

Short Term Rental (STR) Task Force

Homework Results – 12.11.19

Survey Questions:

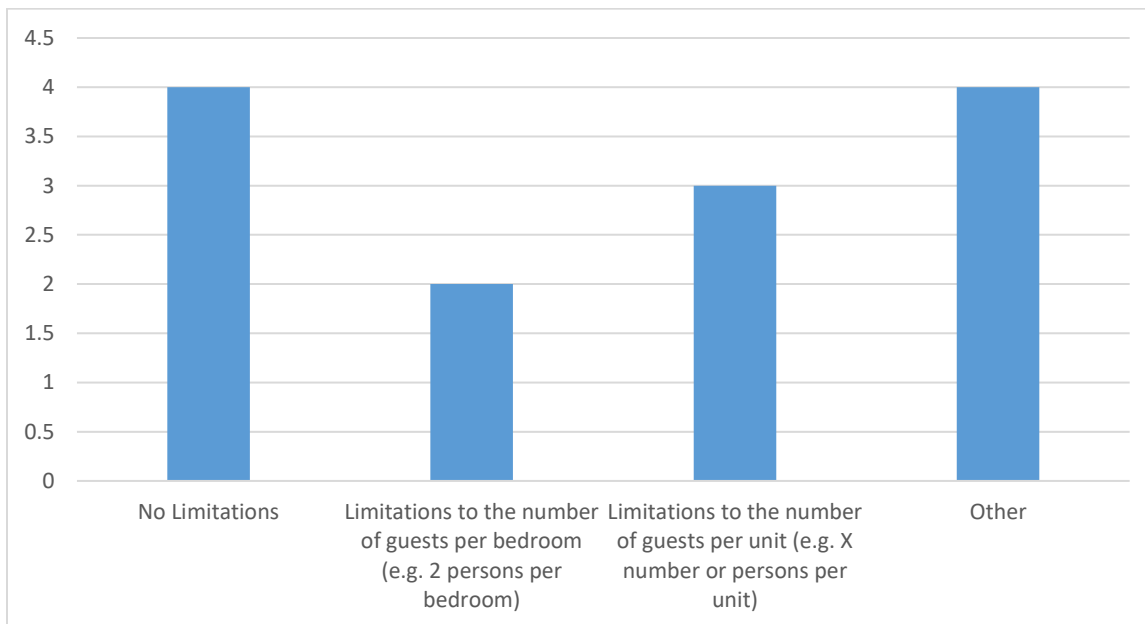
Identify STR Prohibition Zones. Use this section to place a point in each zoning district where you would prohibit STRs.

See attached map.

Comments on placement of points on the zoning map:

- I don't believe dedicated whole-house STRs should be allowed in any zone in Chapel Hill. My second choice would be to limit them solely to the districts where tourist homes are allowed. If that were the case, I would support the limitation noted above.

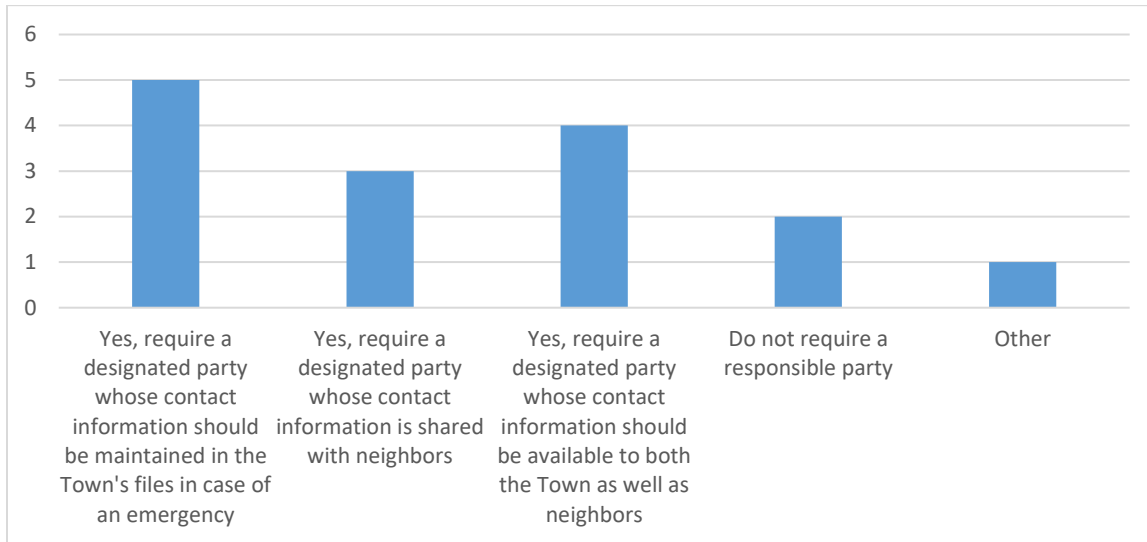
Many cities have chosen to limit the number of guests permitted to stay in a Short Term Rental (STR) by placing an occupancy cap on STR properties. Select the provisions you could support:



If you selected 'Other' in the previous question, please provide details here.

- 2 persons/bedroom + 2 guests. This is a common and reasonable requirement and allows for families with small children who don't need their own bed/bedroom.
- No non occupied owner house rentals in city limits of Chapel Hill. They also must be zoned in sections and be regulated with rules applied to other like kind lodging.
- I would at least consider caps per neighborhood and any other limits that would make it easier to avoid negative externalities.

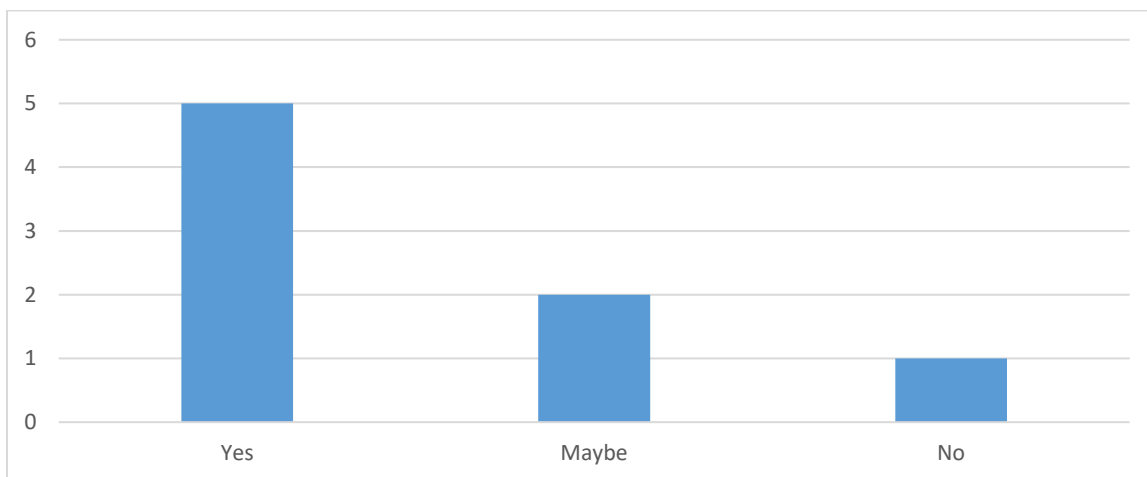
A Designated Responsible Party is someone the STR operator appoints who is available to address complaints or issues that may arise at any time during the guests' stay. This person's contact information may be maintained on file to be shared with police and fire departments. Other cities require that this person's contact information is posted on the exterior of the property. This allows neighbors to contact the property owner or manager if issues arise. Is this a provision that you would support?



If you have comments supporting your answer to the previous question please enter them here.

- In order to protect their privacy, designated parties should not have their private contact information shared with/available to more people than is necessary.

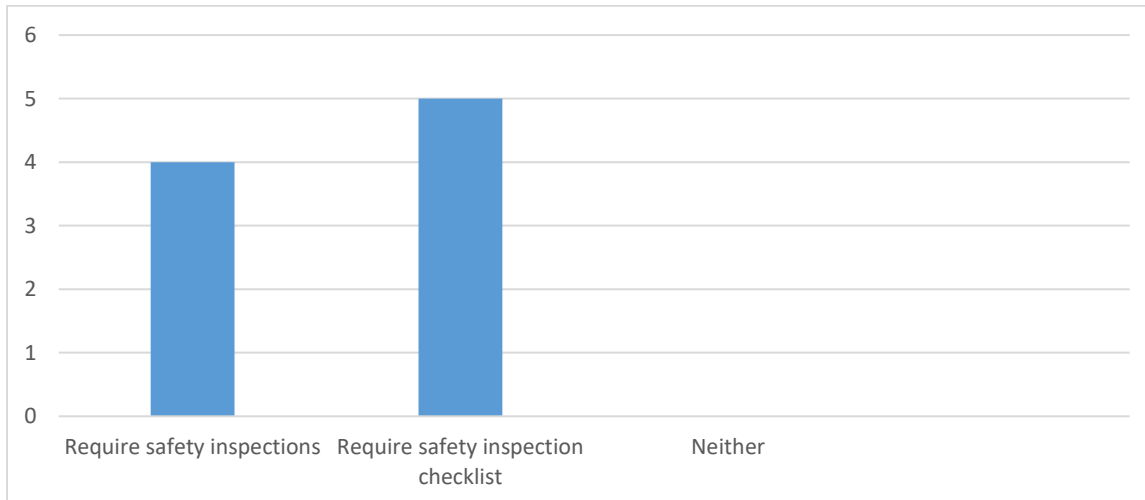
Cities such as Wilmington, NC, New Orleans, LA, Portland, OR, and San Francisco, CA, have required proof of liability insurance for incidences of personal injury and property damage at the time the STR operator applies for his/her permit. Is this a provision you would support?



If you have comments supporting your answer to the previous question please enter them here.

- It seems unnecessary for the town to get involved in insurance requirements given the risk is on the homeowner. Furthermore, Airbnb, where 90%+ of short-term rentals in Chapel Hill are listed and booked, already provides coverage for both personal injury and property damage for stays booked through the platform. Requiring additional insurance is redundant.
- Perhaps I'm missing something, but it is difficult for me to see why we wouldn't want owners to show that they can cover the cost of damage or harm arising from their business. Even if it is difficult to enforce, having the requirement would provide a source of liability should they later be found to fail.
- Note that changes to NC Department of Insurance policies means that losses arising from home-sharing host activities now are excluded from standard homeowners insurance policies starting. Hosts should demonstrate that they have appropriate coverage through the necessary riders.
- Why does the Town care if a host has insurance?

A Health and Safety Inspection may be required prior to the issuance of a zoning permit. These inspections verify that basic health and safety standards are met, such as the presence of smoke and carbon monoxide detectors, fire extinguishers, and emergency egress. Alternatively, some cities simply require the property owner to complete a safety inspection checklist and certify that he/she complied with the checklist requirements. Do you support required safety inspections or a self-inspection checklist prior to approval of a STR permit? (See required reading for examples of safety inspection checklists).

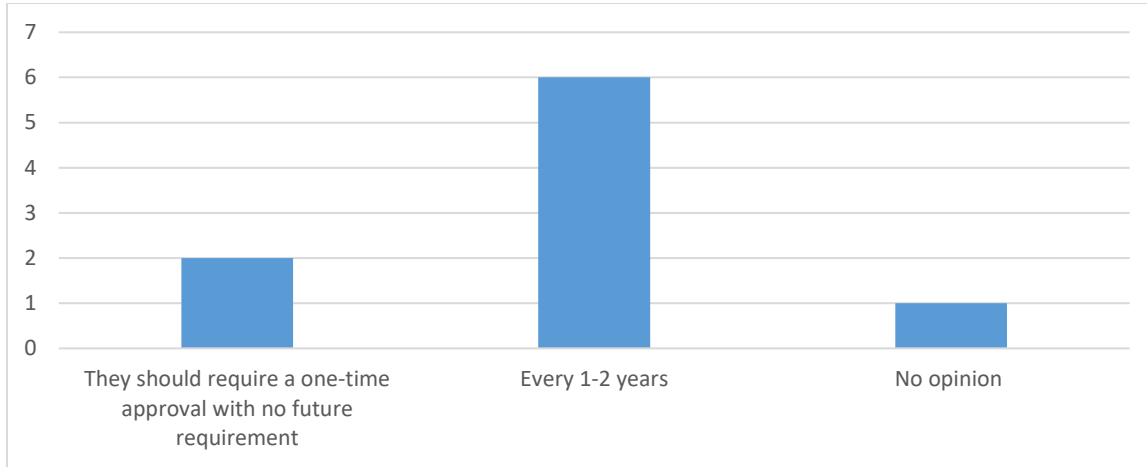


If you have comments supporting your answer to the previous question, please enter them here.

- Self-inspection checklists should be enough, but I may also support occasional and *random* inspections by town staff and/or staff inspections following a health and safety-related issue/complaint to verify checklist requirements are met with stiff (but not exorbitant) penalties if they are not.
- If resources preclude safety inspection another strategy could be for a list to be posted and to let those renting report anything that is missing.

- Again, it's difficult for me to understand why you wouldn't want to make sure that a business that is boarding visitors doesn't endanger them, as would a hotel. If there is an issue with resources for enforcement, then we need to address the needed resources rather than ignore the need.
- Hard to say without understand town resources that could be dedicated to enforcement.

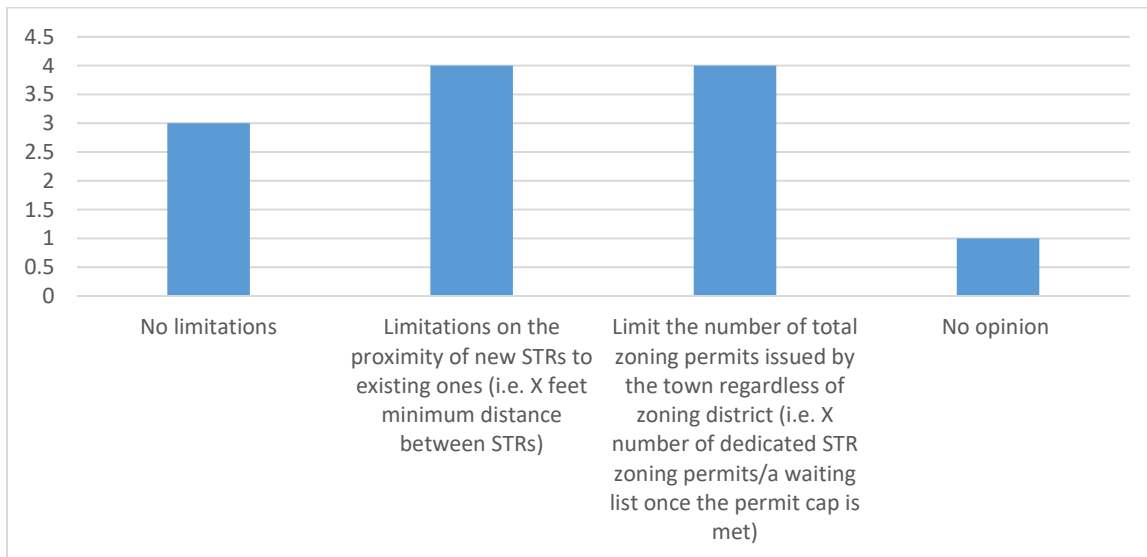
Some permits may require regular renewal to ensure that all standards are maintained and met. How often should STR permits be renewed?



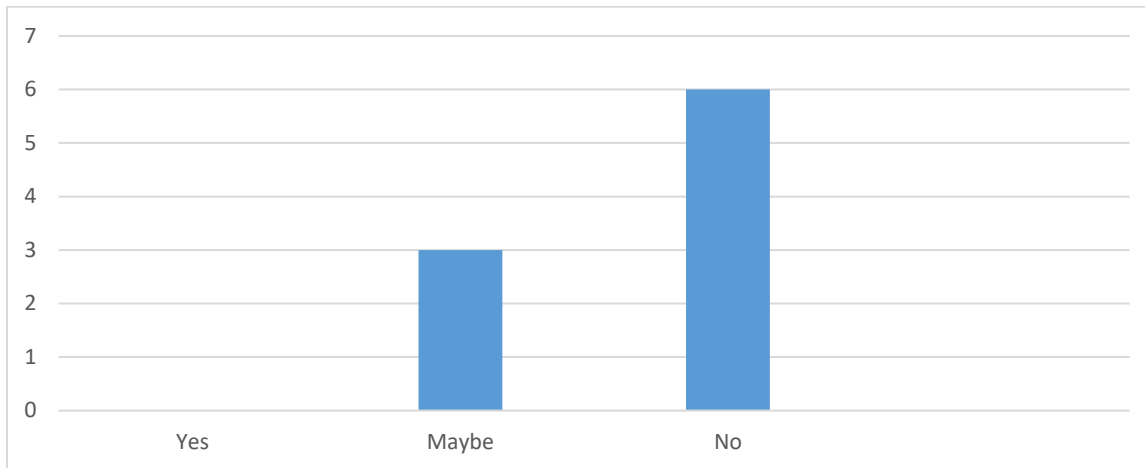
If you have comments supporting your answer to the previous question, please enter them here.

- I support renewal every 2 years, specifically.
- More frequent renewal would provide greater contact with the town and thus greater potential for management of the relationship and oversight.
- Again need more info about town resources for something like this

What, if any, limitations would you support to limit the number of dedicated STRs?



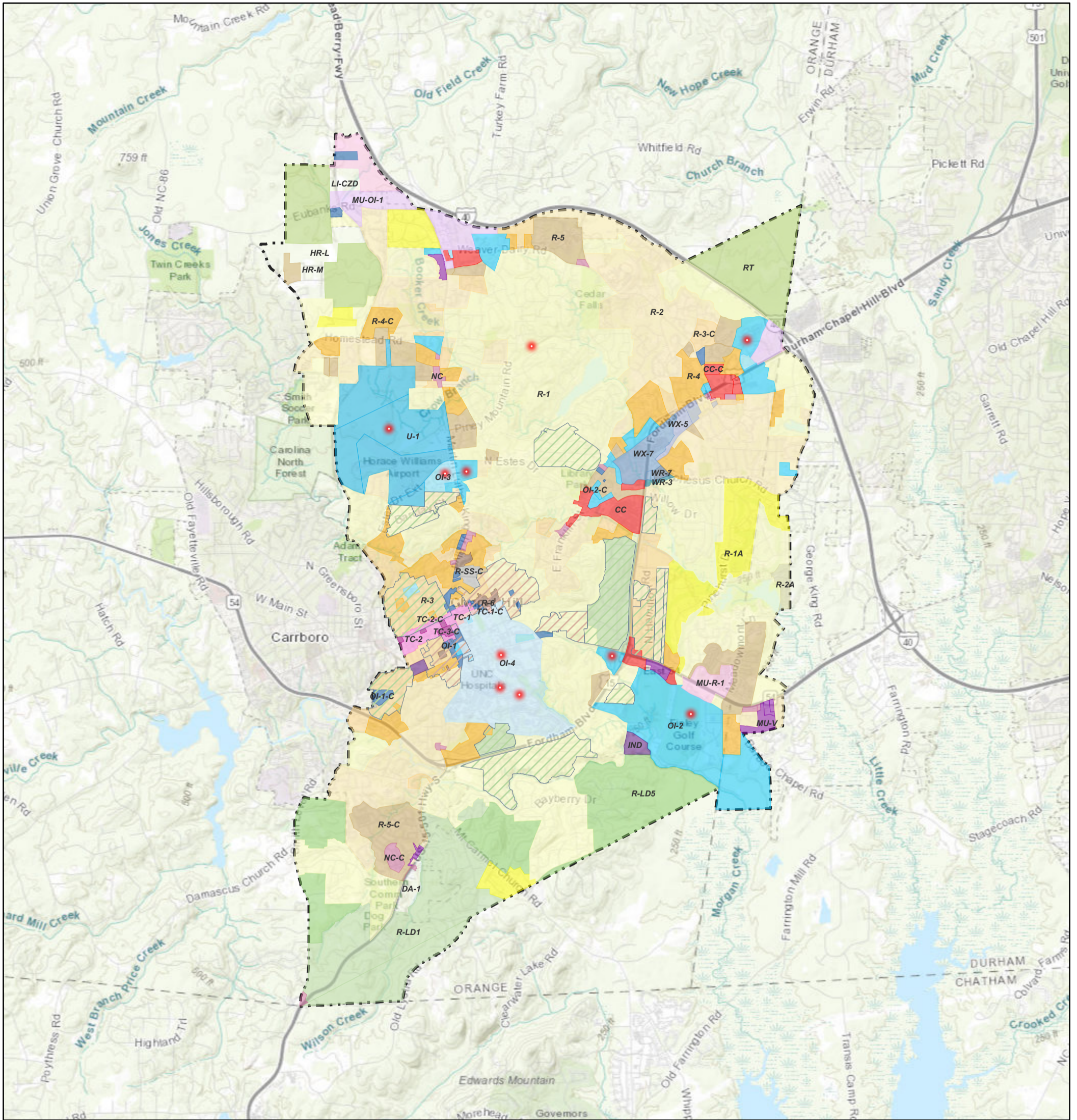
Should STR operators be permitted to place signs on the exterior of their units as a means of advertising its use as a STR?



If you have comments supporting your answer to the previous question, please enter them here.

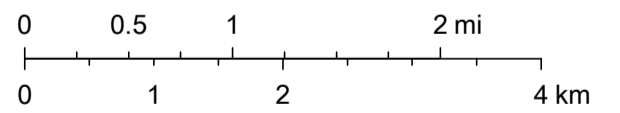
- If not in HOA, yes. If in HOA, should be left to the discretion of the association.
- Unless you propose to limit STRs to areas already filled with commerce, allowing them to use signage would undermine the residential nature of the areas in which they are likely located.
- If signs are allowed there will need to be guidelines for their appearance to ensure they are in keeping with the tone/feel of the neighborhood. A blatantly commercial sign in a residential area would just be a flash point for more resentment from neighbors.
- Strongly disagree with this. This could make guests a target when they are visiting a STR.
- Why would we want something like that?

STR Task Force Homework



12/11/2019

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Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community