some really strict rules must be in place. And then, here's the hard part. You're going to have to enforce them. People lie and BS all the time and I'm so sick of it. I have at least 3 neighbors that have STRs and every time they tell their renters that if a sheriff's officer comes that they should lie and tell them that they are cousins or relatives. I'm just so tired of all the BS. Please do something and make it meaningful and really truly enforce the laws.

I believe there should be a limit on the number of STRs in a given community. Can I go back to the previous question and add this?

Currently any children 16 years or under are not counted in the maximum occupancy. Kids are people too and they need to have a bed to sleep in, so they should count. This way, a house that accommodates 10 people won't have 10 adults and 10 kids, making it 20 people total, which would create more trash, cars, noise, etc.

I know many long time property owners who depend on some rental income that have been hurt by some of the new rules, eg limits to by distance to another STR, needing business licenses and permits, not understanding or being aware of all of the rules and requirements and the resulting fees/taxes/finest. These are not people who are making money off their homes, but simply trying to help cover some of the costs of home ownership. We need to take care of them and limited the STR hotels businesses who are driving up home prices and profiting from them. Maybe an exemption for long term owners and/or those who rent less than x number of days per year?

Really appreciate you seeking this input

Owners should be free to rent their homes as they choose (long term or short term). Your not going to solve the local housing crisis by asking 2nd Homeowners to rent to locals. They bought their 2nd homes so that they could enjoy coming up to the area. Many will STR in order to offset costs because it still allows them reasonable access their home. Long term renting takes away that access and doesn't work for the large majority of 2nd homeowners. The county should focus more efforts on creatively building their way out of this crisis. Look for ways to fast track vacant lots for local housing development that currently have no IPES score. Zone them specifically for long term housing in exchange for an IPES score. A house with a resident is better than a vacant lot not being properly maintained (fire danger). Focus on developing communities that are specifically zoned for local housing. There is tons of vacant land north of Truckee (think Glenshire).

Please limit them or get rid of them all together

Possibly limit STR's in HOA communities. Supply the immediate neighbors of STR's to have direct contact information so they may reach out to STR owner directly and immediately if situations arise.

Enforcement

Appreciate the opportunity to provide feedback

My comments are more towards Tahoe. Thanks for offering a forum to engage people.

If renters just enjoyed the area without acting like idiots, who dis-respect the rights of residents in the neighborhood, there wouldn't be a problem.

Better rules and regulations need to put in place as we are seeing a drastic impact on our local communities.

The moratorium should be lifted asap. It's hurting real estate sales and limiting accessibility for tourists at a time we should be actively supporting our local businesses. Lower cost housing is an issue but a moratorium doesn't solve that issue because the high end homes being sold and rented will never be long term rentals. The solution there is to encourage development of local public land in the county for this purpose. For example if there were land available to build low cost housing I know many developers that would be interested.

Please limit or eliminate them.

Many STRs are de facto violations of neighborhood zoning. To wit, operating a business in a residential zone.

Outlaw str completely

Stricter limits

Tahoe is experiencing over-tourism. We are under staffed (all businesses) and over worked. No more shoulder season. Too much tourist accommodation. Our resources are maxed out. Our roads & businesses weren't built to handle the amount of tourists in our area. We need to limit the amount of str on the market. Also have noticed more litter.

This is a amazing source of revenue for everyone and also allows people visiting In North Lake Tahoe to stay, without having to have a large number of motels and other corporate establishments that Mar the landscape. I know it's easy to just follow the course set by other cities and just limit the number of short term rentals without considering the fact that we can increase tax revenue by just limiting the nuisance and allowing short-term rentals.

If I couldn't do the STR, I would not offer my house to a long term renter because I enjoy it as a 2nd home.

I have two homes in Placer county. One is in Kings Beach, it sits vacant while we are not there. It could be hosting others who would be supporting the local economy financially. The locals do not frequent establishments enough to support the businesses. Many businesses are struggling financially . I think heavy fines to the homeowner would get their attention & the possibility of losing their STR permit would definitely get their attention. I have friends whom own STR's & they highly recommend outdoor cameras. They are able to talk with loud guests directly through the speaker & ask them to quiet down, etc. They can also monitor trash & parking issues

Create a medallion system where home owners can bid for STR status annually.

I am very concerned about the lack of housing for residents who support the infrastructure at Lake Tahoe. I spoke with a firefighter a few months ago who told me that ALL of the new hires for his department lived outside the area (Reno, Auburn, etc.). I know that you'll get push back no matter which direction you take moving forward but I hope that you'll be brave and limit STRs in neighborhoods.

A friend had an issue in carnelian bay where someone staying in an STR also had an RV on property and as they left, they drained their sewage (human waste) down the street. STRs destroy communities, make homes unaffordable, and are hazardous.

I know there are some STR tenant nuisance problems, you can not make every happy, sorry. What's next, not allowing planes to fly over or no non electric cars allowed... Slippery slop when gov is controlling homeowners....

This relatively unchecked (via simple permit) is literally destroying communities. Just count the number of STR permits the county has issued on the North Shore of Lake Tahoe. That's that many homes removed from real housing stock, that could be serving real people, not hoteliers. It is literally vacating this place of meaningful community in every sense.

We don't need more restrictions more taxes more regulations. As little as possible involvement would be appreciated.

The area depends on tourists and there aren't enough rooms for tourists.

Again, broaden your focus.

Short -term rentals are ruin the character and experience for everyone. Too many people are living Tahoe to death. Follow Venice and Kauai bold steps to limit the number of visitors to preserve the environment. Smaller human footprint is needed here.

Thanks for providing the survey. The character of some seasonal renters in our neighbor and their behaviors are undesirable

Please help us to save the heart and soul of this community and preserve it for our children's future.

Something has to change! These STR's need to have stricter regulations and there needs to be less of them.

Your efforts to limit short term rentals will also negatively impact the real estate market. Housing prices will decline and thus, less property tax revenue.

Be careful about violating rights of homeowners. Tourism drives the economy of Tahoe.

The recent changes to STRs have helped weed out the bad renters out there that make life difficult for everyone. Thank you for the permit program and for cracking on those who do not submit TOT taxes. Make sure any changes don't negatively impact those of us who love our vacation homes, who honor our neighbors and who provide places for others to bring their tax dollars to the community. There is a happy medium where those who are effective can continue and those who are troublesome are restricted.

Absolutely essential to the economy and tax base (TOT) of North Lake Tahoe.

Good luck. Higher taxes and fees just get passed on to the renters who can usually pay more than those of us who work here. But incentives to owners and commitment that the home would be in the same condition after seasonal workers vacate...I would work with the County and the community. I was one of those looking for housing in the 70's as I started my career with Forest Service. It was very difficult then!!!

Continue the moratorium indefinitely

My experience with the building and planning department has been that the lack of consistency, clear processes, and a lack of willingness to work with home owners has contributed to the issues we are seeing with housing and is causing home owners to consider STRs as a strategy for revenue. These departments need a considerable restructure if we want more affordable housing for home ownership in Placer County. Accountability is critical.

STR should be banned in residential neighborhoods. Zoning rules should be applied. STR have eliminated the ability for part-time workers in Tahoe, soon there will not be restaurants or retail store because there are no employees. It is already having an impact on Tahoe City. Living next doors to a STR it ruins the neighborhood and I live next to a hotel which is not what the home is zoned for. There are condos and hotels for those rentals. It a personal can't afford a home then it should be for long-term rental only.

This is an opportunity to make motels more busy again. When people stay in a condo, the pack it with lots of people, they cook their food they brought with them. They don't go out to dinner very much. They stay in and watch movies. If we want more tourist money spent here, then have them stay in motels, go out for meals, go out do things.

This should have been addressed a long time ago before the mass exodus of the local workforce.

Our community has already suffered tremendously from this not happening sooner. I really hope something can be worked out that will benefit all of us long term!!

No

Take more action against "pirate" str's. Start local stewardship neighbors to help enforce the "rules" aka, a flyer/ reminder notice of any violation given to the current renter and homeowners.

EXAMPLE: Walmart doesn't pay its employees enough money to house and feed their children. Taxpayers provide subsidized Housing, Healthcare and Food. Business owners lobbied the county to make their low wages my problem. We STR property owners need to organize and push back and refuse to be used by employers to offset their low wages being paid. I laugh at the irony of the reality profession organizing and getting STR status grandfathered into their sales....it's a monetary value and for the county to outlaw is... is a theft taken from the property owner.

Limiting STR drives up rental rates and incentives more STRs or keeping properties STRs. The lack of hotel and condo development incentives single family homes used as STRs.

We should not allow short-term rentals thru AirB&B or not allow them at all. Follow the lead of South Lake Tahoe.

2nd homeowners should be able to rent their homes when they aren't there and Tahoe thrives on tourism. We need long term affordable rental options for workers in Placer County but many 2nd homes have been rented for decades and have never been source of permanent rental housing. Perhaps limit new STRs but make sure vacation rentals that have been operated for years by local vacation rental management companies are not penalized.

I find it appalling that you collect more taxes for STR than the home owners of the area, yet you cater to the few wealthy folks who want lake Tahoe to themselves. STR provide jobs, economic benefits and allows people of all economic classes to enjoy lake Tahoe by providing affordable rental prices (well below the cost of renting a hotel room)

Get rid of them

I don't think there should be a ban on STRs, only limits on number of days, and strict rules/fines to limit noise, trash, etc.

With all these people up here our roads are clogged. We would all be destroyed if we had an emergency and had to leave the Tahoe basin. No one would be able to get out. Besides all this, a lot of our STR feel that they are initiated, leaving trash on the roadway, in parking lots and the beaches. Who do you think cleans all this up. Its not Placer County...they tell us they don't have the money. I think they leave their brains at home before traveling up here.

The amount allowed should be cut at least in half or a quarter of what has been allowed. This glut of STR has negatively impacted our workforce living options

Insure that each and every short-term renter knows the rules. Such as outside lights off after a certain hour and garbage process. I have returned to my house (which is never rented) after months away and found my bear box full.

The reality is a 1200 sq ft home is going for about 750,000 rent for a home that size is 2500 to 3000 per month. People working at Safeway can not afford the Mortgage or the rent! Locals complain about these issues a lot. If you stop tourism to North Lake by reducing STR the workers will have no jobs!!

Important to fix this. It has significantly reduced the quality of life at Tahoe.

Str's have become an industry instead of a way to afford a second home. These investors don't have vested interest in our community They need to be managed by government to avoid the gutting of communities.

Tahoe's economic lifeblood is tourism, it is cutting off your nose to spite your face to put restrictions on short term rentals. The reason affordability has become a problem for local residents isn't because of short term rentals specifically, rather it is a supply as demand issue. Supply is limited by development constraints in eastern placer county. If you want to solve the affordability issue you need allow for more development, which may have environmental consequences but that is the choice that needs to be made to have more affordable homes in the Tahoe basin. Banning STR's isn't going to solve that.

They have changed the landscape of tahoe. They have made housing almost unaffordable for locals. Why would you rent your home for long term rentals when you can rent them for 2 weekends out of the month and make the same money. It makes too much sense for landlords to do this, thus leaving out the long term renters.

STR rental ban or moratorium is not a solution to anything. It is a misplaced regulation to gather votes and blame the enforcement problem on second home owners who don't vote in the county. Homes that are more than 5 miles away from mountain resorts should be looked at from a restriction in the number of nights that they can STR. Stiffer penalties for bad operators. One size fit all approach is like using a hammer to swat a fly. Housing affordability is a function of lack of affordable housing, lack of public transportation and businesses not paying their workers enough. If the businesses pay well, I see no reason why someone wouldn't drive 30 minutes to work here. Everyone in this country commutes. No local workforce was displaced by using a home on Northstar as an STR, as an example.

Less, less, less.... I wish I had actual neighbors

We've had the home since 1978. We're on fixed incomes. STRs help us keep our home, help maintain it and pay our expenses. We are in constant contact with our neighbors and are very strict as to who we rent to. Outside of taxes, we pay several thousand dollars a year to vendors and tradespeople in the area. If there is an STR that is a nuisance to the neighborhood it should be shut down. Responsible owners should not be punished for the bad behavior of others.

I'm encouraged that you are looking into this, and hope you truly limit this problem. Rentals around my home have ruined my summers. I have lived in my home for 30 years, and now feel that I live in a hotel district. It's awful.

Placer County is doing a poor job on all fronts and should be removed from leading our communities.

I mange give resorts in Tahoe. I cannot find Associates, I myself am looking for a place to live. I've lived here 30 years. It's pretty sad, I'll have to leave too.

The problem is complex and the Placer board of supervisors needs to find creative solutions. I feel like if the STR problem isn't met with some solution, it will exacerbate the Tahoe region trying to secede from Placer County.

Many families have been displaced due to STRs going up in my neighborhood in Kings Beach

I am diligent in making sure my guests follow the rules and respect others. My STR supports the family that cleans my unit after each rental. My renters also spend a lot of their money at restaurants, bars, grocery stores and on activities like skiing, boating, rentals of bikes / water toys. . SHORT TERM RENTERS ARE VITAL FOR PROVIDING JOBS FOR WORKING CLASS RESIDENTS OF THIS COMMUNITY! If you keep passing ordinances that restrict or limit STRs, the need for affordable housing will also decrease because the economy will start shrinking which means fewer jobs & fewer small businesses. Also, most Short Term Rental owners don't get to vote in the elections because they don't live here. We pay lots of taxes but never get to vote in elections or vote for supervisors and other elected officials that represent our interests.

Since people are working remote, many people from the bay area and other places are moving to Tahoe which has increased the property values so many people cannot afford to buy. Many renters also spend a lot of their money at restaurants, bars, grocery stores and on activities like skiing, boating, rentals of bikes / water toys. . SHORT TERM RENTERS ARE VITAL FOR PROVIDING JOBS FOR WORKING CLASS RESIDENTS OF THIS COMMUNITY! If you keep passing ordinances that restrict or limit STRs, the need for affordable housing will also decrease because the economy will start shrinking which means fewer jobs & fewer small businesses. Placer could be easier working with residents to adjust their homes to have multi family or apartments off their main residence with tax breaks if renting for local workers.

Single-family homes and neighborhoods are different than on mountain condos. The county has lumped all of these properties together. The on mountain condos have successfully managed SRTs for DECADES. The unintended consequence of the moratorium extension penalizes responsible condo owners. Don't penalize those of us who can afford a small condo, rather than a house. Just because someone occasionally rents their condo, doesn't mean they don't use it the rest of the year. We enjoy ours all year long. With limited storage, no garages and harsh winters, these condos are not meant to be primary homes. Reverse the decision to restrict SRT permits until March 2022 on condos. The manner in which you extended the moratorium without the opportunity to reapply after the appropriate COVID restrictions was completely unfair to those of us who respected the need to stop renting during COVID and followed the rules.

Please take away STR, we are a family with a new baby and for the last year and half had zero luck with purchasing a house, the 7 homes in our neighborhood that have been for sale have now become STR with annoying people who trash our neighborhood, speed in our streets, park all over the place, party all night, we work locally and don't want to have to move away, we are getting pushed out of where we have lived for the last 15 years due to STR

Stronger enforcement or heavier consequences for violating rules. The property managers or property owners need to run these properly. If a business is going to be run above and next to me it needs to be run properly!

There should be incentives for providing long term rentals that house people who actually live here and contribute to our community

Our property is in the Northstar neighborhoods. When the STR ordinance was initially promoted, the impression was that the Northstar neighborhoods were part of the "resort" definition. When it passed, even your own employees thought we were part of the resort yet it does not fall under your current definition of "resort". This needs to be corrected. When you are going to Northstar and turn at the sign that says Northstar, all properties within are resort properties. I strongly believe that had the voters known this, they would not agree that properties within the boundaries of Northstar would be considered anything other than the resort. Limiting rentals in neighborhoods outside of resorts makes since.

None at this time - thanks for putting out the survey

I am not an STR permit holder and have no interest in renting my home short term, BUT... I think responsible homeowners who vet their renters and enforce strict rules on their renters should be able to rent their homes Short Term if they choose. I think most of the people who rent short term are not going to switch to a long term rentals due to the moratorium because they want to use it themselves many times of the year and long term rentals are a whole other beast (more wear & tear, potential eviction restrictions with bad renters). I think we will just see more vacant 2nd homes with the moratorium rather than more long term rentals.

I don't think we should restrict STRs. They are a huge part of the economy and livelihood. However, Placer County and Tahoe in general need to do a better job to incentivize places to be long-term rentals for seasonal workers and people who live in work in the area. OR find other solutions that are JUST for workers in the area. Restricting STRs for this will not be the answer, that much I can tell you.

Please reduce the number of homes that can participate in STRs. Please also police the behavior of visitors because they often degrade the quality of life. I welcome visitors but demand they be held accountable to the neighborhood's quality of life and culture.

Short Term Rentals have been devastating to Tahoe neighborhoods. I bought a home in Kings Beach because it was a vibrant, diverse community of longtime residents. There are now TEN whole-house, year-round STRs on my block alone, and many dozens more in the streets around me. Renters who lived and worked in KB for years were forced out of their homes, creating a housing crisis, a labor shortage, and the loss of good neighbors with a stake in the community. STRs turn residential neighborhoods into rowdy party districts filled with ghost hotels. They're a blight.

STRs have destroyed towns and neighborhoods. Property rights do not mean running hotels out of residential homes. No one that lives/works here can afford to buy homes here anymore.

Too many STR visitors don't respect the environment including our bears. No fire arms should be allowed. Owners should be responsible for educating visitors as to respectful behavior. Provide a contract for that. Start eliminating STR permits to decrease the number now. Get rid of corporate and realtor investment owners of multiple properties and keep the mom and pop owners. They are the ones that know and value their neighborhoods.

I feel that as a taxpaying homeowner I have less rights than the vacation renters who plague my neighborhood.

No

For those of us who are full timers, STRs are turning neighborhoods into free for alls and significantly lower the quality of life we moved here for. Zone for hotels in commercial areas and no longer permit Air B n B etc STRs in neighborhoods unless intend to turn all of Tahoe into unrestrained low quality/ lawless / transient housing with the attendant trash, noise, disregard for others, poor behavior , etc which often accompany such rentals

Enforce the rules and regulations

Affordable housing is a crisis throughout the United States, not just in Placer County. Government initiatives and taxes on larger corporation in the area which are geared towards the construction and continued availability of affordable housing in the area may be a good way to help combat some of the systemic issues that arise with higher costs of living, wage stagnation, etc. (in addition to directly dealing with those issues).

I was never aware of any "policing" of STR. Many people never paid the TOT taxes and I know of homeowners that are removing their homes from long term rental because they can make more money on STR. Maybe STR should be much more expensive. Or if you are long term renting to local families, maybe we should get a tax break ?

I don't think they need to be eliminated entirely, nor do I have an issue with STRs that have a full time resident on-site. But renting out entire homes for more than 30 days a year should be illegal. Longer term rentals don't seem to be the issue.

Minimal Short-term rentals would be helpful with housing locals. Everyone is moving away due to this problem. Who will the local businesses have work for them??

As a short term rental owner, I will not rent longterm if I cannot do STR. I think limiting STR will have a negative economic effect on the community as most STR owners will not revert to long term renting.

The area has always allowed STR's. We live in a tourist community. The STRs have very little impact on the property values. It's is literally a supply and demand issue. The town and county should look at their increased regulations on building multi family dwellings over the past 10 years. Because Of those regulations there is very little property available for the local workforce

They should not be severely limited as that reduced property values

Pro permit, pro tax, pro point of contact requirement as part of permit except for primary residents occasional rental, pro permit removal for repeated problem landlords. Con rental restrictions in terms of counts, density, distances.

No one can rent to anyone under 35

There should be a limited number on each street.

Very frustrated with Board of Supervisors in the way the current moratorium was designed and implemented. STRs are a problem but the way the moratorium was implemented hurt people trying to sell and move after living here for years since their house couldn't be used for STR yet a neighbor that was a STR Landlord could sell and get advantage. Really bad design.

I am hopeful that the ban will be lifted and owners will be able to offer their homes to those who want to visit the area

We pay taxes too. Stop letting stay at home parents and locals who are privileged enough to be close to town sway all movement. Some of us work long hrs and have long commutes. We believe responsible restrictions make sense but to use abided and respected our neighbors all they Covid and potentially lose the chance to ever rent our house again (we are primary homeowners) is unbelievable

We have had issues in our development due to STR, especially during Covid pandemic

Some owners are respectful and seem to follow rules. Others take it to the other extreme and seem to attract problem renters. I also think some owners don't realize the actual number of cars and renters that show up to their property.

Charge higher property taxes to owners of STRs.

This has gone on long enough. Greed is evident and it is quickly destroying the sanctity of our Lake Tahoe communities. Let's begin to put in our efforts to support our community rather than continue to push them out for a profit. The fact that the motels and hotels are being rented out to full time residents while our actual homes are being used as hotels. How have we let this continue and spiral into this disaster we are in? It's baffling.

Limiting STRs by creating distance in between doesn't solve any issues and creates unfairness between neighboring owners. One owner with a permit can prevent others to have the same rights.

STRs should be required to have bear bins

Thank you for seeking comments. Maybe send this to the neighborhood associations since many don't subscribe to the county newsletter. I didn't until the Calder fire.

Thanks for soliciting this feedback!

Vehicle permits. Encourage slow people to pull over & let traffic pass. Put cigarette butts in jar, close lids instead of out the window.

North Lake Tahoe is plagued by thousands of housing units that are unused 90% of the time. Our local business needs STR's to stay vibrant. The number of complaints are very low compared to the positive side of STR's.

Ban them.

See prior comments

STR is not a Eastern Placer County issue with regards to affordability to the locals, its a housing availability issue with the city, figure out how to create more housing/reduction of rents/costs to the community, and not penalize those who are contributing to the community. You can't have it both ways.

Stronger regulation rather than relying on neighbors to turn other neighbors in.....it definitely puts strain on neighbor relationship

I manage five resorts in North Lake Tahoe. We cannot hire Associates to work. It is ridiculous.

Investing in the infrastructure and beautification of short-term rental properties and public areas, will increase the quality of the experience for travelers and the local public.

There is so much unused housing that it should be easier vs more difficult for homeowners to make housing available. So many second homes are almost never occupied anyhow it would be most impactful if renting out these homes was easier for the owners to make them more likely to do it. That extra supply would help lower costs.

Owner-occupied! STR owners should be required to live in the Tahoe basin in order to rent short term so they are available to address any issues that might come up. Cost of owning a home here is extremely high, and some locals bought a home with a rental unit to help them afford to stay here. That should continue. But out of town owners should not be allowed to have a STR when they cannot be there to address issues as they arise. If they want to rent, they should have to go through a property management company so ongoing issues may be addressed in a timely manner. Overall, priority should be given to locals, and there should be a cap as our infrastructure was not designed to handle the large influx of STR population (think fire evacuation risk, environmental impact, etc).

Limit the number of days but overall it's a positive thing for our community

There needs to be local housing for year round workers and only a small percent allowed for short term rentals. Those rentals need to have proper supervision

Limit the: number of vehicles per property, number of beds, and the amount of water available for use.

There is a housing crisis here. Stop allowing housing to go to transient short term tourists who don't steward the land as we locals do and have been doing for decades. Profit over families? Profit over land stewardship? Is that who we are? Where does this path lead?

Hefty fines for violations (noise, trash, not following rules, etc.) should be imposed on STR owners for violations. Do not limit STR permits.

STRs are a Major contributor to shortage of permanent housing and sky rocketing house prices and rents

Bigger problem is shortage of low and moderate income housing, whether it is owner occupied or long-term renter occupied. For this reason, the percentage of total housing dedicated to STRs should be limited to 15% of housing stock.

It comes down to common courtesy. Providing vacationers with proper information.

I do not see STRs as a negative in any way. The real issues are unclear and vague regulations for trash, parking and noise.

Short Term rentals are now and have been since the 1950's a central and positive element of our economy and community

Limit amount of permits given at one time to limit activity of tourists consistently as our infrastructure cannot continue for the working force that is so desperately needed here.

STR rules should apply at resorts but not limit on number of rentals or length of stays

Home owners should be fined for renter disturbances and garbage left out.

Overall, most people staying in the STR's are quiet and respectful. The downfall I see, being in a neighborhood that is mostly STR's and second homes, there isn't a lot of community building opportunities in the neighborhoods for locals who do live here, and because people are using the properties as income sources for themselves, it is pricing the locals out and they are needing to find housing elsewhere. If locals can't afford to live here, that poses staffing problems for the businesses who employ the locals. Also, place that are affordable for locals sometimes pose substandard living issues and people don't have the basic needs, like a stove or regular size fridge, where they live.

Thank you for asking for feedback

Please let me know when the next public meeting and to move the temporary constraints YOU GOING BANKRUPT THE FULL TIME OWNERS AND WILL BE FORCED TO FLEE TO IDAHO AND GUESS WHAT MORE BAY AREA AND OTHER OUT STEPE PEOPLE WILL VISIT TAHOÉ FOR TWO WEEKS

STRs have had an overall negative impact on local residents. Most of the homes are not owned by residents who live full time in the area. While I am understanding of people's rights to do what they want with the properties they own, I think that it should not supercede the impact that they have on the community.

Mandatory local property managers that will respond to complaints 24/7.

It killing our community

STR's are today's villain housing has been a problem in Lake Tahoe for the past 40 years. This is not an STR problem this is the fact that there's not enough lodging to support Tahoe visitors. Lake Tahoe is a vacation destination and it is expected that in order for it to sustain itself we need visitors lots of visitors.

Vacationers don't realize how sound carries at these higher elevations with thinner air. How would they like people coming almost into their yard and talking loudly and kids screaming in play?

Don't grandfather in all the current abusers! And do not allow renters to have huge parties with many guests not occupying the property.

Please do not pass an STR moratorium here at Lake Tahoe. Winter utilities costs, PUD charges, property taxes, etc. are very high, and some income is needed to pay them. Also, local businesses in a resort area need tourists! Subsidized affordable housing by converting old motels and other existing buildings to apartments should help our workforce.

For every STR, there should be a long-term rental offered at a reasonable cost to locals! Rents are ridiculously high -- if you can even find a place to rent.

Number of permits should be limited and more expensive. More of the taxes generated should go towards enforcement of rules. Perhaps a lottery system for permits limiting total number and density in residential neighborhoods. These are mostly residential neighborhoods not commercial hotel districts. When I purchased my home I did not buy next to hotel, I bought in a residential neighborhood. Now the hotels(STRs)have moved in next door. I have strangers around my home coming and going constantly. The out of area owners make a profit at the expense of our neighborhood no longer being a neighborhood with neighbors.

If additional limits are put in place, I feel it should be done by neighborhood. We have a second home in Northstar and while we don't rent ours out, we feel that our community depends on the success of the resort, which depends on renters.

Renters need to be better educated on fire danger, trash and bears, winter driving, and common respect for the neighborhood they are visiting.

Short term rental limits will not increase full time housing. They will increase the cost of short term rentals, and limit availability to people with less money. There are already too many homes in the Tahoe Basin, any approach that increases their use degrades the quality of the area, Priority Infrequent second home owner Use>STR>Full time resident

Please phase out permits issued for STRs in residential neighborhood. Like South Lake, they should be restricted to the commercial core. Where they are permitted, consider having owners maintain defensible space (take out dead/dying trees), remove or replace uncertified wood burning devices - an incredible amount of nuisance wood smoke is emitted from old, dirty wood burning devices that are being operated by people who are not well-practiced in how to burn wood, and go through some inspection process to ensure all outdoor lights are shielded and downward facing.

Regulation, without really considering all the factors involved in the housing crisis, or the best direction for a community grow, may just compound existing problems while also impeding on homeowners' rights.

Families like ours, who own and cherish our Tahoe vacation homes, are economically vulnerable. We rent the home out so we can use it ourselves. If we instead rented as longterm housing to a local, we would completely lose access to it. The two uses are mutually exclusive. If we cannot rent it out, we'll have to sell it to someone richer than we are who will share it not at all with other families wanting to visit Tahoe. The result won't be more housing for the local workforce--it will be fewer visitors and economic pressure on local business who depend on visitors. It's shocking that the County, having taken insufficient steps decade after decade to provide housing for the local workforce, in the middle of a pandemic, blocks homeowners from acquiring new permits to offer our homes as an STR. This could be ruinous to people with no reasonable or fair notice. It is the worst type of government response.

outside huge trash bins should be equipped with easier to operate and more reliable bear proof locks/ latches

Accountability is what I come up with. The STR owner operator we live next door to stinks. The whole family appears to be raised by wolves. We had drunken visitors from next door creep over in the snow to our kitchen window, peer in and snarl and thump, leave vape pens all over our back deck. The owner told us that the guests were just having a snow ball fight. These guys were not nine year olds. Their plan when they arrived was pronounced, "The plan is to get black-out wasted." Through the weekend we did not use our back deck due to the obscene activities these young men performed on colorful young women bent over the deck rails next door. When we expressed our grave concerns to the owners they told us to "get f##*ked." Where does that leave us? We are just that.

Limit the number of STRs per neighborhood. Residential neighborhoods have a smaller percentage while "neighborhoods" like Northstar have a larger percentage.

Government should not have this much say in what we do with our personal property which we pay for. They they want to own it they can pay the mortgage on it...

Keep the options open!!

Limit them please

Expand the ADU code to allow additional housing to be built