

Simmons, Rebecca

From: Councilman David Yates <no-reply@wufoo.com>
Sent: Thursday, August 06, 2015 10:42 AM
To: Yates, David
Subject: Contact Councilman David Yates [#92]

Follow Up Flag: Follow up
Flag Status: Completed

Name Amy Linfield

Address 
4704 Burkley Avenue
Louisville, KY 40214
United States

Phone (502) 367-3289

Number

Email alinfield@gmail.com

Comments

Good Morning Councilman Yates, I am writing to you in regards to Short Term Rentals and would like to express my view of the regulations concerning this growing venture. I was unable to attend the public meeting last night as we are in Denver and staying in yet another STR ourselves. The story I hear from these small time entrepreneurs is always the same...the income from their rental goes into refurbishing their home or buffering their retirement income--these homeowners are working hard to offset the expenses of living. This is why I am encouraged to hear that the committee is distinguishing between home based STRs and multi property listings which are not occupied by the owner. While we, too, do not reside fulltime in the house where our STR is located, we live right next door and have direct contact with our guests. This highlights the complexities of STRs--few situations are the same. I am grateful that the committee is taking time to process this complicated issue and want to express my support for registration fees--a lower fee for homeowners who offer a room in their home and a separate, higher fee for individuals with multi properties in which they do not reside. I encourage you to establish safety and "good neighbor" requirements which are supported by the collected fees. As an incentive to register, may I suggest that you offer a free CO/smoke detector or first aid kit--steps which address the council's concerns and encourages participation by STR hosts. I hope that the committee will find ways to regulate and educate the STR community and provide an easy, uncomplicated way to be in compliance. Thank you again, Councilman Yates, for your support of STRs in Louisville and for your consideration of rental hosts requests. I would be glad to answer any questions you have, take you on a tour of my STR listing, or talk to you as you continue to address this complicated, important issue.

Amy Linfield

Simmons, Rebecca

From: Webster, Angela
Sent: Thursday, August 06, 2015 11:00 AM
To: Metro Council Members and LAs
Cc: Render, Scott
Subject: FW: Contact Form on "" from "kwikbolt@aol.com"

I was asked to forward this by Scott Render from a constituent who doesn't want additional taxes on his rental property. There was no address provided. Sorry.

-----Original Message-----

From: Render, Scott
Sent: Thursday, August 06, 2015 8:51 AM
To: Webster, Angela
Subject: FW: Contact Form on "" from "kwikbolt@aol.com"

Feedback for the council...

-----Original Message-----

From: mtsappteam@louisvilleky.gov [mailto:mtsappteam@louisvilleky.gov] On Behalf Of kwikbolt@aol.com
Sent: Wednesday, August 05, 2015 10:13 PM
To: Feedback
Subject: Contact Form on "" from "kwikbolt@aol.com"

Submission:

Submitted by Anonymous (not verified) on August 5, 2015 - 10:13pm

Your Email Address:
kwikbolt@aol.com

Your Comment:

I say NO to charging a tax on rental property, I have a couple of houses and it is difficult to cover expenses. We do not need any other taxes on anything especially property.

Your Name:
bob getz



8/5/15

Louisville Metro Government

RE: Public Comments for Public Safety Committee regarding Short Term Rentals Ordinance

Dear Council Members,

I am a local host of a vacation home that I make available on sites like AirBNB, Homeaway, Flipkey, and VBRO. I was unable to make the public hearing on this today but I understand written comment can be filed so I would like to submit this letter as my comment. I have earnestly kept up with the discussion and proposals regarding the Ordinance to Amend Section 115 and I am pleased with the very thoughtful manner the council has approached this issue. However I am very concerned with the way ordinance is being written in relation to the limits regarding what type of property owner can be issued a license.

The way it is written, it will likely put the concept of AirBNB and other short term vacation home rental services out business in this city. The **majority** of homes listed for short term rentals on sites like Airbnb and VRBO are vacation homes that **are not owner occupied year around**. If the ordinance is passed the way it is currently structured, where only owner occupied homes can be rented, the city is, in effect, **shutting down the concept in the city**. Louisville will have far fewer listings on sites like AirBNB and will result in less people traveling here. Many travelers only use airBNB style accommodations and seek these opportunities out when deciding where to travel.

I understand the concerns about the short term rentals possibly being disruptive to a neighborhood, but I feel the thoughtful out approach the legislation is taking regarding the required licensing, taxing, limits to the number of occupants, and parking considerations are more than sufficient to address these concerns. The licensing keeps the property owner active in addressing any concerns that may arise. **He or she must be in order to maintain the license.**


Please allow this practice to continue in this city. We do not want to Louisville to lose its status as an innovative, small business friendly city. And we don't want to lose tourism dollars. I know I have hosted many of travelers who stayed here only because of the type of short term rental experience we offered. The sharing economy is the next big technology wave. Why punish hard working entrepreneurs who act as passionate hosts to the city and actively seek to bring people to the city to spend tourism dollars?

WBNA TV-21 - 3701 Fern Valley Road - Louisville, KY 40219
Phone: (502) 964-2121 Fax: (502) 966-9692
www.wbna21.com

Vacation home hosts are fine with, and in fact invite the taxes, licensing, inspections proposed... just not our livelihoods being shut down.

Please revise the language in this ordinance to allow hosts like myself to operate in this city. Restrictive licensing requirements would be bad for our local economy and our image as a dynamic city. But smart legislating will allow our city to flourish.

Sincerely



Tom Fawbush
General Manager
WBNA TV21

Home address:
6803 Lake Buckhorn Ct
Louisville, KY 40291

Simmons, Rebecca

From: Helga Ulrich <hhubmw@gmail.com>
Sent: Wednesday, August 12, 2015 12:49 PM
To: Yates, David; James, David A
Subject: Public Safety Committee - public input

Chairman Yates and CM James

Thank you for allowing public input into the drafting of an ordinance that will regulated the 'free falling' short term rentals of whole houses, condos and apartments.

I took a bit of extra time to provide y'all with actual revenue data that might help you.

I am almost completely in support of the first draft of ordinance 0-131 section 115 except for the two sections that I have already brought to your attention regarding the excessive parking needs.

I had also added a need to address the entertainment section similarly as the Metro Council has addressed during the discussions regarding B&B.

Two points I want to bring your attention since my last written note (in part presented to you during the open public hearing 8/5/15

1. I am quite disturbed to hear a couple of you wanting to NOT regulate homes that advertise their residence themselves as they 'are for the most part law abiding citizens'.

You see they are NOT:

- a. many arbitrarily determine max occupancy of their residence, some even increase it at will at newer internet listings
 - b. they interpret or misquote the noise ordinance –“keep noise to a minimum, “, keep noise to min. after 10:30PM”; “move party indoors after 11PM”
 - c. they claim that parking on the street is free, limitless and at their disposal at will
 - d. offer gas grills on 2nd story condos (fire code violation).
2. To exempt short term rentals in multifamily residences from any regulations is equally disturbing as the impact on direct neighbors can be greatly affected.

I ask you to please reconsider those two exemptions.

- The economics of regulating investors' single family properties versus all properties (includes owner occupied as well as apartments/condos)

I had previously collected occupancies for all OL properties for the whole month of May. I calculated revenue generated for each property multiplying days occupied by the listed charge per day to derive at the following \$\$

- Investor single family properties [count 5]: \$17,379
- Condos/apartments[count 17]: \$33,033
- Owner occupied single family[count 5] : \$19,726

Also

- Lofts at 815 W Market Street (Glassworks) [count 11] : \$22,525

Please note: all revenue was calculated at a four person occupancy rate and min price/night listed for that occupancy. The actual revenues were likely higher rather than lower.

These revenue \$\$\$ speak for themselves. The task of regulating all properties is a short term problem but the long term financial gains to Louisville Metro should outweigh the initial cost!? Regulating the smallest segment of the short term rental market seems NOT logical.

- Alarming increase in Short Term Rental Units
- 1. But what is most alarming is how fast this rental market segment is expanding. Search criteria:
 - a. 4 guests, whole house/condo/apt early March 368 listings; early August 490 listings: a 30% increase in a five month time frame; that's all of Louisville, within Old Louisville 28 listings early March -> to 40 listings early August. I recently learned that 3 adjacent apt buildings were purchased with the intent to rent to businessmen (no confirmed internet listings yet); we already have several blocks that have 3 listings each.
- The impact on any neighborhood is significant: we are generating neighborhoods without neighbors; neighborhoods of transients; Will we see 'hotel row' in our future similar to 'Whiskey Row'?
- If this growth continues at the current rate we will have fewer residents which means fewer volunteers to manage the neighborhood activities like festivals, fests, art shows other events.
- In many cases we are also diminishing affordable rental housing; all the listed apartments and condos could easily be rented to permanent residents, of course at a reduced income level, perhaps at less than 1/3 of short term rental rates
- Surely you must know this will affect the real estate value of any given property.

Those living in the county aren't much affected by this market segment as the newer home owner associations already contain by-laws disallowing any such rental or any rental for that matter.

Thank you for your attention and consideration to my concerns. I'd be glad to answer any questions.

*Helga U
Irich
112 E Ormsvy Ave
502-608-8006*

Simmons, Rebecca

From: Ott, Stephen
Sent: Wednesday, August 05, 2015 11:33 PM
To: Faith Yascone
Cc: Yates, David; Boles, Brian
Subject: Re: Public Comment for Public Safety Committee - Short Term Rental Ordinance

Ms. Yascone,

Thank you for submitting your comments. By copy of this email I am forwarding your comment to Councilman David Yates so that he may submit them for the record at the next meeting.

SO <>< - Sent from iPhone

On Aug 5, 2015, at 10:24 PM, Faith Yascone <faithyascone@icloud.com> wrote:

Hello Stephen,

I was unable to make the public hearing today due to scheduling conflicts. I have copied a letter within the body of this email. I would like to submit my letter for future public comment regarding the Short Term Rental Ordinance.

Please read below

We (the Yascone family) are writing this so we can share our real view of what vacation home rentals/short term rentals really are, what it means and how it works. We are part of a large group of short-term rental property owners that seek a positive view of short-term rentals and fair treatment. We wanted to take the time to introduce ourselves and believe with a true understanding we feel that you will be able to help come up with fair policies/ordinances for Vacation Home Owners. FYI: The titles Short-term and Vacation Home are one and the same.

Brief background:

When we (the Yascone family) started hosting airbnb it was at a time when our family suffered the loss of a beloved family member, this sudden passing, by way of suicide was beyond shocking. We never saw it coming and we were devastated beyond comprehension. We lost not only our beloved family member, but also our abilities to function and maintain our household! We credit airbnb to saving my family at this time of mourning when we could not make ends meet!

We own a lovely fourplex in a slowly up and coming street in old Louisville. Our guesthouse is located on a street where there are more abandoned houses than most streets in Old Louisville. We are striving to positively change our area in which we live and work, we live less than a block away from our guesthouse. We're known as a vacation home owner we have inspired the 1300 block of South Floyd Street to try harder to become a more attractive vibrant and safer neighborhood. You can often find my family walking up and down the streets where our guesthouse is located picking up litter in our efforts to promote change. When income is linked

to the upkeep of the neighborhood it forces vacation homeowner hosts to take an active interest in the beautification of said neighborhood.

We know one thing having vacation homes available improves neighborhoods. It brings money into the hands of people who actually have been improving their neighborhoods; creating jobs within the communities, and bringing tourist and money into Louisville's neighborhood businesses. We know that there are many vacation homes in areas where they cannot have hotels, which makes vacation home rentals a huge benefit to our city! Vacation Homes are excellent ways to quickly develop areas that are prime locations yet have been overlooked for so long as a prime location, such as old Louisville! Old Louisville along with many downtown neighborhoods (Nulu/Portland/highlands) are not suburbs, they are urban communities! That could become (if they are not already) lovely walking communities with neighborhood stores and restaurants that people actually want to patronize!

Key points: Short-term/Vacation Homeowners are ambassadors for their neighbor! Property owner hosts promote local neighborhood businesses primarily and we act as a concierge service to help travelers see Louisville from non-traveler perspective! Short-term/Vacation Homeowners are the ultimate buy local promoters and are completely grass roots driven. Just the other day a group of our guest spent \$2,000 in one sitting at a restaurant they were able to walk to in Old Louisville. We found this out because the restaurant owner thanked us.

Vacation Home owners are community builders! Having one vacation homeowner in a neighborhood does change that area for the better! We need to welcome growth and put some money back into the community! Vacation rentals are good-Ole-home grown grass root local businesses. Jefferson County should support and welcome the few people that would like to stay in community based vacation homes!

Vacation Home owner hosts are job creators and support i.e. landscaping, housekeeping, laundry service, cab service, restaurant, shopping and more. Most of the revenue made from vacation home rental is kept within the communities and have less of an exchange of hands to get there.

Vacation Home ownership is a fast way to recover and improve a neighborhood.

Rumor: Vacation home rentals will take away from low-income housing.

Truth: Low-income housing is not balanced in the old Louisville area we are actually controlled and overrun with low-income housing, which blocks growth. The truth is that Old Louisville is overrun by Halfway houses and illegal Halfway houses, per my councilman David James. We have countless slumlords that could care these about our community. We feel that it is backwards to focus on the "issues" of vacation homes, when there are much larger issues plaguing our communities!

Many people of our nation crave sustainable living and buying local; vacation home rentals are part of this growth! Big businesses almost destroyed our country in 2008 we have to have some control in the hands of the people who are not big business.

Rumor: Only backpackers and people that cannot book hotels, travel via vacation homes.

The truth: [airbnb.com](https://www.airbnb.com) requires verification via driver's license, social security and Skype. People that rent vacation homes are homeowners, are highly educated and use vacation homes to feel part of the neighborhood.

Rumor: Vacation Home owners don't pay their taxes

The truth: Airbnb hands out 1099s to the Vacation Home Owners and most hosts are professionals that cannot risk not paying taxes.

Rumor: It will cause parking issues in neighborhoods.

The truth: Many guest fly in and use cab services, limos, uber or public transportation. Fact, our property could add up to 8 cars parked on the street if we were operating as an apartment building, which we are not. Should Jefferson County truly tell people how many guests with cars can visit a homeowner property? Should Jefferson County have the right to regulate some and not all property owners, by just singling out vacation homeowners? Also if the homeowner is offering up their entire house that means the homeowners car will be relocated, during that time. Parking isn't a real issue!

My view on the ordinances:

Overall the Jefferson County proposed ordinances are too general and does not support the business of vacation home owners/short-term rentals. The ordinances seem to be designed to destroy vacation homeowner/short-term rental businesses.

Jefferson County is pushing for unjust ordinances; Ordinances that state for example short-term rentals must be your primary residence and not a vacation home. This section goes against what vacation rentals aka short-term rentals are. This is due to the fact Jefferson County doesn't understand what the true nature of Short-term/Vacation Home rentals are!

Parking: That standard curbside parking will not be allowed for short-term rentals! If Jefferson county regulates vacation homeowners, should they not regulate homeowners in general that have guest, and how many people they may have living and staying within their own home?

Zoning: It just doesn't make sense for vacation home/short-term rental business, which have been in business for many years to fall under zoning laws. Maybe Jefferson County should grandfather in preexisting vacation home/short-term rental business.

Permits: The permit renewal window is too strict! If you missed your renewal window you would not be able to get a license for another year. This is not supportive of small business owners. This is destructive.

Regulation on number of guest: The limitation on the number of guests a house may have isn't based on anything. We say it should be 2 guests per bed like a hotel or a B&B.

Great news Louisville tourism is working and all we are asking is to be allowed to be a part of the growth.

Kind Regards,
Faith (Glenda, Love & Joy) Yascone
(917)858-9565

Sent from my iPad

Sent from my iPad

Simmons, Rebecca

From: Hollander, Bill H.
Sent: Monday, August 10, 2015 11:57 AM
To: Yates, David; Boles, Brian
Subject: Short term rental comments to share

From: Angela Lewis-Klein [mailto:angelainlouisville@gmail.com]
Sent: Wednesday, August 05, 2015 1:51 PM
To: Hollander, Bill H.
Subject: Re: Contact Councilman Bill Hollander [#257]

Mr. Hollander

unfortunately I am unable to get away from the office to attend this meeting today.

My main concerns are:

a. safety - never knowing who is living in the residence, or for how long.

b. economic -

b1. Guests of an airbnb have no commitment to the neighborhood, no investment in the property. there is a decline in the neighborhood, because it is a commercial enterprise in a private homeowner setting, it changes the entire "feel" of the street.

b2. Owners are evading hospitality taxes, and skirting zoning regulations. Why should a private owner, as in the case of my neighbor, be making \$105.00 a night and the city is getting no tax income from this?

3. Licensure - who is regulating these houses? what recourse does the "guest" have on a bad property? how can standards be set? Also, the fee should be large to discourage this sort of activity. A minimum of \$1,000.00 PER PROPERTY should be collected annually.

Regular health inspections should be conducted, just like for hotels and motels.

4. Insurance - how is the owner of the property getting insurance coverage when using a residence out of zoning for commercial purposes? what happens if there is a fire or other emergency - how is the property, and property of neighboring houses covered for damages?

We have ordinances on the books now to shut these activities down. It's called ZONING.

if we, as a city, would enforce this, proactively, we would see a decline in this 'off the grid" business.

thank you

p.s. air bnb is an entirely separate enterprise from a derby week rental. Throwing that comment into the discussion is just muddying the waters.

also, not every area of metro has an HOA. We count on the council to protect those of us who have invested in Louisville as our home.

thank you

On Thu, Jul 23, 2015 at 5:20 PM, Hollander, Bill H. <Bill.Hollander@louisvilleky.gov> wrote:

Dear Ms. Lewis-Klein-

Thank you for contacting me.

We are still looking for public input. I encourage you to attend the Public Safety Committee meeting on Wednesday, August 5 at 3 p.m. The Chair will allow a limited number of the general public to speak on the short term rental ordinance. There will be enough time for 15-20 citizens to speak for a period of 3 minutes each. The Chair is also requesting that anyone wishing to speak provide further documentation to the Clerk's office to ensure their concerns are passed along to all members of the committee. Please contact Mr. Brian Boles with Councilman Yates' office at 574-1125 if you are interested in speaking. If you cannot speak but would like your views shared with all committee members, send them to me. If I don't receive anything from you, I will share the emails you have sent me to date.

Bill

(NOTE: if you didn't, please be sure to copy my Legislative Assistant, Ms. Kyle Ethridge, on all emails to me. Her email is: Kyle.Ethridge@louisvilleky.gov)

Councilman Bill Hollander

Ninth District Councilman

601 W. Jefferson Street

Louisville, Kentucky 40202

(502) 574-1109

From: Councilman Bill Hollander [<mailto:no-reply@wufoo.com>]

Sent: Thursday, July 23, 2015 4:06 PM

To: Hollander, Bill H.; Ethridge, Kyle

Subject: Contact Councilman Bill Hollander [#257]

Name *	Angela Lewis-Klein
Address	 500 Macon Avenue St. Matthews, KY 40207 United States
Phone Number *	<u>(502) 893-8076</u>
Email *	<u>angelainlouisville@gmail.com</u>
Comments	I was very disappointed to see the Metro council backing away from stringent rules

regarding Airbnb. Council member Denton needs to realize not all areas have Homeowner's associations.

we should most definitely regulate "private citizens" when they are circumventing zoning regulations and taxes by turning private homes into hotels.

I hope the Metro council will change their position on this.

Simmons, Rebecca

From: David Caldwell & Brigid Kaelin <davidandbrigid@gmail.com>
Sent: Thursday, August 06, 2015 4:39 PM
To: Yates, David
Cc: Boles, Brian; Peden, James
Subject: Short Term Rentals - Public Safety Committee

Councilman Yates,

I appreciate the opportunity to speak at the Public Safety Committee Meeting yesterday afternoon. Thank you for the chance to talk about how my wife and I rent out our house, and how the ability to do this helped us to avoid foreclosure at a time when that would have been a serious possibility without Airbnb. We regularly rent out our four bedroom house in the Highlands - mostly to families that are here for events or vacations. While we rent our house out, we stay with our in-laws or friends in the neighborhood. We report the income and pay taxes on it.

There are three main points I would like to make part of the record and expand on.

1. You need to protect the ability for homeowners to quickly and easily rent out their own property as much as they want. I personally can't say how often I may want or need to rent out my house in order to augment my income. Requiring a permit or imposing a fee just puts people in danger of being outside the law. It seems to me that owner/occupiers should be exempt from whatever ordinance you decide to create. The quality and safety of our property is monitored and ensured through the very powerful peer review system built into many of these sites.
2. The type of people that use Airbnb and other home rental sites are the types of people we want to visit our city. They shop at local stores, they eat at local restaurants, they enjoy our neighborhoods and culture. I believe they are more likely to come back - in fact I have at least two families that have visited two extra times because of the experience in our neighborhood. I believe that staying at my house and eating at Havana Rumba, drinking at Dundee Tavern and visiting the Douglas Loop Farmer's market does a better job of promoting our city that a convention goer staying at the Hyatt and eating at TGI Fridays. (Not to mention the fact that 100% my guests' dollars stay in our local economy) We routinely get guests who chose to come to Louisville because they are able to stay in our neighborhood in a house instead of a downtown hotel, and these folks would have otherwise chosen to visit another city.
3. There is a need for a new law. The hotels association and B&B lobby groups did a good job yesterday of hitting their talking points about a level playing field and enforcement of the existing laws. But single family residences within our neighborhoods, whether owner occupied or not, are different from B&Bs and hotels. I think it make sense to make business renting out these house register and pay an annual fee, but subjecting them to the same requirements and taxes as hotels seems excessive to me. These folks should be allowed the flexibility to use their property in the way they see fit - if it is for business many weeks of the year or for personal use other weeks - they are not the same as hotels and professional B&Bs.

The last thing I will mention is how surprised I was to hear Ms. Williams speak up against these rentals so vehemently. Those of us who rent these properties promote the city and increase tourism - it seems like that would align with her goals. She pointed out herself that Airbnb is super popular with Millennials - it seems like giving millennials the options they want to visit our city would be part of her agenda not anathema to it. If we

want more young professionals to fall in love with our city and move/stay here, we need to meet them on their terms -- short term home rental sites (like Airbnb) do that.

Her interest in protecting her budget (the tax base from and revenue for huge hotel companies) seems to have taken priority over actually promoting the city. It also seem off base to me - if Louisville was an unfavorable place for hotels why are Omni, Aloft and others opening up here?

Thank you again for your time and interest in this subject. I would be more than happy to talk about this further or serve on a community team if that is possible.

Thanks again.

David Caldwell



Metropolitan Housing Coalition

P.O. Box 4533

Louisville, Kentucky 40204

Phone: (502) 584-6858

Fax: (502) 452-6718

Short Term Rentals
Comments by Metropolitan Housing Coalition
Louisville Metro Council Public Safety Committee
13 August 2015

Short term rentals are an arms-length business transaction with both parties receiving consideration. The owner receives an economic benefit. The renter has an expectation of safe and decent housing.

The way we have achieved safe and decent housing in Louisville is through regulation and inspection. We have building codes, zoning codes, fire safety codes. We require certificates of occupancy for long term rental and even more stringent safety procedures for hotels. We inspect these units and have Code enforcement sections in many of our departments.

MHC is very cognizant of the way that the Land Development Code has impacted housing patterns and fair housing opportunities. That process is also governed by laws and has an inspection protocol.

Some of the activity is funded by fees and taxes that are imposed on users of these processes and the rest comes from general revenues. We are willing to pay a price to ensure the safety of people and property in Louisville.

All these protections seem to be jeopardized in the haphazard way that short term rentals evade our planning for residents, neighborhoods, built development, safety features and funding streams. But each of these elements needs consideration as we attempt to include what was a boutique industry but is now a growing industry with considerable impact on our residents and neighborhoods.

Louisville plans its built environment and the Comprehensive Plan, Cornerstone 2020, soon to be updated, is the document that shows how we want to grow and develop. The Land Development Code takes that vision and enacts it parcel by parcel. Neighborhood plans further define how growth should occur.

The short term rental industry is subverting that process, changing neighborhood dynamics and potentially robbing our own lower wage workers of housing options. Currently, the rental vacancy rate is very low and it is difficult to find rental units. You have only to ask Kentucky Refugee Ministries how much more difficult it is to find housing for the legal refugees entering Louisville- jobs are not the problem, housing is

the problem. Over 35% of Louisville rents and young people, under the age of 34 are renters at a 2:1 ratio. We need to protect our rental housing or we will not grow as a city.

People are delaying homeownership and this is national trend. Student debt, lower wages and higher housing costs as well as stricter loan requirements are well documented contributing factors to this delay. That is the new reality and there really can be competition between short term and long term rental units. We definitely govern this development. It would be disingenuous to say the free market is the reigning influence. Our zoning and our neighborhood plans are equally important.

Safety is a great concern. A child's death due to a blocked fire exit is not the cost of doing business just because that arms-length business transaction is confined to only ten days a year of rental. If there is a business that has that much potential impact on someone's safety, it must be regulated and inspected. Those are our current practices to ensure safety and they should extend to short term rentals.

Revenue in the form of taxes and fees from this business is to be expected to help off-set the administrative cost. Rental that is done "off book" robs our city of needed revenue.

This means that all who are in this business must register. They must pay a fee, let their rental space be inspected and report income.

How best to do that? We can follow the example of several cities. Airbnb collects and remits occupancy taxes on behalf of its guests in several cities, including the District of Columbia; Chicago; San Francisco; Portland, Oregon; Malibu, California; and San Jose, California.

We should require all services such as Airbnb to collect and remit occupancy taxes and to give a report on the owner, the address and the number of days the space is rented. That way we do not have to rely solely on people volunteering to register their space. We can then charge the owner the registration fee that is separate from the taxes.

We should give an incentive for voluntary registration before being identified by the service- such as a lower fee. Of course there need to be penalties for failure to register, non-compliance and for not reporting proper taxes. There can be a sliding scale of registration fee depending on the number of days a space is rented out to make it remunerative to rent in only high intensity public activity times, such as Derby.

Simmons, Rebecca

From: mtsappteam@louisvilleky.gov on behalf of austinsinnplace@bellsouth.net
Sent: Wednesday, August 19, 2015 10:05 PM
To: MetroCouncilClerk
Subject: Contact Form on "Air B&B short term rentals" from "austinsinnplace@bellsouth.net"

Submission:

Submitted by Anonymous (not verified) on August 19, 2015 - 10:05pm

Your Email Address:
austinsinnplace@bellsouth.net

Your Subject:
Air B&B short term rentals

Your Comment:
Metro Council Members:

Subject Air B&B:

My husband and I are Bed and Breakfast Inn owners, of Austin's Inn Place, on 1st street, in Old Louisville. I am also a real estate broker. In attending the meeting of the council on Tuesday, August 4, I heard a lot of stories from individual home owners making a plea for exemption of your new proposed ordinance.

We in the bed and breakfast industry welcome all folks who want to start a bed and breakfast, or an abbreviated version of a B&B. In doing so, we all had to follow city guidelines and procedures, which are quite costly; insurance, licenses, inspections, not to mention the collection of 16% tax. There are already laws in place that address such issues; they simply need to be enforced.

Most suburban subdivisions have deed restrictions and covenants in place which would prohibit such activity as short term rental. In the city, such as Old Louisville, Highlands, Cherokee Park and Crescent Hills; no such covenants exist, only the current zoning laws. They need to be enforced.

As this issue will no doubt continue, we simply ask for a level playing field. If the homeowners want to collect the rental revenue, they should comply with lodging guidelines and requirements. Placing strangers in your home and exposing your neighbors to such, without permission, is breaking the current zoning law. The parking burden alone, in such old neighborhoods, is another consideration for your neighbor and the city.

We wish everyone to be successful and as a real estate broker, I empathize with homeowners who want extra income. But, to be in business, you must follow the rules, as all small businesses are required to do. After all, having strangers in your home is a serious business.

Sincerely, Mary Austin
Austins Inn Place B&B
915 S 1st St.
Louisville, Ky 40203
502/585-8855

http://cp.mcafee.com/d/k-
Kr4zqb35XIKcT76XCShPXNEVsLsSOevud7bz5Pr8VZUQsKnjdE
OEPAuvVkJN6FASOw-O-w- R-jsjosolRXBQSkmuvpKyCqeneEyCJtdmUV BgY-
ndGPFGOQ_Rk57RrBgP8Y_OFrydj9JBxcsr4GMDJFCy0nH5kQglwq83h48iyq81BEpd452toPd44_yGq88_2uDQd4hEwtzlkQg
6ybmWjB2AEgmfSTwExVVZaJP9Y3jh4ruhdzsouBzvR