

NOTE: THIS IS A COPY OF THE LETTER THAT THE CCL BOARD HAS SENT TO THE VIRGINIA BEACH PLANNING COMMISSION.

Summary

It is the position of the Croatan Civic League that Short Term Rentals be reasonably restricted in residential zones. Such rentals to be defined as less than 30 days and to be restricted to no more than twelve (12) contracts per year. The CCL supports other restrictions including banning event home rentals.

Dear Planning Commission,

The Croatan Civic League respectfully urges you to consider limiting the number of times a person can rent out their house in a residential area for less than 30 days. Two rentals per week, the current proposition, clearly disregards the will of every resident who does not rent out their home, which is the majority of people in this city. It will encourage corporate buyouts of rental homes. The character of the residential zone will be erased for most oceanfront neighborhoods.

The worst problems occur when 1) turnover is frequent, 1-3 days 2) no limit on tenants leads to excess noise, trash and parking 3) The majority of houses turn into rentals, due to the income potential. The once residential area starts to feel like a modest hotel zone in summer and a ghost town in winter. Full time residents want a community, not a revolving door of strangers, and they will leave. Inevitably, upkeep starts to decline on the houses as they are just money pits to their owners.

It is not far-fetched to imagine Croatan with 75% rental homes in a few years as investors drive up purchase prices and maximize short term rentals and events to make profits, unless the rental options are reasonably curbed. Virginia Beach is within a day's drive for two thirds of the US population, which is good for hotels but not for homeowners who do not want to live in the middle of a low-cost motel district. Restrictions are necessary to maintain the purpose of the zoning scheme.

The Croatan CCL supports the following:

- 1) Limit a house rental to 12 STR contracts annually. This will reduce very short term -weekend and nightly rentals- while allowing weekly or longer rentals every week of the summer.
- 2) Define short term" as a residential rental under 30 days. The current 90 days STR transient tax period unfairly burdens people who rent for most of the summer or fall.
- 3) Prohibit "event" or "gathering" houses. This is where the Ordinance should be clear. "Event "houses should not be permitted in any residential areas. The event house is an outright venue, not a residence, with no "bona fide" residents living there.
- 4) Impose fines on management/realtors for violations as well as owners because the realtor must keep records for clients and must abide by the limits of the Ordinance in conducting business on their behalf.
- 5) Establish a registry, annual registration for quarterly TOT, proof of insurance etc. Code enforcement should get some part of the TOT to support extra Code enforcement, especially in summer, for those areas paying the TOT.
- 6) All rentals should maintain proof of insurance, fire extinguishers, smoke alarms and rental property liability insurance -- require that a checklist of these items is accepted and agreed to each year when registering.
- 7) The number of people in a rental should be limited to a reasonable number, maximum 3 per bedroom.

Thank you for the time and attention you have devoted to this important issue. The future of Croatan -and other residential communities- is in your hands.

Sincerely,
Bill Garvey

President, CCL

Croatan Civic League, 517 Croatan Rd Virginia Beach VA

Email: cddx@aol.com