

Short Term Rental Public Input Meeting Notes September 20, 2019

Introductions and Agenda

- City staff introduced the meeting topics, described the results of the first focus group meeting, and explained the purpose of the meeting.
- The meeting facilitator explained the rules of order and the meeting agenda.

Group Activity

- The group reviewed the results of the Strength, Weakness, Opportunities, Threats activity from the first focus group meeting.
- The group completed a SWOT analysis and prioritized the issues by placing sticky dots on issues they agreed with; and including additional issues to the list.
- The meeting facilitator highlighted some of the major priorities within each SWOT category and the additional points made by the public through the group activity.

Open Public Comment

- Property taxes benefit local schools.
- Does not understand why short-term rentals would leave units in bad shape, as they typically result in better quality than the rest of the neighborhood
- Stated all the positive things they have had with renting rooms in their house, their interactions with neighbors, and noted some of the benefits to the local economy.
- Noted a lot of the things hosts do to take care of their property.
- Stated that both visitors and hosts are well-vetted through their respective apps and websites.
- Recounted their use of a property for long-term rentals.
- Recounted their history with renting.
- Stated that AirBnB will reimburse damages to properties.
- Thinks the whole process is only impacting a small part of Fayetteville and not worth regulating.
- Stated some of the issues they have had with rentals in their neighborhood and they are interested in what will happen.
- Noted another website that does short-term rentals.
- Noted some of the inaccuracies in the City's figures for existing STRs.
- Stated they have 9 AirBnBs and recounted their history with managing properties. They take pride in their properties and will acquire and invest in well-kept properties.
- They are worried about people coming in for a small amount of time and doing illegal or unsavory things. The attitude of the owners and renters are crucial to a successful rental property. The City has some existing code compliance regulations that do well when applied and engaged by the public.

- City Staff: described distinctions in different ordinances with occupancy versus non-owner-occupied.
- Believed that many people, not at the meeting, may rent a room in their house.
- Stated that students are a bigger issue for owner-occupancy than STRs.
- Recounted an issue with an AirBnB and stated that AirBnBs should not be in primarily owner-occupied neighborhoods.
- Stated the ways they address hosting and all the benefits they provide.
- Expanded on the benefits a second source of income will provide to people.
- Stated that the best way to handle the situation is to give the enforcers the power to enforce.
- Stated the issue is the number of units rented out by one business.
- Believed that a distinction needs to be made between the big investors and small investors, and between the short-term and long-term rentals.
- Believed that no regulation is preferable, but that requires self-policing and self-management.
- Noted that you can state 'no parties' on the listing.
- Asked about the maximum number of units.
- Noted that a business license is different from registration. They are concerned about conflicts with the housing market and the differences between small-time renters and large investing businesses.
- Stated a lot of points about Fayetteville's investing market for STRs. They asked staff about the differences between regulating occupancies versus unit type.
- City staff: explained the different types of ordinances in different cities
- Clarified what the City is interested in getting out of this meeting.
- Stated that they have no issues controlling occupancies.
- Stated concern about how people deal with damages.
- Stated concern about the number of calls.
- City staff: stated that the City does not have many calls complaining about short-term rentals
- Stated concern about covenants and not allowing businesses within subdivisions.
- Asked about putting money paid by short-term rentals into an affordable housing fund.
- City staff: addressed that by stating the idea is not legally available within Arkansas.
- Asked about how the City is addressing affordability in Fayetteville for the future
- Stated they believe the market is already high and to leave their property as a long-term rental would have remained poor quality
- Asked about the approximately 500 STRs number.
- Answered and expanded on the different types of STRs. They believe an occupancy limit is preferable.
- Asked about current occupancy limits.
- City staff: answered about occupancy limits.
- Stated they are trying to be conscious about how they approach hosting and investing into properties.
- Stated they are concerned about allowing positive experiences for visitors.
- Laid out the differences in investing into properties with short- and long-term rentals.
- The biggest issue is the lack of affordable housing stock.
- Recounted some of their issues with AirBnBs in their condominium association.
- Stated they had an inverse set of issues with nearby condominium owners.

- Stated that condominium associations can make and remove covenants.
- Stated their history with improving properties and managing a STR listing.
- Believes that owners need to self-regulate their listing, not the city.
- Asked if it is possible to make two tax or regulation levels for different kinds of owners. Small-time owners versus larger businesses.
- City staff: responded about the various taxes.
- Noted some of the safety requirements of hotels.
- Noted that AirBnB Plus is very thorough in their review of listings.
- Recounted their issues with investing into a property with a rental property in the neighborhood.
- City staff: noted that the City cannot require long term rental properties be owner-occupied
- Asked about regulation beyond the City of Fayetteville in surrounding county areas.
- City staff: responded about uses in the county.
- City staff: explained the next steps in the process.