



# Short-Term Rental By Owner Open Forum



6 p.m. Aug. 11 · Train Depot, 614 Broad St. Beaufort NC



## Feedback

- Appreciates opportunity for the public to voice opinion
- Would like to know why this discussion was started, doesn't see a big issue with short-term rentals, hates regulation when it's not needed
- Issue with if regulations are passed, how will they be enforced
- Doesn't see the concern, would like to see people be treated equally, on the side of if it isn't broke, don't fix it
- Thinks regulations are not needed until there are many problems, has been helpful financially to have short-term rentals
- Is an owner that rents property and is a responsible owner, renting property is income for residents for the many types of rental properties in town, if there is short-term rental property run orderly next door, where is the regulation required? parking is an issue but owners can direct renters where to park, thinks it will be hard to write regulations that protect renters, owners and others, is not opposed to regulations but is opposed to heavy handed regulations, occupancy tax goes toward tourism promotion, gives opportunity to stay in Beaufort, serve a strong need and contribute to the economy, have to use mechanisms in place before

## Feedback

- Wanted to provide insight on living next to a VRBO with a high turnover, but strongly supports property laws within the law/ordinances. VRBO next door renters trespass and block driveway. Does owner have responsibility to direct renters? see no mention of parking on website, feel their property rights have been compromised.
- Live on Marsh Street in RS-5 and defines short-term as less than one week. Owner tried to paint a picture of living near two different styles of short-term. One is a small space that is supervised properly with a low profile the other is a property next door that has been renovated and morphed into a whole-house rental property with no onsite residents. There's 4-5 bedrooms that hold 10+ people with an average stay of 1-4 days. special events are allowed. Parking is an issue because of minimal driveway parking, guests block sidewalks and spill onto roads, there is an increase in noise that impacts neighbors quality of life, a great deal of trash is generated, there's no onsite management, a lack of health and safety inspections are jeopardizing the health and safety of neighbors, who have become a concierge service, if this type isn't addressed or regulated properly, Beaufort will turn into a beach town. Believes there's a need to protect and preserve neighborhoods by enforcing existing current regulations and targeting current issues, current LDO language needs to be tightened up to protect all homes and neighborhoods

## Feedback

- In favor of some sort of regulation of rental sites. There's over 400 unregulated rentals in town. As a resident downtown, had to deal with noise and parking is a real issue with multiple cars and boat/trailer, some homeowners are converting their home illegally, some are not reporting their occupancy tax, sometimes it feels like living next to a hotel, Key West has a solution she recommends. Regulation is important because of commercialization of neighborhoods, will change the community, encourages the town to do something
- Have a vacation rental that's also their home, Beaufort has a long history of being a resort community, bought a cottage last year, understand the concerns, they renovated property and have family keep an eye on it. Family and friends use the cottage but they also rent it through vacation rentals that helps offset the cost of owning the cottage, finds its hypocritical that some wont finish construction but attacks vacation rental owners, feels they have a responsibility to be considerate, have no problem paying occupancy tax, doesn't feel Key West is an accurate comparison, questions how you go about changing/regulating the long-standing tradition of renting, should be a level playing field, instead of regulating, have a level of guidance, people are spending money here
- Vacation property is a yacht, thinks there shouldn't be a governing body but some guidance and teach owners how to screen is a great idea, in support of rental business but owners needs to do their part, people pay their bills on visitors here, this isn't so much a rental problem but a parking problem

## Feedback

- Became financially responsible for a family home in the 90s and has rented it in some form since, long-term tenants can be equally obnoxious, parking is an issue, short-term rentals have given him the opportunity to use the home throughout the year, hopes the short-term continues to be an option
- This is a special community, decided to buy a home to create family memories, concern is that it's a gray area, a lot of what he's heard can fit in one of three categories: regulations, guidelines or communications. Feels there's been a lack of communication, try to make home/neighborhood better, thinks there should be a cohesive plan to address these issues
- Lived 30 years in three different neighborhoods in Beaufort, neighbors are selling their homes, nervous about future owners
- Longtime Beaufort family, welcomes change, moved to another street in Town and try to tread lightly, know that it's a second home and surrounded by wonderful full-time residents,, have noticed the rentals does change the feel on the street with lots of people coming in with more than one car, parking is something to think about with these types of situations that wouldn't be as disruptive to the neighborhood, have seen neighbors change their habits in reaction to the changes

## Feedback

- Think the town struggles with the shift in last 30 years to tourism it has become difficult for full-time residents with the influx of visitors, have seen and feel neighborhood change in recent years,
- Beaufort is 50 percent non-resident, there are eight empty houses to the west of her or used by weekend people, summer people, wish more people lived full time in Beaufort, before tourists many of the renters were marine scholars
- Suggest that those who rent their homes make sure to have working smoke and carbon dioxide detectors in their rentals
- Rented home 12 times, complements existing available lodging, brings visitors into a home that would otherwise be empty and generates revenue for the local businesses (email)
- Full-time resident rents out room, which helps generate income to help put son through college, enables visitors to afford a visit, puts tourism dollars into local economy (email)

## Feedback Round 2

- Recommends a peer-to-peer group to better vet tenants
- Agree with less regulations, think a small enough group to address the problems and police selves
- Agree with suggestion to have a Town-sponsored association or group interested in renting/renters, also picked up from discussion that parking and community are issues, with Beaufort blossoming community will change, think many of these topics take long-term planning and discussion, need ways to keep families in area, think it's bigger than this issue, need to consider the impact of the bridge and take the opportunity to revamp traffic flow and parking, automotive alternatives, thinks the rentals are the trees causing us to miss the forest
- Marsh street owner recognizes that he owns the property being complained about but has not had complaints from police/town etc. have had complaints from a neighbor about parking, one cannot regulate personal pique, an appropriate way to deal with this problem is to ask for volunteers/owners to meet frequently to discuss regulation, communication and guidance, feels private group would be more beneficial
- Have two neighbors that rent their property out, even having two rental properties has negatively impacted quality of life during the summer, can say been fortunate to not have any problems including parking, can see that parking is a problem in other neighborhoods, don't think it's fair to castigate renters for lack of parking, need to address the actual problem and not put them at the feet of the owners, the problems need to be addressed and existing laws need to be enforced fairly and across the board, think it's a great idea to create an association for rental property owners to use as a resource and benefit, would address problems and be in the spirit of the Beaufort community

## Next Steps

- Evening meeting two weeks from tonight at 6 p.m. Aug. 25
- Provide contact information to Town Clerk for reminder about follow-up meeting