

From: Barbara Dill [<mailto:barbaradill@gmail.com>]

Sent: Thursday, September 19, 2019 4:28 PM

To: Michael Behrendt

Subject: Re: FW: Bed and breakfasts - email from Heather Grant

Michael,

I found Heather's link to Madison extremely helpful, especially i regarding the examples given of various types of allowed and disallowed scenarios.

The easiest problem we have to solve is what to do with words like Air, Airbnb-type rentals, Air Bed and Breakfast, etc.

First, airbnb.com is a short-term (also sometimes called "vacation") rental brokerage website that operates globally. The word "air" refers to an air mattress that was the very first airbnb rental. The company acts as a liaison between renters and owners, and basically manages the entire transaction from reservations through payment, key pickup and return, payment of local taxes, etc.

Consult Wikipedia for the whole story.

There are half a dozen or more other kinds of online rental companies that may operate similarly or differently. *Airbnb is spelled as shown and is not a generic term.*

1

Second, the draft ordinance requires that the homeowner be "on the premises" during the rental and that the property be her or his primary residence. What does that mean? Does it preclude rental of an entire house, or entire apartment if the owner is living there too? House swapping? House sitting?

From the reading I've done, and from some personal experience, I think many of the negative aspects of short term rentals, such as noise, loud parties, property damage, etc, occur in those situations, as opposed to B&Bs. Not to mention the wholesale turning over of entire neighborhoods or apartment buildings to developers who turn units into short term rentals. They can make way more more net that way, apparently, and I believe that one of the casualties may be affordable housing!

So, we need to be clear about not just what to call these, but what they are and/or aren't.

barbara