

Attachment

SHORT-TERM VACATION RENTAL POLICY DEVELOPMENT AND PUBLIC OUTREACH

Below is a matrix of public comments received on the short-term vacation rental policy development and public outreach project from January 1, 2019 to June 12, 2019. Section 1 includes summarized public input provided at 9 different public outreach events (including an open house). The next section (2) includes all 26 public comment submittals that were sent to Kitsap County officials and project staff by email and through letters. The last section (3) includes the comments provided from the short-term vacation rental survey (question 11 and the final question).

Section 1: Summary of Input from Public Outreach Events *(earliest to latest)*

No.	Date	Comment
1	January 3, 2019	Manchester Citizens Advisory Committee STVR Presentation and Discussion (~16 persons in attendance): <ul style="list-style-type: none">• Eric Baker, Policy Manager for Kitsap County gave a presentation on short-term rentals in the county. He discussed the impacts on neighbors and discussion ensued on viability of any type of regulation.• <i>Audience members had many questions regarding regulation and presented arguments against it. Their points were well taken by the county and Eric said that there would be more outreach by the county to both groups – those who rent and those who are affected by such rentals.</i>• Meetings are to take place throughout the county. Eric suggested that anyone who wishes to be included in further discussion should contact him through the county.• Regulation strategy includes: Develop policies targeting issues and steer clear of undesirable consequences; avoid ban on STRs; uphold building safety; promote regulatory compliance; consumer protection and enforcement effectiveness; stem impacts to neighborhoods and housing; and track/monitor, then respond appropriately.

2	January 3, 2019	<p>Suquamish Citizens Advisory Committee STVR Presentation and Discussion (~60 persons in attendance):</p> <ul style="list-style-type: none"> • Jennifer Cannon introduced herself and proceeded with the PowerPoint presentation on Short Term Vacation Rentals. This was one of several agenda items. • There is a long history of people renting out rooms in their homes (boarding, home-sharing) though this can sometimes be for longer-term stays. STVR are residences offering temporary lodging for less than 30 days. With the advent of companies offering hosts convenient listing via the Internet, there's been a huge growth of STVRs in the last decade – a nationwide and international phenomenon. Airbnb and VRBO are examples of listing companies. • Noise, neighborhood character, parking, traffic, building safety (think motels and exit signage and smoke detectors) are all issues that come with STVR's, and those complaints are increasing. STVRs add to the limited pool of motel and hotel accommodations in the county and bring in tourist dollars. The current county policy is overly burdensome and unenforceable – the Kitsap County Board of Commissioners directed the policy team in the Commissioner's Office to update the policy to better reflect the reality of STVR's. The current policy treats STVRs like Bed and Breakfasts. • Kitsap County is very interested in input from all residents, from those who rent, to neighbors, to those who have rented. This is the very beginning of the process of updating county policy. Suquamish Tribal Council Chambers were standing-room-only, and it was a focused and passionate crowd. Those who provide the rentals believe they're providing a good and useful service and were fearful of over-regulation. Most of the STVR owners currently aren't registered with the county, and thus feel unregulated, and several voiced that they like being unregulated. Recently Airbnb added an automatic deduction to pay the lodging tax for the county and state; however, their internal policies could change and there are many other listing companies that do not do this. • Other comments from the public: <i>Few hotels in the region, Airbnb now requires insurance and licenses, regulations should be funded by taxes, STVR can change the nature of the whole neighborhood, regulations should mimic long-term rental regulations, bad actors (hosts and STV renters) should be identified, should consider a committee of hosts to help develop policies, make sure to record comments, an one-size-fits all regulation approach is worrisome, and the survey should ask about how much money is generated by the STVR. Questions from the attendees: why have outreach, will regulations cause STVR to shut down, what is the timeline, what are the long-term rental complaints, are STVRs affecting long-term rentals, are there policies to check backgrounds on tenants, couldn't complaints be addressed by existing regulations and on a case-by-case basis (also looking at listing companies), are there concerns about taxes not being paid, do other cities/comparable jurisdictions have policies, is this just another way to collect fees, will regulations maintain the character of the neighborhood, what do you tell someone that wants to start a STVR about the existing Conditional Use Permit, what can we do, and will survey be anonymous?</i>
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No.	Date	Comment
		<ul style="list-style-type: none"> The county discussed how it is challenging to track where STVR's exist, and in some cases, neighbors complain about the lack of a contact person available to deal with problems quickly. At this point the county is collecting comments, with an online confidential survey, a paper comment form, and public meetings planned. A full report summarizing the comments and input received by the county will be released in March. Interested persons should sign up for the short-term vacation rental email list at: https://public.govdelivery.com/accounts/WAKITSAP/subscriber/new and check the project website for updates: https://www.kitsapgov.com/BOC_p/Pages/STR.aspx.
3	January 29, 2019	<p>Developers Advisory Group STVR Presentation and Discussion (~20 persons in attendance):</p> <ul style="list-style-type: none"> The goal of the meeting was to present and discuss benefits and concerns with short-term vacation rentals. This was one of several agenda items. <i>Describe the process?</i> Staff described how under current regulations, short-term vacation rentals should apply for an Administrative Conditional Use Permit (CUP) or a standard CUP. This was determined to be overly burdensome, too generalized, and unenforceable so the board asked policy staff to embark on a more thoughtful process to improve the current regulations on the books. Currently the code is only implemented for safety and health issues. <i>How is a short-term rental defined technically?</i> <i>Is there conflict between long-term and short-term?</i> <i>Has any host of a short-term rental gone through the ACUP process?</i> Staff responded that no one has undergone this new requirement that has only been in place since 2016. <i>Have you heard about home exchanges and considered how regulations would impact these arrangements?</i> <i>In Kingston, home-sharing is a way to help those who are disadvantaged. There can be up to 4 unrelated people in a residential dwelling and there is usually no host on site. The stays could be short. Attendee was concerned about how the short-term vacation rentals would impact this situation.</i> <i>Are there other Kitsap County cities dealing with short-term vacation rentals?</i> Staff responded that the Cities of Bainbridge and Poulsbo have a few regulations in place.
4	February 4, 2019	<p>Kitsap County Realtors Association – Government Affairs Committee (~7 people attended):</p> <ul style="list-style-type: none"> What regulations are currently on the books? Required expensive and time-consuming land use application process. STVRs are important to our community but if too large or too many can create issues for neighbors. The permit process must be streamlined for all applicants. Examples of issues with STVRs including parking and noise.

No.	Date	Comment
5	February 6, 2019	<p>Kitsap Building Association STVR Presentation and Discussion (~30 persons attended):</p> <ul style="list-style-type: none"> • The goal of the meeting was to present and discuss benefits and concerns with short-term vacation rentals. This was one of several agenda items. • <i>What is the scope of the policy in terms of location of where the policy would be applicable? Would the policy apply to port areas or cities?</i> • Glad that the policy won't ban and shut down the short-term vacation rental operations. • <i>Why not target long-term rentals too?</i> County staff described the differences between short-term and long-term rentals (can be a revolving door of different people to deal with) and noted that we do not regulate long-term rentals. Some have pointed out that STVRs could be like bed and breakfast rooms. • <i>Has there been complaints sent to Kitsap County?</i> County staff described the main concerns that had been submitted. • <i>Some communities have CC&Rs (HOA) in place that allows for restrictions and neighborhood oversight. Feels like these policies could be over-reach. Why not rely on HOAs?</i> County staff pointed out that there are many neighborhoods without HOAs and there is no consistency/reliability with HOA rules. • <i>Has anyone brought up the idea of working to reportion tourist lodging tax dollars such as putting more funds to support sheriffs, etc.? Are they discussing this at the state level?</i>

No.	Date	Comment
6	February 6, 2019	<p>Kingston Citizens Advisory Council STVR Presentation and Discussion (~80 persons attended):</p> <ul style="list-style-type: none"> • Short-term vacation rentals, such as those found on popular listing sites including airbnb.com, are the focus of new policy to be developed for unincorporated areas of Kitsap County. County staff will review the benefits and impacts of short-term vacation rentals on our communities and neighborhoods. Input gathered on vacation rentals will inform new policies that protect customers, uphold building safety and prevent adverse community impacts. A public survey remains open through Feb. 28 where citizens are asked to share their thoughts on short-term vacation rentals. Click here to learn more about vacation rentals and go to the survey directly at http://kcowa.us/strsurvey. • The public raised site-specific issues with STVRs in their neighborhood including traffic, road maintenance, shoreline impacts, noise, parking and disruptive guests. • Some were worried about potential prohibitions or excessive permit requirements for all forms of STVRs including owner occupied. • Concerns about events being held at STVRs and the impacts to drain fields and noise. • Statements about existing laws already covering these issues (911, HOA, other enforcement). • Any process needs to be easy and cost-effective for small STVRs to afford. • STVRs are more of a benefit than a detriment to the County. • What makes short-term renter issues more important than similar ones for long-term renters? They are often very similar. • How will any code be enforced? Some existing codes • aren't enforced very well as is. Why add another one?
7	February 7, 2019	<p>Kitsap Building Association Developers Council STVR Presentation and Discussion (~16 persons attended):</p> <ul style="list-style-type: none"> • Staff presented the mission of the Board with outreach, some ideas from other jurisdictions, the benefits of STVRs in communities and some of the current issues they have presented. • Asked if Kitsap had a proposal and staff responded not at this time. The proposal would be developed from this outreach. • Described next steps in outreach, the process to summarize public comment and next steps toward proposal development. • The organization indicated that they wanted to remain apprised as the process moved forward.

8	February 7, 2019	<p>STVR Open House Discussion and Presentation (~20 persons from the public attended):</p> <ul style="list-style-type: none"> • The goal of the meeting was to present and discuss short-term vacation rentals and the work underway at the Kitsap County Commissioners Office to update existing policies. Described the background, benefits, concerns, and plan moving forward. Held a question and answer and public comment session after the presentation. • <i>Has the county considered a potential one-time permit or annual license type permit that includes inspections?</i> Answer: There is nothing proposed at this time. The county will identify and evaluate different types of permitting options. • <i>How much does the existing permitting requirement for short-term vacation rentals, a Conditional Use Permit or Administrative Conditional Use Permit (CUP) cost?</i> Answer: The cost can be upwards to \$8,000 and obtaining an approval can require applicants to go through a public hearing process. • <i>Concerned about the confusing information on what is required and did not know that the CUP was required for health and safety concerns. Appreciate clarity and consistency on what is currently required.</i> • <i>Concerned about how to make it affordable. Bought into a short-term vacation rental so they could viably live here in Kitsap County.</i> • <i>A bed and breakfast permit required a fire marshal inspection that was a couple of hundred of dollars and that was okay to pay.</i> • <i>Does the county want to make a profit from permitting?</i> • <i>Inspection for health and safety sounds great but if this costs \$4,000 that would be overly burdensome for short-term vacation rental hosts/owners.</i> • <i>How does this work apply to Bed and Breakfast establishments?</i> Answer: The updates are not expected to change anything related to bed and breakfast establishments. • <i>Does the County get funds from the tourist lodging tax?</i> Answer: In Kitsap County, lodging businesses or hosts are required to pay a lodging tax rate of two percent to fulfill Washington State Department of Revenue tax requirements and an additional two percent to fulfill special excise tax requirements for Kitsap County. The lodging tax, also referred to as the hotel-motel tax, is a consumer tax on lodging charges for periods of less than 30 consecutive days for hotels, motels, home and room rentals, short-term rentals, and similar facilities. Pursuant Washington state law, the tourist lodging tax revenue can only be used for organizations or projects marketing tourism, marketing and operations of special events attracting tourists, tourism-related facilities operated by nonprofits, and tourism-related facilities capital expenditures. These funds cannot be used for county service or infrastructure enhancements or upgrades. • <i>The county could look into requiring property management companies to augment the responsiveness of the hosts. The listing companies vary in what they do: Airbnb has more requirements than VRBO (just a listing company). There are short-term vacation rental management companies that follow many additional</i>
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requirements that could address issues. Could standardize the policing and have quicker responses to neighbor concerns. The county could require hosts to let neighbors within a certain proximity know (such as letter or notice) about a potential short-term vacation rental.

- *Airbnb has a system in place for hosts to pay tourist lodging taxes and they do have a safety program. However, there is a lot of holes in the safety program and there could be additional rules added (such as no smoking).*
- *Manzanita regulations only allow two cars in driveway.*
- *There should be some rules to take care of bad apples.*
- *Some hosts are not profiting off their short-term vacation rentals – they are just getting by.*
- *Concerned about people not calling hosts local when they could live in Bellevue or somewhere relatively close. Although this host uses a neighbor to help monitor and respond to issues quickly (this neighbor can respond to issues within 2 minutes).*
- *Worried about people using short-term vacation rentals as a park particularly when things are not being monitored.*
- *They rent out one of their homes short-term and they treat it like a small business. Requiring management companies could be cost prohibitive and is not needed for someone hosting a unit nearby where they are located. They keep their rental super clean and nice.*
- *When you rent a rental car, do you care about the rental car as much as you care about your own car? This could be the case for how people treat a short-term vacation rental in comparison to their own residence.*
- *As a short-term vacation rental host, they are very selective about who they allow to rent their place. They want to be aware of concerns.*
- *Shouldn't put as much weight in what neighbors say since some can be overly strict and not like renters in their neighborhood.*
- *Could the county do a mailing to increase response to the survey?*
- *Guests might not care about neighborhood since this place is not their own place and they can leave to never be seen again.*
- *Saw a cabin meticulously restored that became a short-term rental. Short-term rentals could be in better shape than other homes.*



- *Why do short-term places need more oversight than long-term rentals? How are they different?* Answer: The turn-around on different persons residing in a short-term rental is much more frequent than in a long-term rental. Many different people to deal with more often in a short-term rental. Should also question how a short-term vacation rental different than a hotel or bed and breakfast.
- *Its unfeasible for the county to inspect every single short-term vacation rental. Couldn't there be a term that requires inspection at any time?* Answer: County staff have a hard time getting access at any moment on private property. The county likes to have it scheduled so the visit is expected, and the process is consistent.
- *What if a person was renting a basement, wouldn't the county be concerned with that situation?*
- *Doesn't want inspections of private homes. Would be concerned about lobbying efforts of hotels.*
- *People can be elitist and not want anyone than an owner living next to them.*
- *A person asked why short-term vacation rentals feels like a scape-goat issue. Another person said that they think it's because of the rapid huge growth of short-term rentals.*
- *A bad relationship with a neighbor can make your life awful.*
- *Hope that occasional seasonal rentals would be okay at a home (not regular) and not necessitating permitting, etc. They volunteer and work abroad in the summer and would like to rent there place out for possibly less than 30 days.*
- *Many people have empty rooms when the kids move out and they need to rent these out short-term to help pay for their kid's college education. Surprisingly, a host gets a lot of renters from Port Orchard for weddings, etc.*
- *There is a difference between an absentee owner versus someone that is readily available. Also, short-term rental impacts would impact a host that is right there.*
- *No one loves a lot of government oversight, but it should be done at least for safety concerns.*
- *Is a joy to see other renters use an old family cabin that is under-used. Host often offers cabin for charities that are locally-based.*
- *Worried that too much regulation will make the industry go underground like marijuana did.*



No.	Date	Comment
		<ul style="list-style-type: none"> • <i>Seabeck rentals have many people from other countries. Has anyone done any research on the economic benefit for the region?</i> • <i>Wonderful that the county is listening to people. Appreciate this process.</i> • <i>Concerned about the idea of annual inspections. Could units established before 2026 be grandfathered?</i> Answer: The county currently is not considering grandfathering establishments. • <i>Concerned about requiring a person to be on-site. What about people renting out an entire home being out of this option if they are unable to accommodate this requirement.</i> • <i>Host has four short-term rentals on the waterfront and the only one they have complaints about is the unit with an entire 4-bedroom home being rented out.</i> • <i><u>Submitted Comment:</u> I was born and raised in Kitsap County and choose to live here, have a family here, and have my short-term rental business here. My rental helps contribute tourist dollars to the county and provides a service to my guests that is not offered at a hotel – namely a home for them to stay in and spending time with family.</i> • <i><u>Submitted Comment:</u> Our short-term rental is our business, one that allows us to live and contribute within our community. Most of our guests are military families, who choose to stay with us because we offer a “home” environment for them to connect with family they haven’t seen for a year or more. Short-term rentals need to be protected – for the voters of our county who rely on the income, for the tourist dollars that come from the guests that stay, and for the guests who need to stay in a home rather than a hotel.</i> • <i><u>Submitted Comment:</u> The current CUP for short-term vacation rentals does not make sense since no STR is looking to make any structural changes to an existing home. How is the county planning to communicate changes in their permit process? How will you go about changing and enforcing new permits and costs on existing STRs? The current permit website also needs to be updated and simplified as it is very misleading and confusing. Thank you for taking our input!</i> • <i><u>Submitted Comment:</u> I believe that vacation rentals are a positive asset for communities. It allows visitors to have a personal interaction with a host and allows more people to travel to our area where hotels and motels cannot handle the number of visitors. Visitors would also not receive the personal interaction that a vacation rental host can offer.</i>

9	February 28, 2019	<p>Central Kitsap Community Council STVR Presentation and Discussion (~55 persons attended):</p> <ul style="list-style-type: none"> • The goal of the meeting was to present and discuss benefits and concerns with short-term vacation rentals. This was one of several agenda items. • <i>Do all the short-term vacation rental hosts pay the lodging tax?</i> Response: Airbnb seems to currently have a system in to pay the lodging tax but this is not necessarily the case for the 30 plus other listing companies. • <i>Community member thought that adding basic safety provisions to short-term vacation rentals would be great (such as smoke detectors).</i> • <i>A meeting participant thought it would be good to consider the implications of House bill 1798, should this pass, since this state bill could impact county code. Concerns could emerge about state-wide policy being overly generalized and not customized to location specific concerns and conditions.</i> • <i>A community member said that staff should consider the pollution impacts resulting from short-term rentals. The water impacts from 31 persons staying at one home regularly could be severely impacting the septic tank system. The Clean Water Act could come into play.</i> • <i>Community member stated that calling code enforcement does not help much.</i> • <i>Community member complained about a short-term vacation rental nearby Hood Canal hosting up to 31 persons at a home with 5 bedrooms and an accessory dwelling type home with 2 bedrooms. The host brags about gaming the system. This place often hosts weddings, and this causes noise impacts for the neighbors (Mariachi band playing all night long). The host is absentee – they live in New York.</i> • <i>An attendee said the situation in neighborhoods by short-term rentals can become abusive since there is no recourse for short-term rentals right now.</i> • <i>Another attendee said if there is no enforcement, the regulations are not effective. Code enforcement on nuisance is a concern. Worry about laws not being enforced. There hasn't been enough enforcement of Zoning.</i> • <i>Is there a way to impose rules on listing companies such as VRBO?</i> Response: <i>This strategy has mixed success and largely has been unfeasible.</i> • <i>A community member said the county should be more concerned about the wellbeing of residents of the county rather than tourists and visitors. There is a safety issue with these units. There should be registration for short-term renters. There could be a limit on the number of people staying at short-term rental units. Arizona required each person staying at the place to sign a form after reading the rules. It would be great to have a limit on how many people per night such as 8 persons. 30 people on a narrow dirt private road is too impactful.</i> • <i>Another community member suggested that there be a quiet time imposed on short-term rentals from around 10 pm to 7 am. They also wanted weddings to not be allowed since it is too impactful, car after car coming down the road; it breaks your heart.</i> • <i>Another attendee said they live on a private road and the short-term rental near them is bothersome at night. It is also impactful to the tidelands since the visitors often dig up clams and leave big holes on the beaches.</i>
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		<ul style="list-style-type: none"> • <i>A community member said the jam sessions at night is impactful. The hosts should have to check on the home and have rules and regulations they must follow.</i> • <i>An attendee suggested that the people near the huge nuisance short-term rental should go to the courthouse to ask for a harassment order. There could be criminal prosecution associated with this order. This might be a good option for the time being.</i> • <i>Others asked about the involvement of county enforcement. They should have the same recourse for being a nuisance.</i> • <i>Another attendee said that it is a good idea to complain about the nuisances. They should complain to the owner/host of the short-term rental and with the online listing company. They should document the complaints. Some of the listing companies will pull the listing if they have too many complaints. People should complain to VRBO and Airbnb every time there is a problem.</i> • <i>Several attendees complained about short-term rentals hosting weddings and large parties. These are events that should not be allowed or restricted.</i> • <i>Another person said safety is a huge issue for them. They are basically inviting strangers regularly into neighborhoods. They live on a narrow road and are always encountering strangers. One time a person was accessing their shed that was staying at a short-term rental. They should be able to voice their concerns more easily – it is not their responsibility to be policing the short-term visitors. We need to be heard.</i> • <i>A short-term rental host said that some hosts like himself do respond to complaints and resolve them. It is important to work it out with your neighbors. You can find their names on Airbnb and send them an email.</i> • <i>An attendee said that complaining to the short-term rental host and listing company won't do enough especially if it's a constant problem. They wanted the county to do something.</i>

Section 2: Email Comments and Letters from the Public *(earliest to latest)*

No.	Date	Comment
1	January 2, 2019 and earlier	<p>Last Correspondence Sent: January 2, 2019, Subject: Airbnb business use of private easement</p> <p>Eric Baker, Ed Wolfe, Please see the attached letter from the Miami Beach Community in Seabeck regarding the Dornbush Airbnb business's use of our privately maintained easement. The purpose of the letter is to ask that the regulations you are developing for short term rentals address our concerns. We ask that you include a requirement that an existing or future short term rental business, prior to being permitted, show that ingress and egress to the business is in compliance with existing private easements and/or road maintenance agreements, and that such use does not negatively impact the easement holders.</p> <p>Sincerely,</p> <p>Don Paulson</p> <p><i>[Additional documentation is attached – please see pages 36-60.]</i></p> <p><i>November 8, 2018, Subject: Re: Trespassing on tidelands</i></p> <p>Eric and Ed, Thank you both for your prompt reply. Ed, I very much appreciate your offer to meet here to see the situation first hand. I will be away November 11th through November 15th. Kathy and I will be available any day between November 16th to November 28th (later dates too, if need be). Please let us know if you can schedule a visit then. I would like to invite a couple folks from the Miami Beach Community to join us.</p> <p>Sincerely, Don Paulson</p> <p><i>November 8, 2018, Forward, Subject: Trespassing on tidelands-----</i></p> <p>DJ,</p>

		<p>I have complained to you about your Airbnb guests trespassing on our beach several times over the last few months. My last complaint to you on October 24th was especially egregious, where a woman was stealing shopping bags full of oysters from our beach (I have yet to receive a response from you).</p> <p>I looked at your Airbnb website again today and found these two statements encouraging your guests to trespass on our beach:</p> <p><i>"Take a short stroll down the beach to the state park..."</i></p> <p><i>"While all of the neighboring tideland owners are welcoming of beach walkers..."</i> I had complained to you about these two statements months ago and you promised to change them to say no trespassing on neighbors private tidelands. I'm asking you again, in writing, to make it clear in your Airbnb house rules that the neighbor's tidelands are private property - No Trespassing.</p> <p>Don</p> <p>My October 24th complaint copied below for your convenience:</p> <p>DJ</p> <p>Just now looked out my office window and saw an AIRBNB guest walking back to your property with two double bagged plastic trash bags filled with oysters from our beach. She was struggling to carry it all. I confronted her & her husband and made them return the oysters to my beach. I feel like Kathy and I are being robbed blind by your AIRBNB guests. I can't possibly police your guests 24/7 from stealing shellfish - nor should I have to. Today it looked like no one was home at our place (I was working in my office & Kathy is away). That's when your guests think they can get away with stealing oysters because there is no one around to stop them.</p> <p>Don</p>
2	January 2, 2019	<p>Subject: Short-term Vacation Rentals Meeting on 1/3</p> <p>Dear Mr. Baker:</p> <p>I'm wondering if Suquamish is unincorporated (I couldn't find this information). Would the presentation regarding short term rentals include Suquamish? Will the meeting be only a presentation or discussion as well? My cabin is in Suquamish and I frequently rent it out via AirBnB and would love to hear what concerns are expressed. So far, after six months, I have not had any problems re noise or litter or otherwise -- just nice people going to weddings and coming to visit our lovely part of the Peninsula. As you likely know, AirBnB collects on each stay approximately 14% in taxes and remits them to the</p>

		<p>government, so I'm am complying with the tax requirements [General Sales and Use Tax (Kitsap) General Sales and Use Tax (Washington) Accommodations Tax (Kitsap)].</p> <p>Kind regards, Lizbeth Doving</p>
3	<p>January 2, 2019 to December 9, 2018</p>	<p>Subject: VRBO question</p> <p>Thank you so much, I would love that! I would also love to provide feedback at the appropriate time and venue.</p> <p>Just a brief summary; I grew up in Seattle. My parents were both teachers for Seattle Public Schools, and they bought a cabin in Suquamish in the 1960's, to spend summers there. I spent my childhood summers in Suquamish and my heart will always be there; I still spend many weekends and vacations in Suquamish, even though I now live on the Eastside of Seattle.</p> <p>In 2014, my wife and I bought an abandoned cabin nearby in Suquamish and restored it. My family was friends with the family that owned the cabin in the 1970's through 1980's. To help offset the costly expense of the cabin restoration, we rent out the cabin through VRBO during times are are not using it ourselves. I have also donated days' use of the cabin to various non-profit organizations, including churches, schools and other charities. We have never heard any complaints about our guests, and we have received five star reviews from guests.</p> <p>I have heard the argument that "Airbnb's drive up the cost of property values." I think that is debatable, but what I can say is that if we could not rent out our cabin through VRBO and Airbnb then the cabin use would be restricted to my extended family only, which would not benefit the community. The VRBO / Airbnb use allows the larger Seattle / Washington State / US community to also enjoy and contribute to the property. This past summer, Native American guests from British Columbia stayed at our cabin to attend Chief Seattle Days.</p> <p>I would agree that I can see a certain amount of regulation may make sense. I know that on the Oregon Coast, where beach rentals are common, they have guidelines which limit the number of cars parked on the street, noisy parties, fireworks, leash laws for pets, etc. If there is an effort to establish rules and guidelines for short-term rentals, I would love to help participate in that process.</p> <p>Thanks again for sharing the information.</p> <p>Joe Hueffed</p>

		<p>----- On Jan 2, 2019</p> <p>Hi. I unfortunately am not able to attend the meeting this Thursday at the Suquamish Council because of family commitments, but if there are any materials you can send me regarding the proposed policies, I would love to read them so that I may be better prepared to comply with the new regulations. Thanks, Joe</p> <p>-----Original Message on December 10, 2018 -----</p> <p>Subject: VRBO question</p> <p>Hi David, I heard that at this weeks' Suquamish Citizens Advisory Committee, the topic of AirBnb rentals was discussed, and that the County may seek to place limits or regulations on them. Do you have any details on that?</p> <p>-Joe</p>
4	January 3, 2019	<p>Subject: Re: AirBnB already collects so...</p> <p>Good day, Eric.</p> <p>Thanks for the reply. The majority of your comments are basically repeats of the website.</p> <p>My question still is; AirBnB says they are already collecting the required taxes for WA out of the payment the guest makes. Is it your (the County's) position that the Host (property owner) is supposed to pay the taxes again after AirBnB has already done so thus the State collects Tax from the Guest and the Host?</p> <p>"You don't have to be great to start, but you must start to be great." Joe Sabah</p> <p>January 03, 2019, Subject: AirBnB already collects so...-----</p> <p>According to this, AirBnB is in an arrangement with WA to collect WA Combined Sales Tax and Hotel/Motel taxes from guests on behalf of the hosts: https://www.airbnb.com/help/article/2336/occupancy-tax-collection-and-remittance-by-airbnb-in-washington</p> <p>Your position is that owners of properties are also supposed to pay these taxes. It sounds like WA is collecting twice. Can you clarify this? Short-Term Rental Policy Development and Public Outreach</p>

		<p>Sincerely, Dave Clark "You don't have to be great to start, but you must start to be great." Joe Sabah</p>
5	January 3, 2019	<p>Subject: Short term vacation rentals</p> <p>Hi Eric- In response to the Kitsap County News notification regarding short-term rentals...</p> <p>As a plumbing business, and as citizens of this county who are passionate about water quality, we are becoming increasingly concerned about working on STR properties, in light of public health/safety, and in light of our own commitment to proper licensing, certifications, permits, etc.</p> <p>At this point in time, there doesn't appear to be a way for anyone to know if these STR's are legitimate or not, nor a venue for reporting suspected non-compliance, and hope that the upcoming public meetings will involve discussion as far as providing some sort of requirement of proof for contractors, guests, etc. that the properties are properly licensed.</p> <p>Some of the problems we've seen at these STR's are related to non-UPC-compliant plumbing, and some are related to over-use or mis-use of septic systems. In one instance, the nature of remedial plumbing/drainage/septic system work we were being asked to do (there was septic effluent backflow into the main house on the property from the ADU being used as an STR – HUGE health/safety issue) would have required obtaining a permit from the local authority having jurisdiction. As a contractor invited onto someone's private property, to whom can we anonymously report the health/safety issue?? When approached with this information, the homeowner balked and didn't want to get the AHJ involved. We declined to do the work, and suspect that the homeowner will likely have the work done by a non-licensed, non-plumber, with no permit.</p> <p>Unfortunately, we won't be able to attend a meeting this evening, but would like to be kept informed, and would be happy to provide further input.</p> <p>-Kristine Judge, CCEO</p>
6	January 3, 2019	<p>Subject: Short-term rentals</p> <p>Hi, Eric,</p>

		<p>I wanted to weigh in, even though I don't live in unincorporated Kitsap, because I think it would be good to have fair, consistent policies throughout the County. I think it's important to make a clear distinction between the people that have an STR business, where an entire, furnished home is rented out, versus those of us who have a room we rent out in our home, i.e. the original version of the sharing economy. In my case, I do it because I have room and I enjoy having these guests in my home.</p> <p>People who have stayed in my home are a mixture of my friends and family, house sitters and Airbnb guests. Except for my closest neighbors, who are also friends, no one else would know the difference between friends and family and Airbnb guests. I provide off-street parking and am there to monitor guests' behavior, not that it's ever been a problem. The only time I am not onsite is when someone house sits for me, which is not covered under STR anyway.</p> <p>My situation provides a valuable opportunity for being a mini-tourism bureau, as I promote Kitsap County and help people find eating, entertainment and recreational opportunities during their stay. Also, at least five guests have stayed at my house while they looked for a home to buy and are now residents of Bremerton or Silverdale. I have had four or five guests who were doing short-term medical internships (3 in Silverdale) and were very happy to be able to stay in a nice, quiet home on a medical student's budget.</p> <p>On the other hand, I have had bad travel experiences with properties run as STRs and hope there are regulations that prevent negative impacts in neighborhoods, particularly areas where homes are more densely packed. One example is where I was staying in an apartment building where multiple owners were all renting out their entire homes. When young travelers across the hall decided to have a very loud, all-night party that spilled into the hallway, there was no one to contact, as it was a different owner than our property. If some owners actually lived in other units in the building, it must be horrible if they have to put up with this on a regular basis.</p> <p>In closing, I would just ask that you clearly distinguish between owner-occupied and non-owner-occupied when considering regulations, so that those of us who are providing a non-impactful service to visitors and new residents are not unintentionally harmed. Thanks very much.</p> <p>Best Regards, Jaime Forsyth -- "Be the change that you wish to see in the world." Mahatma Gandhi</p>
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7	January 3, 2019	<p>Subject: Furnished rentals and Airbnb</p> <p>Hello, I would like to say that, in my experience Airbnb and furnished rentals increase interest and further house sales in kitsap county. I stayed in one during three summers and ended up buying an abandoned house, which I have resurrected and shared on Airbnb for monthly guests... who were staying while looking for homes. There have been 4 monthly guests in 2 years, (half were already kitsap co residents between houses) and all were quiet, respectful tenants.</p> <p>I fear you hear only the bad experiences.</p> <p>Thanks, Joyce Garrity</p>
8	January 4, 2019	<p>Subject: STR survey</p> <p>Hi Jennifer: Thanks so much for presenting at the meeting last night. I was surprised how many STR owners were in attendance! If you are looking for an AirBnB owner to sample the survey before it's disseminated, I'd be happy to review/try it out. Also, if you're looking for AirBnB hosts for any groups, please include me on your email list. I rent out my cabin in Suquamish, that would not otherwise be a LTR.</p> <p>Kind regards, Lizbeth Doving</p>
9	January 5, 2019	<p>Mr. Baker,</p> <p>We have attached our thoughts on the STR meeting from the Thursday meeting in Suquamish. Thank you.</p> <p>-Duane and Nancy Niemi</p> <p>~~~~~</p> <p>The county should do a more comprehensive accounting of the complaints to determine their origin. Where are the main problems? How many have there been? Considering the number of STRs there are to bring in the 3rd highest tax dollars, the complaints must be somewhat minor in comparison.</p> <p>The majority of the those represented at the meeting pay property taxes, have a business license, pay taxes on the income.</p>

	<p>The county also receives a lodging tax from Airbnb.</p> <p>Those owners that are a part of Airbnb also rate their renters and renters rate the owners.</p> <p>Our experience with those that rent has been outstanding, they are respectful, courteous and are here to enjoy the peace and quiet of our beautiful area.</p> <p>Outlined by the county brochure under “Issues”: “Lack of building safety, liability/insurance and consumer protection.” Airbnb provides insurance to all their hosts. We have liability insurance in addition to that. We also provide fire extinguishers, smoke alarms, carbon monoxide detectors, first aid kit and safety instructions.</p> <p>“STR’s not paying taxes destabilizes the playing field for law abiding lodging businesses.” In our opinion this is a FALSE statement. We pay property taxes and Airbnb pays the Lodging tax directly to the County. We do have a business license, pay taxes, pay property taxes to the county and abide by the law.</p> <p>“Shrinks long-term rental housing options.” Our current Airbnb is not suitable for long term rental. Perhaps the County should do a survey to determine how many properties are or are not suitable for long-term options.</p> <p>“Can impact neighborhood character and quality of life (noise, litter, parking, shoreline intrusions).” We have never had a complaint/problem. The County should find out WHO is having the problems. Are these STRs OR absentee owners working on their own? Our Airbnb is on 5 acres, adequate parking, have no litter and have never had a problem with noise. We live on the property and are not absentee owner/renter.</p> <p>Under “Regulation Strategy”: “Track/Monitor, then respond appropriately” Perhaps this should already have been done? Locals can call 911 for serious problems or contact the police/sheriff with problems they deem needing attention. Specifically, absentee owners should be contacted under these circumstances.</p> <p>Please note that all STR guests are spending money in restaurants, sightseeing venues, stores shopping, etc., ALL taxed adding to the 3rd highest tax revenue source.</p> <p>Duane and Nancy Niemi</p>
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10	January 7, 2019	<p>Subject: short term rentals</p> <p>Good morning, Just wanted to provide a little feedback on the STR discussion. My interest is in not restricting STR in any way except in the following ways:</p> <p>There should be adequate parking. The occupancy should not exceed the reasonable use of the property. Maybe you have a formula but something like 2 people per bedroom + 2 or something like that. Not to exceed short term septic capacity.</p> <p>All other cases may be covered by current limits and laws.</p> <p>PS – I’m not renting but think it might be a good option to keep older people in their homes. I’ve seen this when I travel – older folks making good income form this.</p> <p>Thank you, Chris Heinlein, Senior Engineer</p>
11	January 4, 2019	<p>Subject: vegetation management</p> <p>Good morning, You did well last night handling the audience's reactions to reviewing short term rental regulations. My input would be to use the organizations that are already regulating the industry as enforcers of County code once it is defined. Let them use the code as part of the contract with their clients. Their established model is difficult to improve on.</p> <p>Take care, Kevin McDonald</p>
12	January 16, 2019	<p>Ok, thank you for the response. Have a great day.</p> <p>Joe</p> <p><i>January 16, 2019, Subject: Re: VRBO question-----</i></p>

		<p>Hi, I received the short-term rental survey email yesterday and just want to provide some feedback, as I have some concerns.</p> <ul style="list-style-type: none"> • Some of the questions seem to be leading questions. For instance, a few questions ask things like, "Are you concerned about noise and parking from short-term rentals?" Where I live on the Eastside, I do not know of any short-term rentals near my home. Yet if I was asked that question in a survey from the city, I would probably respond something like, "Yes, of course I would be concerned about that," even if I have had no prior negative experiences related to that. • I would hope that factual data would be used rather than a subjective survey. For instance, I would hope we look at police reports to see definitely how many instances of "loud parties" or parking conflicts were called in, rather than subjective survey responses. I'm concerned many people in the survey may voice concerns which are not backed up by factual police / County data. • Another concern I have is that various neighbors and neighborhoods may use this as a tool to retaliate for other, unrelated issues. In my case, when I bought my beach cabin, many neighbors were trespassing through the property and using my property as public park. When I installed a fence and gate, they became upset, and began to build a new trail down the adjacent county street end. I'll spare you the full story, but the individuals involved with that trail may very well complete the survey voicing concerns about short-term rentals merely to spite me because of the beach trail conflict. Here again, there have been absolutely no incidents where my VRBO guests have caused trouble for neighbors, but neighborhood individuals have indeed trespassed and vandalized my property. So I would hope that again, any results of the survey are verified and backed up with factual data, rather than just allowing people to complete the survey to reflect their personal opinions. • Also, just another factors I haven't seen mentioned anywhere. Many people are employed by short-term rentals to clean the houses and perform other tasks. This probably accounts for many part-time jobs throughout Kitsap County. These jobs could be lost if the short-term rentals are not supported. <p>Thank you for reading my feedback and I'm looking forward to discussing this further at the appropriate County forums.</p> <p>Joe</p>
13	January 22, 2019	Subject: Re: Vacation rentals in Kitsap County

		<p>Dear sir,</p> <p>In reading your assertion that vacation rental need to be controlled or defined by government entities, you have failed to provide compelling reasons for regulating on the proposed level (or any for that matter) any private properties and transactions. Any problems associated with a private transaction are civil in nature and do not require government interference or oversight unless an illegal activity requires law enforcement. There is no negligible evidence that Law enforcement is burdened by this private invitation on private property.</p> <p>This attempt to control and regulate is not founded on evidence or shows a necessity that has any merit.</p> <p>Carolyn Schuster</p>
14	January 24, 2019	<p>Subject: Vacation Rental Discussions</p> <p>Oh fantastic! I'll be there then. Thank you!</p> <p>Sincerely, Svetlana</p> <p>-----Original Message----- <i>January 24, 2019, Subject: Vacation Rental Discussions</i></p> <p>Dear Eric,</p> <p>I am on the board of directors for our Homeowners Association on Kingston Hill in Kingston, WA. I noticed there's some discussions going on about vacation rentals. Could you please include me in the loop as to when the next discussion would be. So far we have 17 homes in our community that are rentals. None are purely for the use of vacation, but that could change in the future. I'm very interested in learning what the county's take on it is, and what we hope to achieve as a community with it for the future. Thank you!!!</p> <p>Sincerely, Svetlana</p>
15	January 27, 2019	<p>Subject: RE: Trespassing on Beach</p> <p>DJ,</p> <p>Audio recording people's conversations without their consent is against the law. Having security camera angled toward my property with a listening device capable of recording conversations at the beach steps (just a few feet from my property) is an unlawful invasion of my privacy. You do not have my consent to record conversations that occur on my</p>

	<p>property. I ask that you stop recording audio. In addition I ask that you suggest a way that I can verify that you are not recording audio.</p> <p>In regard to trespassing: It does not matter if it is intentional or not. The people I found sitting in the chairs on my deck drinking wine claimed they didn't realize this was a private residence. The couple who were stealing garbage bags full of my oysters told me they didn't know it was a problem and were peeved because I hadn't told them before they went to all the work of filling bags. It's your responsibility to prevent these kinds of problems from happening. By choosing to be an absentee owner you've given me the burden of policing the bad behavior of your clients.</p> <p>Here's a safety concern you should be aware of: The sit-on kayaks and stand-up paddle boards you have made available to your guests are undersize for an average size adult and are quite unstable when overloaded (especially for inexperienced paddlers). This winter I've seen several of your guests out paddling wearing heavy winter cloths but no life jackets. Those heavy cloths greatly increase the chance of drowning if they fall in. If I spot people as they are launching, I have recommended that they use life jackets, but in most cases they are already off shore when I see them. This is another reason you should be here to supervise your business.</p> <p>Don</p> <p><i>January 24, 2019, Subject: Re: Trespassing on Beach-----</i></p> <p>Hey Don-</p> <p>Sorry about that! I just reviewed our footage and it turns out that it was just an innocent mistake. After the couple walks up the steps, you can hear the guy saying to the girl "We should probably look at the house rules."</p> <p>When they arrived that day (for a one-night stay), they immediately went to the rear patio and were taking photos of each other, before walking down onto the beach. Apparently, they were taken with the scene and hadn't looked at the rules yet. We will do a better job of making sure our guests have seen the new rules before their stay begins.</p> <p>BTW, I ran into Martha the other day, and she suggested that I should do some outreach in the neighborhood, so I will be probably be doing that soon. (We just wrapped up our fifth move of the month! 😊)</p> <p>Take care, DJ</p>
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		<p><i>Jan 11, 2019</i>-----</p> <p>DJ, Despite security cameras, a big red No Trespassing sign, and your revised house rules, your guests are still trespassing and beach combing on the community's beaches. Today the couple claimed they didn't see the sign and didn't know that the beaches were private. Without a property manager on site to greet each guest and to tell them that the beaches here are private, I know of no way to resolve this problem.</p> <p>Don</p>
16	January 29, 2019	<p>Subject: RE: Short-term vacation rentals focus of community meetings - unable to attend but have a question</p> <p>Mr. Baker,</p> <p>I'm unable to attend either of the public meetings but have filled-out the survey. Could you ask, or answer the following question regarding the short-term rental community meeting:</p> <p>What is missing in the current law that prevents resolving the stated issues: noise, disrespectful guests, parking and intrusions onto private shorelines?</p> <p>My understanding is that my neighbor has responsibilities regardless of whether they have guests or not. If they are noisy, I can call policy with a noise complaint. If they trespass or are "disrespectful (not sure what that means), then again don't current laws cover this behavior? I don't see a new civil disobedience issue, rather another flavor of what is covered by current laws.</p> <p>Recommend no new rules, unless current laws are insufficient.</p> <p>Brent Miller, Kitsap County Resident</p>
17	January 29, 2019	<p>Subject: Short Term Rentals Survey Data Request</p> <p>Hello,</p> <p>I'd like to see the results of the survey. I support 100% short term rental options.</p>

		Thank you, Howard Feinstein
18	January 30, 2019	<p>Subject: Re: Short-term vacation rentals focus of community meetings---</p> <p>Hi Eric,</p> <p>I reflected more on our discussion and the story you shared with me regarding the oyster beach and have a few additional thoughts regarding both the topics of the shorelines and parking.</p> <p>Shorelines: That sounds very terrible, the story you shared about rental guests taking oysters from private tidelands. I can certainly sympathize with the waterfront owners, and I agree measure should be taken to stop that activity.</p> <p>Meanwhile, as I have shared, I continue to experience trespassing at our beach cabin location. Residents from the neighborhood walk down the County street end trail, and the loiter on my bulkhead and beach, their dogs poop on my lawn, and I have even experienced some vandalism and theft, including break-ins to our boathouse. When I have discussed this with the County, the County has told me that even though my property deed may include ownership of the tidelands, essentially, "good luck trying to keep people off your beach," and further asserted that the beach is public. I do know that the topic once went to the Washington State Supreme Court, where the court declined to rule on the topic, leaving it largely ambiguous and unresolved to date. And honestly, I don't particularly advocate that all tidelands be private, I think the shoreline is a great public treasure. But we need to be consistent, and also not allow people to abuse and violate private property.</p> <p>I would like to suggest that perhaps what we are faced with is not a short-term rental issue, but rather a tidelands issue. At some locations we have VRBO guests trespassing on the private tidelands of others, and in other locations, we have neighborhood residents trespassing on the tidelands and properties of VRBO properties.</p> <p>Parking: I can certainly understand the frustration with excessive guests cars parked near short-term rentals. I think it would be very reasonable to impose a rule which limits the number of guest cars which may be parked at rental properties. I would think 2 to 3 cars max would be reasonable.</p> <p>I would however like to bring a larger topic to light which I believe is the real root cause. In Suquamish and other places around the County, there is a County easement which runs along both sides of the residential streets, which is about 8 to 12 feet wide. If you go to Suquamish and look at houses built prior to 1980, you will notice that fences are set back from</p>

the edge of the road about 10 feet. This allows for street parking, which is public street parking. This is similar to what we would find in most American cities and towns. Sometime around the 1980's, as new houses were built, people stopped respecting this easement setback. Fences, landscaping, rocks and other obstructions were built literally inches from the side of the road, leaving zero street parking. I would assert those properties are in violation of the County easement. If people respected that street setback, there would be ample public street parking for everyone. I know that in Suquamish, for the past few decades, this has been an issue even before the prevalence of short-term rentals. When residents have parties and visitors, there is limited street parking available. Residents act like if a car parks in front of their house, the car is on their property. Can you imagine that attitude in Bremerton, Poulsbo or Seattle?

So again, I not only sympathize with these issues, I have experienced them myself. But let's not scapegoat short-term rentals. Neighborhood residents have also been violators of these concerns very often.

Thank you, Joe

Jan 30, 2019, Subject: Re: Short-term vacation rentals focus of community meetings---

Ok thanks. When you have time please read the reviews on my VRBO cabin. People really enjoy visiting there and we haven't had any problems with guests. <https://www.vrbo.com/1163200>

Jan 30, 2019, Subject: Re: Short-term vacation rentals focus of community meetings---

Do attendees have an opportunity to speak and testify? What is the format?

January 29, 2019, Subject: Re: Short-term vacation rentals focus of community meetings----

Oh wow! That sounds terrible. Thanks for the clarification. I plan to attend the meeting on Feb 7th. Thanks!

January 29, 2019, Subject: Re: Short-term vacation rentals focus of community meetings---

Hi Eric, I have one question, can you clarify this statement? What is meant by "intrusions onto private shorelines?" I ask because when Kitsap County approved a public beach trail on the street end adjacent to my cabin, the County told me that all Puget Sound beaches, even privately owned waterfront (which mine is), are public. What is meant by "private shorelines?"

		" But the growth of these short-term accommodations has also raised safety concerns and led to impacts to neighbors including noise, disrespectful guests, parking and intrusions onto private shorelines."
19	February 6, 2019	Subject: Vacation Rentals (Airbnb) <i>[Scan of letter provided on pages 61-64.]</i>
20	February 11, 2019	Subject: short term rentals Hello, Came across this article and thought you might be interested: <ul style="list-style-type: none"> ▪ Amsterdam: Entire home rentals limited to 60 days a year, set to be halved ▪ Barcelona: Short-term rentals must be licensed but no new licences are being issued ▪ Berlin: Landlords need a permit to rent 50% or more of their main residence for a short period ▪ London: Short-term rentals for whole homes limited to 90 days a year ▪ Palma: Mayor has announced a ban on short-term flat rentals ▪ New York City: Usually illegal for flats to be rented for 30 consecutive days or fewer, unless the host is present ▪ Paris: Short-term rentals limited to 120 days a year ▪ San Francisco: Hosts must obtain business registration and short-term rental certificates. Entire property rentals limited to 90 days a year ▪ Singapore: Minimum rental period of six consecutive months for public housing ▪ Tokyo: Home sharing legalised in only 2017. Capped at 180 days per year Sources: Airbnb, Amsterdam City Council, Government of the Balearic Islands, Reuters, the New York Times
21	February 14, 2019	Subject: STR Policy Development and Public Outreach Eric, I have attached a memo expressing my thoughts, and included suggestions, concerning the proliferation of STRs in Kitsap County. Thanks for allowing this memo to be part of the discussion on the STR issues under review for policy development. Should you or any others connected with this project wish to discuss this subject with me, please contact me. Thanks again for allowing my voice to be heard.

		<p>Ruthanne Gustafson</p> <p>~~~~~</p> <p>Date: February 14, 2019</p> <p>To: Kitsap County Commissioners; Eric Baker, Policy Manager</p> <p>From: Ruthanne Gustafson, Kingston, WA</p> <p>Subject: Short Term Vacation Rentals</p> <p>Thank you for giving me the opportunity to share my thoughts and experiences with Short Term Rentals (STRs). It is undeniable that STRs offer a popular alternative to traditional lodging. Unfortunately, these same STRs often come at a cost to existing residential culture and character where they reside.</p> <p>STRs are simply put, mini hotels. They are located in neighborhoods that were never meant for such an influx of transitory visitors and travelers. It creates a commercialization of our neighborhoods, impacts affordability by driving up costs, and results in housing issues for neighbors as well as long term renters. Tourists are using up space that would otherwise be available for living by community residents. STRs clearly decrease long term housing availability. The county has cited positives of STRs as increasing tax revenue, STRs help locals make ends meet and young people like to rent them for family vacations, increasing tourism.</p> <p>I agree the county is getting an increase in tax revenue, but at what cost to permanent residents who also pay taxes? Tourists don't give to our communities through fund raisers, volunteer at our libraries, schools, local chamber groups, etc. They come to vacation, party, and use resident supported public and private spaces. They are takers not givers. They pay for residential space in our neighborhoods to enjoy themselves. They show up with an attitude of entitlement. Our neighborhoods were not designed to accommodate this transitory tourist mentality.</p> <p>I am a permanent resident of a beach community of 33 property owners. Our community has experienced STRs from onsite landowners as well as absent out of state landowners. To the best of my knowledge, these landowners are not participating in the STR business "to make ends meet". They are doing it to make more money on their real estate investment. Investors are buying properties to use as a business. Home sharing platforms VRBO, Home Away, AirBnB, etc. are not charities. They are for-profit commercial businesses.</p>
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	<p>Long term renters in our neighborhood were not allowed to renew a rental lease beyond six months. The landowner wanted to short term rent through summer months because the</p> <p>landowner could make more money short term renting. One of the long term renters was a Navy Veteran. He was forced to find alternative housing once his 6 month lease was up.</p> <p>Through that summer, and due to a steady stream of short term rental vacationers, our neighborhood experienced not only the loss of a good neighbor, but also a loss of privacy. There was excessive noise, constant trespass of our private property, speeding on our private rural road, discharge of illegal fireworks, multiple cars parked beyond the STR property due to a house party, septic system alarms going off at all hours for long periods of time because no one at the STR knew how to deal with it, vacation renters trying to access neighbor's beach homes because it was dark and they didn't know where they were going. In a word, tourists became a nuisance to resident neighbors that were forced to become front desk hotel clerks.</p> <p>One beautiful summer day, my husband and I were out enjoying our private beach. My husband was cleaning crab. I was sitting around the fire pit with neighbors. A group of short term rental tourists walked up to my husband, started asking a bunch of questions about what he was doing, asked what areas to sight see, how to get there, what were those mountains out there and where were those ships going?! It was intrusive, uninvited, disruptive and unavoidable when a STR is right next door in a beach community. It ruined our peace and tranquility. We are a Rural Residential community. We should not have a mini hotel next door.</p> <p>Wikipedia states the primary purpose of zoning is to segregate uses that are thought to be incompatible. In practice, zoning is also used to prevent new development from interfering with existing uses and/or to preserve the "character" of a community. I would like to suggest that STRs are a new development brought on by technology (home sharing platforms). This new phenomena results in commercial business being located in non-business zoned neighborhoods. I urge the County to research the intent of zoning regulations to understand why earlier administrations believed zoning was a preferable option to control the nature of residential communities.</p> <p>What is the solution? How can the county help control this nuisance to permanent residents? Can the county design effective regulations that protect our neighborhoods? What is a permanent resident worth to the county? Are the revenues the county receives from STR business more important than the preservation of the neighborhood community?</p> <p>Here are some ideas for consideration.</p>
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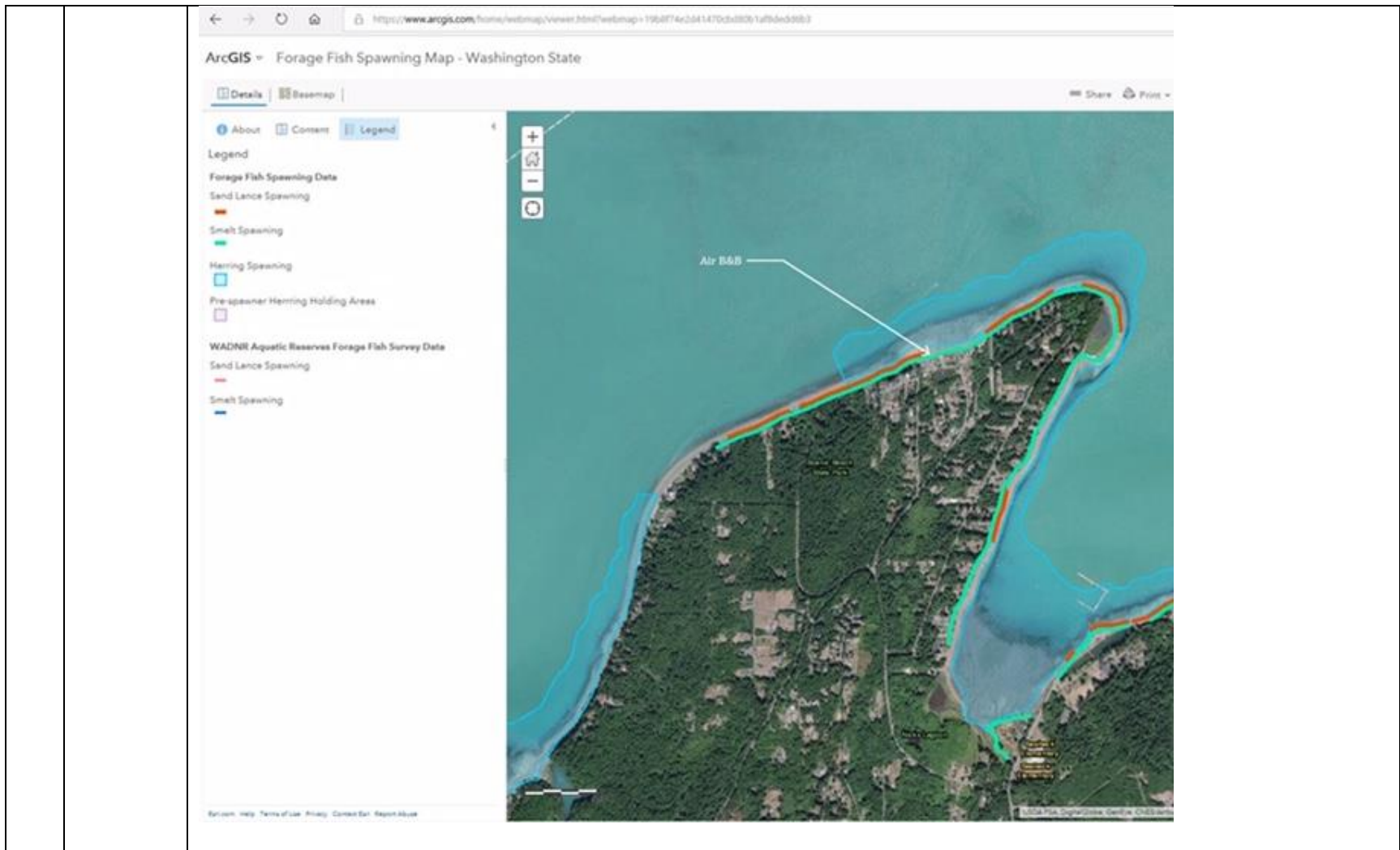
		<ol style="list-style-type: none"> 1. Limit the number of guests allowed in STRs. If the house has 3 bedrooms, no more than 6 guests. Period. No additional “visiting” guests of STR renters. 2. Parking space on rental property. One car per 4 guests. 8 guests, two cars. 8 guests, must be a four bedroom. No conversion of a living room or den into a bedroom. If the house is coded as a 3 bedroom, it is a 3 bedroom. Think septic system and safety issues. 3. Limit the number of days a property can be short term rented within a calendar year. 4. Limit STR to owner occupied properties. Alleviates neighbors from being STR front desk clerks. Also gives neighbors a chance at quickly resolving issues with nuisance renters. 5. Limit STRs to rentals with driveways accessed directly off public county roads. This is a safety issue. County roads meet certain standards of safety and are posted. Private roads imply a liability that should not be born by members of private neighborhoods. 6. Limit the density of STRs in a neighborhood. Some areas have a proliferation of STRs and neighborhoods have become 50% STRs with the expected result of unraveling the fabric of neighborhood culture and character. 7. Require property owners of STR to meet onsite with rental guests upon arrival to go over rules and sign off. 8. Set violations for noise heard at property line. 9. Designate zones for STR business. Prohibit STRs in RR coded neighborhoods. Rural residential by its design has a rural character. It is not a commercial business area. It has limited public services. A mini hotel is in conflict to its intended rural character. STRs in a RR coded community can be beyond disruptive to completely life altering. 10. The County should consider neighborhood parameters when authorizing STRs. Is there public road ingress/egress? Are there public walking areas within the neighborhood? Are there public open spaces for tourist recreation? Small, intimate, private neighborhoods suffer when tourists use the neighborhood as their walking and playing field. They simply are not designed to accommodate this influx of people. <p>If Kitsap County is committed to its permanent, tax paying residents, it will support sustaining our neighborhoods over the transient tourist desires to permeate our neighborhoods. Permanent residents care about our ecosystems, our wildlife, and want our communities to thrive. Permanent residents living in Kitsap County contribute to our neighborhoods and are looking for more than a good time at a good deal. Kitsap County residents deserve to trust and be protected by zoning regulations. A buyer purchasing in a rural residential neighborhood expects a non-business community character to continue. RR residents should not have to endure disruption to privacy and tranquility sought when purchasing in a RR neighborhood.</p>
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22	February 26, 2019	<p>Subject: HCEC Comments vacation rentals</p> <p>Enclosed is a letter from the Hood Canal Environmental Council regarding Kitsap County's short-term vacation rentals policy and rules. Please let me know that you received it.</p> <p>Thanks Donna Simmons, President, Hood Canal Environmental Council</p> <p><i>[Scan of letter provided on pages 65-66.]</i></p>
23	March 5, 2019	<p>Subject: Short-Term Rental Discussions - Documents and Upcoming Meetings</p> <p>Dear Ed,</p> <p>It was good seeing you at the Kitsap Bar meeting last Friday. I really appreciate all your work to obtain a new court house facility. As I mentioned, the effort to obtain public input on short term rentals has been disappointing. There was ONE DAY'S public notice re the open house at the Suquamish Citizen's Advisory Council. Despite the lack of public notice, many VRBO owners were in attendance. I was one of two affected neighbors at the Suquamish meeting. It appears that County staff has sought out the input of the short term rental owners.</p> <p>For the upcoming March 6 meeting, the public notice consisted of an e-mail with a subject line of "Silverdale meeting March 6 covers array of proposed county policies and more." To me, the affected neighbors have not been provided real notice of the County's public meetings on short term rentals. County officials need to issue public notice with substantial lead time; in addition, the notice must state that "short term rentals" will be addressed. To me, a notice of an "array of proposed county policies" is not sufficient to inform County residents about a meeting on short term rentals.</p> <p>I appreciate your extending the date for input on the survey on short term rentals to March 15. Sadly, the Kitsap County website states that the survey closed at the end of February. Would you be able to extend the survey through the end of March and direct the staff to make certain that the proper survey end date is noted?</p> <p>I live in the southern edge of Lofall, an area zoned rural residential, five acres per residence. For several years, my neighbors and I have endured the noise and disruption of a home that has been transformed into an "event center." The VRBO has been the site of weddings, business retreats, and family reunions complete with Mariachi bands, outside loudspeakers blaring loud music after 10 pm, illegal fireworks, and inebriated partygoers with their loose dogs on our</p>

		<p>private Hood Canal beaches. <u>Please pull the VRBO listing which is rented at \$300 per night in the winter and over \$500 per night in the summer and sleeps up to 31! Google the words:“High Bank Hood Canal Waterfront Home.” This is Vacation Rental by Owner (VRBO) Property # 565775</u></p> <p>The owner, Dal LaMagna, lives in New York. Why should the Lofall community have an unregulated “hotel” in our rural residential community? My neighbors have called Kitsap's Code Enforcement personnel with limited success.</p> <p>Here’s a Review of 2020 Lutes: <u>“Great location for family reunion”</u></p> <p>Linda T. We booked this home for our 4th of July family reunion and we could not have booked a better spot! The home is huge with gorgeous views. The home says that it has 6 bedrooms but it is really 5 bedrooms and one ginormous loft with a bed in it. <u>We had 31 of us crammed into every nook and cranny of the house and we loved every minute of it. We spent most of our time eating and sitting outside in the backyard overlooking Hood Canal. The dogs had a great time as well! There are no neighbors to be seen anywhere so we had no worries at all about them running around.</u> I would highly recommend this home.</p> <p>Ed, I really hope that you will consider enforcing the regulations on the books regarding hotels. Hotels do not belong in rural residential areas.</p> <p>Thank you for everything you do.</p> <p>Deborah W. Gates, Esq. JD, LLM</p>
24	March 11, 2019	<p>Hi Eric and Jennifer,</p> <p>I just tried calling both your numbers but got your voicemail, so I am emailing.</p> <p>I just put in an offer to purchase an abandoned home in Port Orchard, and my plan was to rehab the home and turn it into an Airbnb. However, my wife came across your web page last night, so our plans may obviously need to change.</p> <p>I have a few questions that will help us decide if we should proceed with our purchase.</p>

		<p>1) Are you considering requiring hosts to live at the property? The abandoned home that we would purchase is small, so we would not be living at the property (though I work about four minutes away and would be nearby most days, but not nights). Just trying to figure out if this kind of regulation is on the table as a possible regulation.</p> <p>2) Do you know when you will have a good idea of what the regulations will be? If our offer is accepted, we would have 20 days to do our feasibility study before committing to purchasing or not. I know this is a short timeline and you likely will not have regulations out by then, but I figured it wouldn't hurt to ask.</p> <p>Thanks for your help! Jon</p> <p>____<i>Response March 12, 2019</i>____</p> <p>Ok thank you very much; I appreciate your thoughtful response. Best wishes, Jon</p>
25	March 12, 2019	<p>Subject: airbnb policy development</p> <p>Ok thank you very much; I appreciate your thoughtful response. Best wishes, Jon</p> <p><i>Sent: March 11, 2019, Subject: airbnb policy development</i>-----</p> <p>Hi Eric and Jennifer,</p> <p>I just tried calling both your numbers but got your voicemail, so I am emailing. I just put in an offer to purchase an abandoned home in Port Orchard, and my plan was to rehab the home and turn it into an Airbnb. However, my wife came across your web page last night, so our plans may obviously need to change. I have a few questions that will help us decide if we should proceed with our purchase.</p> <p>1) Are you considering requiring hosts to live at the property? The abandoned home that we would purchase is small, so we would not be living at the property (though I work about four minutes away and would be nearby most days, but not nights). Just trying to figure out if this kind of regulation is on the table as a possible regulation.</p>

		<p>2) Do you know when you will have a good idea of what the regulations will be? If our offer is accepted, we would have 20 days to do our feasibility study before committing to purchasing or not. I know this is a short timeline and you likely will not have regulations out by then, but I figured it wouldn't hurt to ask.</p> <p>Thanks for your help! Jon</p>
26	May 3, 2019	<p>Subject: Habitat protection for Salmon</p> <p>Ed,</p> <p>Nice to see you last night at the GPC Spring Dinner. The keynote speaker's presentation about protecting habitat for wild salmon inspired me to write this note to you. I believe that commercializing our waterfront properties with poorly regulated hotel-like businesses (Short Term Rentals) is counter to all the hard work and money spent to protect habitat critical for salmon recovery. I read where Mason County is concerned about overloading septic systems along their shorelines. I believe the number of people staying at Airbnb next to me is stressing the septic system. Last summer one of the Glendon mounds was leaking sewage and had to be repaired by adding additional sand.</p> <p>Beaches of the Miami Beach area, for example, are designated by Washington Department of Fish and Wildlife as a "<i>Forage Fish Spawning Ground</i>" for all three species of forage fish - sand lance, surf smelt and Pacific herring. Additional foot traffic and recreational activities from STR businesses are damaging fragile intertidal life and are resulting in an increased mortality rate for these forage fish. The Airbnb next door to me at Miami Beach has resulted in an alarming increase in the number of people on our beaches. Every new guest wants to spend their time here recreating on the beach. I assume most are unaware that their activities (such as dragging kayaks) are damaging the forage fish eggs.</p> <p>These spawning beaches are susceptible to nearshore development. Turning these critical spawning areas into tourist destinations is not the right thing to do for our salmon. I urge the county to join the Great Peninsula Conservancy and others working hard to help our salmon populations recover by protecting our shorelines.</p> <p>Don Paulson</p>



**Don Paulson, Kathy Mahan
9900 Miami Beach Road
Seabeck, WA 98380
December, 2018**

**Eric Baker, Kitsap County Senior Policy Manager
Ed Wolfe, Kitsap County Commissioner**

Re: Airbnb business not allowed use of private easement

We own a home next to the Airbnb business being operated by Mr. DJ Dornbush. Our parcel is one of 10 parcels served by a 30 foot wide unpaved easement (see attached map). The easement, established in March of 1986, is "*a non-exclusive easement for ingress, egress and utilities...*". The original intent was to allow the homeowners, and their occasional guests, to get to and from their properties. It was not intended to allow traffic serving a commercial hotel-like business. This business has unreasonably expanded the use of our private easement.

In May of 1988 the homeowners filed with the county a road maintenance agreement. This Agreement further clarifies that the easement is only for "*...normal ingress and egress purposes relating to the property they own adjacent.*" All parties agreed to share equally the expenses of maintenance, upkeep and repair.

Kathy or I have had the job of road maintenance chairman since 1995. This job involves keeping the easement maintained by organizing projects such as road grading and surfacing with crushed rock. Homeowners help keep expenses down by filling potholes by hand from a supply of crushed rock we keep.

The Dornbush Airbnb has ramped up to a very high occupancy for all three apartments. The increased volume of traffic from the nightly renters and the daily cleaning crews has over burdened the easement and materially enlarged his right over the other easement holders.

Since November a long string of potholes has developed from the end of the Miami Beach Road to the entrance of the Airbnb business. This rate of deterioration is significantly higher than previous years prior to the Airbnb business. The attached photos taken December 14th show the potholes on the Airbnb portion and no potholes in the easement beyond the entrance to the Airbnb. In the photo showing the potholes you can clearly see crushed rock that has been splashed out of the potholes onto the road. This is the result of driving directly through water-filled potholes at high speed.

The nightly renters and the cleaning crews, who have no stake in maintaining our private easement, drive right through the water-filled potholes far too fast, greatly accelerating the deterioration of the easement. Homeowners who are responsible for maintenance of the easement drive slowly and avoid potholes. In summer the Airbnb related traffic causes additional wear from excessive speed evidenced by plumes of dust. Homeowners are more courteous to their neighbors by driving slowly. This accelerated wear has resulted in an additional financial burden to the homeowners since we share equally in maintenance costs.


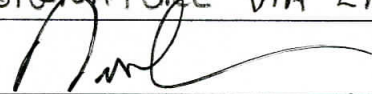
The use of the easement should be limited to the use originally contemplated by the parties forming the easement and maintenance agreement. Contracts such as these are to be interpreted so as to carry out the intent of the parties. The intent of the easement in 1986 and clarification in the road maintenance agreement in 1988 could not have included de facto hotel businesses with year-around nightly rentals since this was long before Internet business models such as Airbnb made this a feasible business option in outlying rural neighborhoods. In addition, the only use ever made of the private easement from 1986 to the present was residential, to provide the property owners (or their long-term tenants) access to their homes.

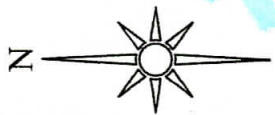
Both the easement and road maintenance agreement run with the land, meaning that they are *"binding on each of the parties and their heirs, assigns or successors in interest"*. When Mr. Dornbush purchased the Miami Beach property with the intent of converting it to a commercial business, it was incumbent upon him to assure the existing easement rights included commercial uses.

Each of the property owners regularly use the easement as pedestrians to walk their pets, pick up mail or to visit neighbors. The increased traffic, excessive speed, dust clouds in summer and potholes in winter have inconvenienced the property owners and impinged on our beneficial enjoyment of the right to use the easement. The portion of the easement used by the Airbnb traffic is curved with limited visibility resulting in an increased safety concern.

The undersigned easement holders ask that regulations being developed for short term rentals include a requirement that existing or future short term rental business, prior to being permitted, show that ingress and egress to the business is in compliance with existing private easements and/or road maintenance agreements, and that such use will not negatively impact the easement holders.

Current Miami Beach easement holders as of December, 2018

Huntley, Michael	 12-23-18
Huntley, Tracy	Tracy Huntley 12-23-18
Ross, Steven	SIGNATURE VIA EMAIL DTD 12-17-18
Ross, Dana	SIGNATURE VIA EMAIL DTD 12-17-18
Mahan, Kathy	Kathy Mahan 12-17-18
Paulson, Don	Don Paulson 12-17-18
Valentine, Randy	Randy L. Valentine 12-21-18
Valentine, Carol	Carol A. Valentine 12-21-18
Gahnberg, Loren	SIGNATURE VIA EMAIL DTD 12/21/18
Gahnberg, Kurt	SIGNATURE VIA EMAIL DTD 12/17/18
Schaefer, Dave	 12/23/18
Schaefer, Barbie	Barbie L. Schaefer ↓
Lackman, Karen	Karen Lackman 12/22/18



H O O D C A N A L

BOAT RAMP

EMPTY LOT

200 FEET

DRAINAGE

MISERY POINT RD NW

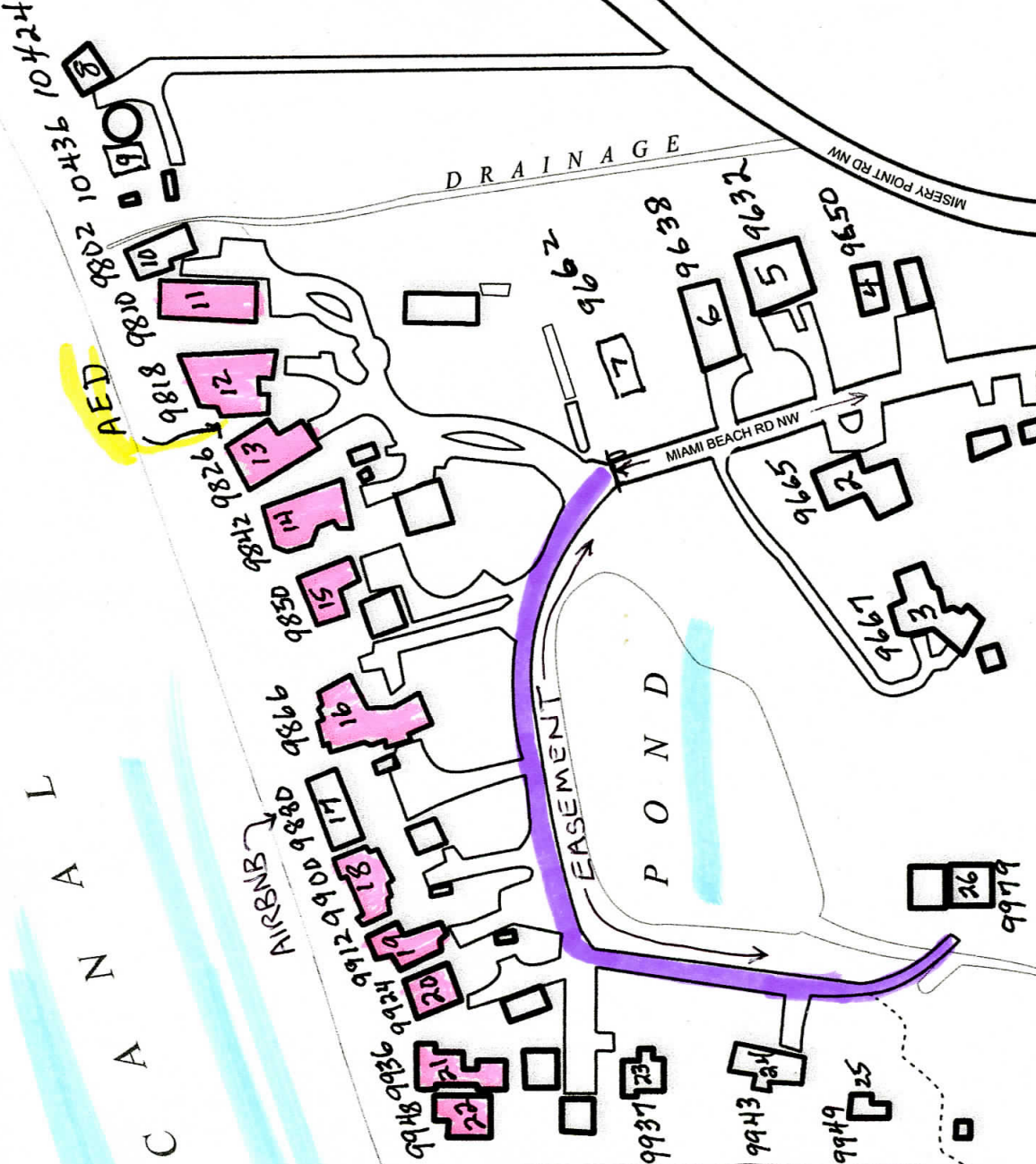
MIAMI BEACH RD NW

BEACHWOOD DR NW

PRIDDY VISTA RD NW

RHODA LN NW

NW TREE TOP LN



MIAMI

BEACH

September 4, 2018

To: Kitsap County Community Development
619 Division St.
Port Orchard, WA 98366
Attn: Kim Dunn

From: Don Paulson & Kathleen Mahan
9900 Miami Beach Road NW
Seabeck, WA

Subject: Complaint - Operation of Airbnb business

Don
830-2212

10/23 @ 2:30pm
T/C - Paulson
to call office.

aly
→ Start new file
PAULSON
AIRBNB
~~we visit~~

X

The purpose of this letter is to request that the operation of an Airbnb business by DJ Dornbush at 9882 Miami Beach Road, Seabeck, WA. not be allowed to continue.

It was learned on August 27, 2018 that an administrative conditional use permit (ACUP) was not obtained/approved for operating an Airbnb business (see Airbnb.com screen shot included). Consequently neighbors were not notified or given opportunity to provide feedback, and building and fire regulations have not been checked.

Our home (Paulson/Mahan residence) is next door and is the most severely impacted in the community (See attached photos). However, the Miami Beach community as a whole agrees that:

X

1. This commercial use is not compatible with our community. Most of the Miami Beach community members have lived here for decades, raised families and are now retired or nearing retirement age. These permanent neighbors who have substantial investments in their homes and pay significant property taxes are (or should be) entitled to quiet use and enjoyment of their properties. Miami Beach was a fishing resort in the '50s but was slowly split into private residences during the '60's and '70's. Up until 1988, only two parcels (owned by Mr. & Mrs. Seitz) were still rented by the week during the summer and by the month the rest of the year. The previous two owners of the Dornbush triplex (Zumdieck & Bosh) lived there and/or rented some of the units long-term since 1988.

2. This business breaks up our tightly knit community. We all know and trust our Miami Beach neighbors. We count on our neighbors to keep an eye on things when we are away. We have each other's back in times of need. As an example, we have developed a detailed emergency response plan including a neighborhood automated external

7. Airbnb guests are damaging fragile intertidal life. The beaches in the Miami Beach area are designated as a "Forage Fish Spawning Ground" for all three species of forage fish: herring, sand lance & smelt (see enclosed Washington State Forage Fish Spawning Map). The extra foot traffic plus dragging kayaks to and from the water result in an increased mortality rate for sand lance and smelt which lay their eggs in the sand and gravel of the intertidal zone. In addition, oyster spat and young clams are being crushed. The majority of the environmental damage is occurring on the Paulson/Mahan tidelands.

8. Access to the Airbnb is via a gravel road privately maintained by the Miami Beach community. The additional traffic (guests and cleaning crews) results in accelerated wear (dust in summer - potholes in winter). The additional cost in labor and materials are passed on to the Miami Beach community.

9. There have been problems with overflowing garbage being pulled out of the cans at night by wildlife (see related email).

10. Each of the above complaints are amplified by the fact that Mr. Dornbush does not live on the property. With an absentee owner there is no one to keep a lid on parties or other problems mentioned here. Instead, it seems as though those responsibilities have been passed on to the neighbors. But most importantly there is no one on site to assure that Airbnb guests are not engaging in activities that pose a risk of fire such as the misuse of candles, barbeques or electrical appliances.

Sincerely,

Don Paulson

Kathleen Mahan

Copy of Email dated 12-10-18

From: **Dave Schaefer** [DTSchaefer@orionfirst.com]

Couple thoughts:

Unsupervised short term rentals are not the same as a bed and breakfast that is sharing a portion of their private residence.

We are on a privately maintained road which was never intended to be use for a commercial enterprise.

Privately owned beaches shouldn't be used by commercial enterprises.

Set backs and other zoning requirements for commercial properties in a residential zone is contrary to public policy.

A question:

Are commercial enterprises taxed at the same rate as residences?

Are commercial enterprises required to have fire prevention standards in place?

Good luck Don. I wish I could be there.

Dave

Don Paulson

From: Don Paulson [dpaulson@wavecable.com]
Sent: Friday, August 24, 2018 8:30 PM
To: 'DJ Dornbush (djornbush@gmail.com)'
Subject: Burn ban violation - Fire hazard worry ←
Contacts: DJ Dornbush

DJ,

Wednesday, August 22nd - The guests in unit 3 (the one closest to our house) left a burning charcoal barbeque unattended. I discovered the barbeque late in the evening when I noticed the fire glowing in the dark next to the waterside wall. I knocked on the door and asked the guests to put out the barbeque. They agreed to do so. There was, and still is, a county wide Stage 1 burn ban in effect which includes charcoal barbeques. You can't expect guests from out of state or another county to be aware of Kitsap burn ban status. We ask that you take responsibility to make your barbeques unavailable for guest use during Stage 1 burn bans. Better yet, do not allow any open flame on the premises.

Kathy and I are very concerned about the additional risk of fire that your Air B&B business poses for our home. There has already been one major fire this year related to your B&B business. It was caused by running a gas generator inside a building to provide power to your B&B guests during a power outage. The intensity and size of that fire really scared us. During the first few minutes of that fire the wind was blowing black smoke and embers onto and over our garage. We could not tell if our garage was on fire too. Luckily for us the wind shifted slightly and our garage did not become involved in the fire.

If your apartments catch on fire our home would be in grave danger. Your building is only 2 feet from our property line. There is only seven feet separating our home and your apartments. This case of leaving a burning barbeque next to the wall for the night is a good example of how your B&B business poses an increased risk of fire. You and I both know how fast a strong north wind can develop here at Miami Beach. Your B&B guests have no idea how north winds can quickly arise here and therefore blow burning embers onto your building.

Another concern is the antiquated wiring hidden in the walls of your apartments. As you know, we tore down a duplex to build our home. That duplex was an extension of your triplex, built about the same time and most likely by the same builder. We were shocked at the condition of the wiring when we peeled away the pine paneling. We found switch boxes with burned insulation and areas where mice (or rats) had chewed the insulation off several wires. It's a wonder that duplex didn't burn to the ground! We worry that the wiring hidden in your walls are probably in similar condition. We believe that there is an elevated risk of fire from your B&B guests doing something to cause an electrical fire - especially in the winter with heavier loads on antiquated wiring.

Lastly we worry that there is an increased risk of fire from B&B guests burning candles - especially when combined with excessive alcohol consumption. We know that your rules say "No Candles". But your B&B guests have ignored your other rules and we have no reason to believe a couple on a romantic get-away will follow your "No Candles" rule or even be aware of it. It's not enforceable.

Don Paulson

From: dpaulson@wavecable.com

To: djdornbush@gmail.com

Sent: Sun 8/5/2018 6:14 PM

Subject: Another Noisy party

DJ,

I spent my weekend fuming and feeling like you are profiting from your business at our expense. I feel like my privacy has been degraded and that our waterside deck and yard is no longer a pleasant retreat for us. We had guests arrive exhausted from New York Friday evening who had to put up with a noisy party till 2:30 AM. By Saturday afternoon the noise had amped up again as more alcohol was consumed. It felt like we were being mobbed by a crowd. People were lined up sitting on our wall and our beach was crowded with people. We would have preferred to eat outside with our guests, but had to have lunch and dinner inside with the doors and windows shut. Nor could we enjoy sunset from our deck. I went to bed angry, having to close the bedroom windows and door and screw earplugs in my ears.

When you book all three units to a single group surely you know that it will be one big noisy party and that your neighbors will not be happy. So our main point here is not that your guests are not following your house rules, but rather that booking all three units to a single group is likely to cause more issues with noise and parties. Separate guests tend to be respectful of the neighboring guests while a single group of guests congregate into a big, noisy group.

We ask that you don't allow all three units to be booked by a single group.

Don

Don Paulson

From: Don Paulson [dpaulson@wavecable.com]
Sent: Saturday, August 4, 2018 9:10 AM
To: 'DJ Dornbush (djdornbush@gmail.com)'
Subject: Party last night

Contacts: DJ Dornbush

DJ,

Loud party till 2:30AM last night. I've grown tired of living next to a B&B...

Don

Don Paulson

From: Don Paulson [dpaulson@wavecable.com]
Sent: Saturday, August 4, 2018 1:11 PM
To: 'DJ Dornbush (djdornbush@gmail.com)'
Subject: TOO MUCH!
Contacts: DJ Dornbush

DJ,

There are seven cars parked in your driveway and the place and beach is crawling with people. This needs to stop!

Don

Don Paulson

From: Don Paulson [dpaulson@wavecable.com]
Sent: Saturday, August 4, 2018 10:39 PM
To: 'DJ Dornbush (djornbush@gmail.com)'
Subject: Another Noisy party
Contacts: DJ Dornbush

I have all our windows and doors closed, earplugs in and I still can't sleep - again!

You need to get over here and quiet things down.

Your angry neighbor, don

Don Paulson

From: Don Paulson [dpaulson@wavecable.com]
Sent: Sunday, August 19, 2018 8:00 PM
To: 'DJ Dornbush (djdornbush@gmail.com)'
Subject: RE: B&B Complaints

RENTING ALL 3 UNITS TO ONE PARTY
CIGARETTE SMOKE
DIGGING CLAMS

DJ,

Thanks for stopping by today and discussing issues with the Air B&B. We appreciate your efforts to mitigate our complaints, but we still ask that you do not knowingly rent out all three units to one party. It was disappointing that you would not agree to make that concession in order to prevent noisy parties.

I apologize for inadvertently giving you the impression that there has not been any problems by not complaining about each irritation. I will make it a habit to keep you better informed. We'll send a text or call if there is something that needs your prompt attention, otherwise I'll just send an email.

This evening (after our chat) Kathy had to come indoors from the water side and close the doors and windows. She is quite sensitive to cigarette smoke and your guests were smoking. The easterly wind blew the cigarette smoke our way. This morning one of your guests dug a few clams on our beach.

Don

Don Paulson

From: Don Paulson [dpaulson@wavecable.com]
Sent: Monday, August 6, 2018 7:30 PM
To: 'DJ Dornbush (djdornbush@gmail.com)'
Subject: Overflowing garbage
Contacts: DJ Dornbush

DJ,

Your weekend crowd left an overflowing garbage can. This morning Kathy discovered garbage strewn over the area (most likely the work of raccoons and crows). Kathy picked up the mess but it wouldn't all fit in the garbage can so she put the extra garbage in the recycle can next to the garbage can. Since the garbage can is still full to the brim there is no room for your current guest to put their garbage. If they pile it on top again the lid won't close and the raccoons and crows will likely have another field day...

Don



Airbnb, Inc. [US] https://www.airbnb.com/s/Seabeck--WA--United-States/homes?adults=1&children=0&infants=0&guests=1&refinement_p



Seabeck, WA · Homes

Dates

Guests

Home type

Price

Instant Book

Trip type

More filters

Show all (63) >

Explore all 47 homes



ENTIRE COTTAGE · 1 BED

Yummy Beach #2

\$105 per night · Free cancellation

★★★★140 · Superhost



ENTIRE COTTAGE · 1 BED

Yummy Beach #3

\$109 per night · Free cancellation

★★★★118 · Superhost



ENTIRE COTTAGE · 1 BED

Yummy Beach #1

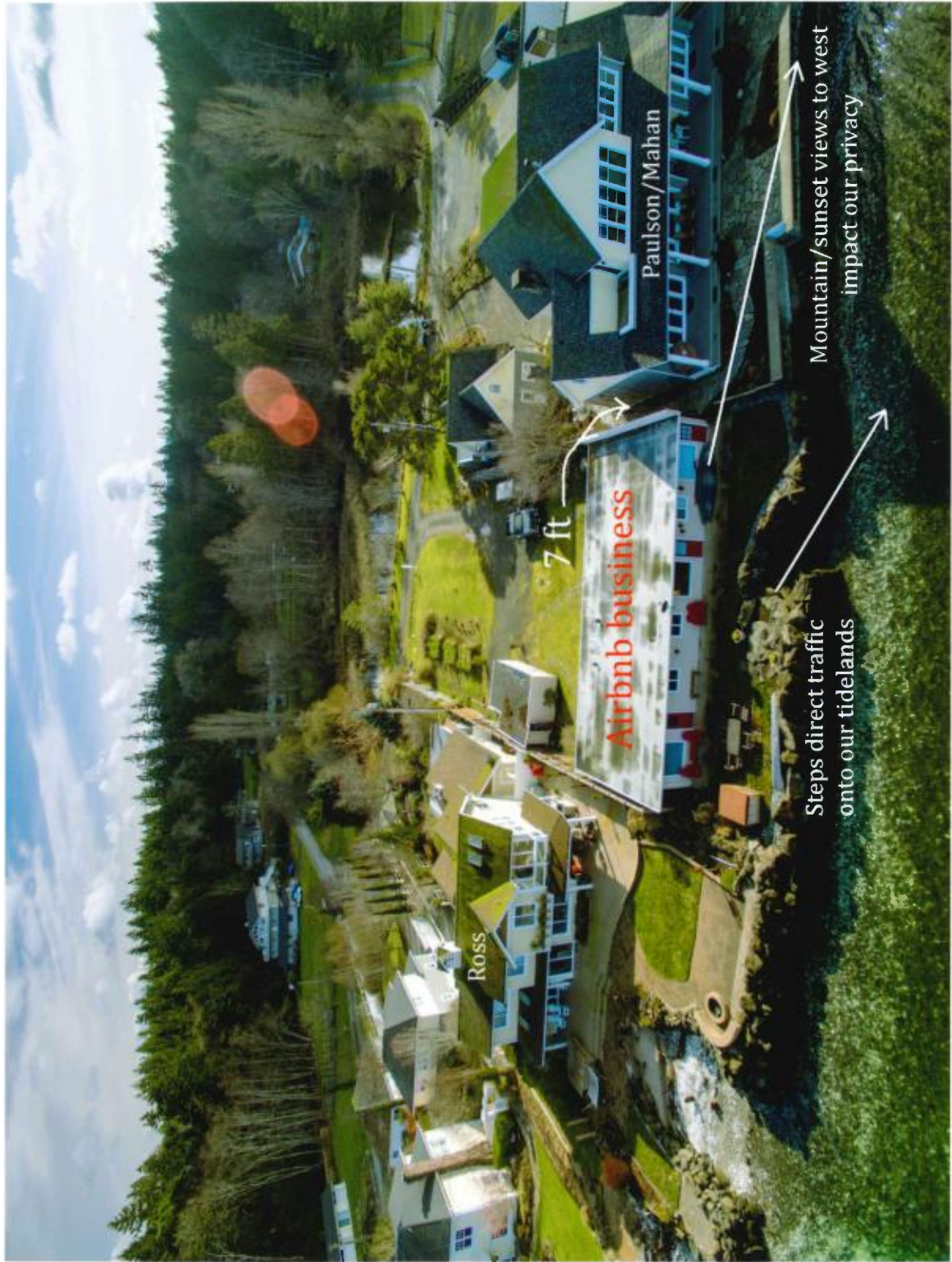
\$139 per night · Free cancellation

★★★★97 · Superhost

AIRBNB.COM SCREEN SHOT 8/30/2018
SHOWING THE DORNBUSH TRIPLEX

FIRE OF DORNBUSH
OUT BUILDING ON
FEB 19, 2018 SHOWING
DAMAGE TO ROSS
HOME





Legend

Forage Fish Spawning Data

Sand Lance Spawning



Smelt Spawning



Herring Spawning



Pre-spawner Herring Holding Areas

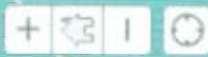
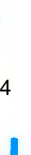


WADNR Aquatic Reserves Forage Fish Survey Data

Sand Lance Spawning



Smelt Spawning



Air B&B





Airbnb business



Seabeck, WA · Homes

Dates

1 guest

Home type

Price

Instant Book

Nearby landmarks

Trip type

More filters

Become a host

Help

Sign up

Log in



ENTIRE COTTAGE · 1 BED
Yummy Beach #3
\$89 per night · Free cancellation
★★★★★ 144 · Superhost



ENTIRE COTTAGE · 1 BED
Yummy Beach #2
\$89 per night · Free cancellation
★★★★★ 162 · Superhost



ENTIRE APARTMENT · 1 BED
Water's Edge Studio in Seabeck
\$120 per night · Free cancellation
★★★★★ 17 · Superhost



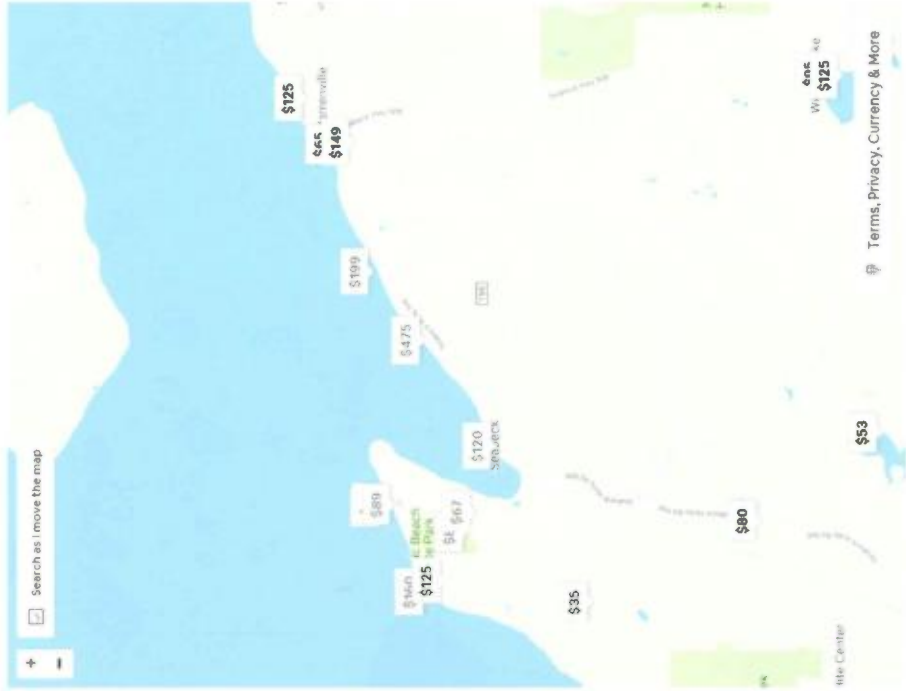
ENTIRE GUESTHOUSE · 3 BEDS
Hood Canal Waterfront-Studio Apt
\$125 per night · Free cancellation
★★★★★ 132 · Superhost



ENTIRE APARTMENT · 2 BEDS
Eaglewood in Seabeck
\$85 per night · Free cancellation
★★★★★ 33 · Superhost



ENTIRE CABIN · 1 BED
The Haven on Seabeck Bay
\$67 per night · Free cancellation
★★★★★ 5



Terms, Privacy, Currency & More

Problems with Air B&B next door

Prior to Aug	On-going trespass, shellfish theft, late night noise, etc... Complaints via phone not effective
8-4-18	Decide to put complaints in writing - after on-going problems not being resolved
8-4-18 9am	Loud party till 2:30 AM
8-4-18 1pm	Seven additional cars arrive - Too many people to count
8-4-18 11pm	Second night of party - Still no response from DJ
8-5-18	Requested DJ not to rent all 3 units to one party.
8-6-18	Overflowing garbage strewn over wide area by raccoons, dogs. (two nights in a row)
8-18-18	Smokers on waterside patio - had to close door and windows & go inside.
8-19-18	Meet with DJ - Would not agree to NOT rent all 3 units to a single party
8-19-18	East wind continues to blow cigarette smoke into our deck area - had to go inside
8-19-18	Advised DJ against adding an unpermitted 4th living unit on the property.
8-22-18	Bricket BBQ left unattended next to wall at night. Asked it be put out
8-24-18	Burn Ban violation by Airbnb guests - outlined our concern about additional fire risk
8-25-18	Steve Ross (neighbor) warns DJ about building an unpermitted 4th living unit.
8-31-18	Notify Dornbush of our intent to file a complaint with County
9-3-18	Met with Dornbush - Promised to limit # of people allowed to rent each unit.
9-4-18	Filed complaint with DCD with original to Ed Wolfe's Office.
9-17-18	Came home to find 2 Airbnb guests sitting in our deck chairs drinking wine
9-18-18	Woman screaming and shouting obscenities while having sex with doors/windows open
10-24-18	Caught couple stealing big trash bags of oysters (CC to Ed Wolfe)
11-8-18	Complaint to DJ about Airbnb Website encouraging guests to trespass (CC Wolfe, Baker)
11-12-18	DJ removes all reference to neighboring tidelands on Airbnb website. Installs cameras
4 months	Months of continuing trespassing on beach - almost daily during summer
11-17-18	Put up NO TRESPASSING sign due to on-going trespass & Shellfish theft
11-17-18	Email to DJ - Camera pointed at my property - I feel like I'm being watched.
11-17-18	Email to DJ - Website now no mention that <i>neighbors tidelands are private nor no taking shellfish</i>

RE: Stealing Oysters

Don Paulson [dpaulson@wavecable.com]

Sent: Wed 10/24/2018 1:41 PM

To: 'DJ Dornbush'

DJ

Just now looked out my office window and saw an AIRBNB guest walking back to your property with two double bagged plastic trash bags filled with oysters from our beach. She was struggling to carry it all. I confronted her & her husband and made them return the oysters to my beach. I feel like Kathy and I are being robbed blind by your AIRBNB guests. I can't possibly police your guests 24/7 from stealing shellfish - nor should I have to. Today it looked like no one was home at our place (I was working in my office & Kathy is away). That's when your guests think they can get away with stealing oysters because there is no one around to stop them.

Don

PS - They also have a dog wondering around off leash.

RE: People on our deck

Don Paulson [dpaulson@wavecable.com]

Sent: Sep 18, 2018, at 6:37 PM

To: 'DJ Dornbush'

DJ,

The only action you could take to make sure this doesn't happen again is to switch to long-term rentals.

Yes, it was the couple in unit 3. I assume that they thought (correctly) that no one was home and could enjoy sunset in our padded Adirondack chairs, deck and gardens. I got this impression because as soon as I turned the Kitchen light on they grabbed the wine tried to sneak back to their rental in a crouched posture.

When I opened the patio door they said "sorry..." and quickly headed back. I did find a bottle of wine next to the steps and an apology note today. I'm really glad it wasn't Kathy who came home and discovered strangers on our deck. She would have been freaked out. This same couple were also beach combing on our beach and filled a container with shells.

Earlier yesterday afternoon, I was reading a book on our patio enjoying the peace and quiet. Just unit 1 was occupied at the time. This couple had marathon, howling-at-the-moon sex with their doors and windows open and the woman screaming and shouting obscenities. I went inside disgusted and very glad I wasn't entertaining guests or that my grandkids were not with me.

Don

RE: Another Noisy party

Don Paulson [dpaulson@wavecable.com]

Sent: Sun 8/5/2018 6:14 PM

To: 'DJ Dornbush'

DJ,

I spent my weekend fuming and feeling like you are profiting from your business at our expense. I feel like my privacy has been degraded and that our waterside deck and yard is no longer a pleasant retreat for us. We had guests arrive exhausted from New York Friday evening who had to put up with a noisy party till 2:30 AM. By Saturday afternoon the noise had amped up again as more alcohol was consumed. It felt like we were being mobbed by a crowd. People were lined up sitting on our wall and our beach was crowded with people. We would have preferred to eat outside with our guests, but had to have lunch and dinner inside with the doors and windows shut. Nor could we enjoy sunset from our deck. I went to bed angry, having to close the bedroom windows and door and screw earplugs in my ears.

When you book all three units to a single group surely you know that it will be one big noisy party and that your neighbors will not be happy. So our main point here is not that your guests are not following your house rules, but rather that booking all three units to a single group is likely to cause more issues with noise and parties. Separate guests tend to be respectful of the neighboring guests while a single group of guests congregate into a big, noisy group.

We ask that you don't allow all three units to be booked by a single group.

Don

Mary Lyons
20917 32nd Ave SE
Bothell, WA 98021

Kitsap County
Board of County Commissioners
Commissioner Ed Wolfe
619 Division Street Mail Stop #4
Port Orchard, WA 98366

February 6, 2019

Re: Vacation Rentals (Airbnb)

Dear Mr. Wolfe,

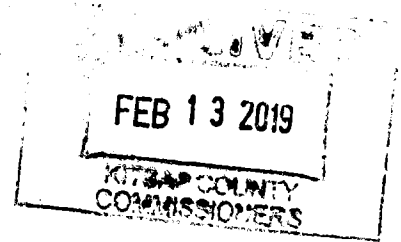
I am writing regarding an extremely disruptive and upsetting situation I have encountered as a property owner in Seabeck, WA. I have a residence on the waterfront that I have inherited from my parents (they purchased this parcel in 1960). However, due to my immediate next door neighbors exclusively using their property as a vacation rental (Airbnb) I can no longer enjoy the property as I fondly recall. I understand that my neighbor's vacation rental never required permitting due to the time in which their rental was established, late 2016. This was prior to when the country enforced permits on these vacation rentals. Furthermore, as you are aware, governing code regarding these rental uses has not yet been developed. I understand that your code enforcement has been instructed to cease any enforcement on "vacation rentals" by your director at the request of the Board of County Commissioners until such governing codes (retroactively as well) can be established. I would like more information regarding the anticipated development of the governing code, including an anticipated timeline and how I may ensure that my concerns are heard by the development committee. Please understand it is my belief that these vacation rentals should not be allowed on this stretch of shoreline.

I have multiple concerns regarding waterfront vacation rentals in my area, specifically, the one directly next door to my property, which is located at 9051 Sunset Lane N.W., Seabeck, WA 98380. I have explained my specific concerns in detail below:

Number of Occupants

The neighboring vacation rental is listed on Airbnb.com as having accommodations for six people. However, the vacation renters at times have parties of 50 or more guests, which increases the problems described below. Additionally, these are new renters occupying the property every two to three days. The constant presence and changing of vacation renters prevents me from enjoying my own property.

→ Eric -
ple do or
don't
response for
me to send
when I
Return
M3 CT WK
THX
EJ



Noise

Many of the vacation rental occupants have large parties that last into the late evening hours. Because of the proximity of my property to the rental property, the size of the parties and the volume of the party-goer's voices, I can hear their conversations from inside my house, including often times vulgar language being used. Late night disturbances are not the only time in which the noise persists, it can start as early as 6:00 AM and continues all day long. Since this property has a two day minimum, once the current group leaves another rental group arrives. This activity is ongoing. Whether there are six renters or sixty renters, the noise is excessive, disruptive and prevents me from enjoying my property.

Safety

I am frequently concerned for my personal safety and the safety of my family and my property. The vacation renters trespass onto my property from the adjoining north property line and that of the beach front access of my property. They also mill around on my beach and have removed oysters (I own my tidelands).

Since I still have a residence in Bothell, WA when going out to my Seabeck property there has been visible trespassing at my property. Recently, (October 2018) a very heavy cement birdbath, which has been on the property for over 50 years and in the same location, was vandalized. One of my neighbors living north of this vacation rental was burglarized in 2018 (She is also against this vacation rental). I'm not pointing fingers at the vacation rental, I'm calling awareness to this kind of activity in this area when I've never known of anything like this to happen before along this shoreline.

Additionally, the fires that the vacation renters have built in the designated fire pit I feel have been unsafe. I have been in touch with the local Fire Department about the appropriate burning materials for these fire pits. The owners have provided material (branches with vegetation) for their renters at times, which is not code. At times it appears materials may be code but this is an ongoing concern because these renters also build these fires with no regard to the weather (high winds). These fires are often too big and built on days with high winds, for the proximity of the trees and neighboring houses, with embers from these fires frequently floating onto my property or the property of others. This is a constant safety concern. These fires and barbeques can continue all day and into the evening causing smoke to settle over my property and permeate into my house with no relief. In the summer when it's hot I would like to be able to open windows, however due to the smoke I have no choice but to keep the windows closed, causing an uncomfortable environment, not to mention the unreasonably offensive smell, which interferes with the use of my property both inside and outside.

Because of the proximity of my house to the rental property, I cannot anonymously report the problematic behavior. I am fearful that if I call the police or the property owner to report the vacation renter's noise and trespassing, there could be retaliation against me. Because of these vacation renters, I now have to lock the doors at my house at all times. I use to be able to spend the day at the beach or take a walk up the road with no worries. This is no longer the case. I also now feel the need to chain off my road at all times.

Environmental Issues and Shoreline Impacts

Septic/Drainfield: When the vacation renters host parties of large groups (can be 50 plus people) they are using a septic system and drainfield for only three bedrooms, which cannot handle the capacity of large groups. The property owners have recently applied for a new septic and drainfield with the Health Department for eight bedrooms. As I've mentioned this house has three bedrooms. The property owners have also applied for a permit for an ALQ. Since these owners do not reside at this property as their primary residence (they rent the whole house out) I don't know how this permit could be approved per 17.410.050 #4 ALQ: "Accessory Living Quarter shall be within an owner occupied primary residence". My concern with the larger septic system and additional living quarter is that these owners may be making way for more renters than already exists.

This vacation rental is like having a Hotel next to me, which is not allowed in this rural residential area. This area is not zoned for this kind of activity.

Tidelands/Shellfish: The vacation renters and their guests consistently walk on the tidelands, including mine and harvest clams and oysters. It's been clear at times, the amount they harvest have been well beyond the numbers allowed. Without monitoring the renters shellfish harvesting, including confirmation of licenses and endorsements, there will be a significant impact on the availability of these and other species in this area.

From the property owner's website they have not listed any language to ensure proper protocol is being adhered to for harvesting of these species, or requiring a copy of a current license and or an endorsement per renter who wants to harvest shellfish, which I feel should be submitted upon rental confirmation.

More recently, November 2018, I had a conversation with one of the vacation rental owners, Jeff Fisher (he also manages the Airbnb Website). He stated he was no longer allowing his renters to harvest shellfish. And my understanding was that he would change the language in his website to indicate a six person limit (no additional guests allowed), and also include language about respecting neighbors privacy and noise concerns. He said he thought these were good ideas and would make the changes. However to date, there have been no changes to his website, including the removal of shellfish harvesting, which he told me he had already removed that language from his website.

Due to the environmental impacts I have explained to you, I have been in touch with the Hood Canal Environmental Council and the Fish and Wildlife Enforcement Agency.

Absentee Home Owner

Early on, I contacted the property owners on numerous occasions and have either been completely ignored or have been assured that the homeowners will resolve the issues but then received no ongoing relief. There initially was no contact information provided and one of the owners assured me there would be a family member on staff at all times. This has never

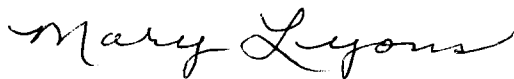
happened. The homeowners have indicated that no parties, excessive noise or trespassing on neighboring parties is allowed, but the vacation renters continue to break the rules. These property owners are not enforcing their rules and they are not occupying the property as they have indicated. This vacation rental has significantly interfered with my ability to enjoy my property.

The Seabeck area and Shoreline are not zoned for Hotels and the like. The 1972 Shoreline Management Act protects this shoreline in many ways yet I'm concerned that without the appropriate regulations for vacation rentals, this problem will continue to worsen for me personally, and for the other affected property owners. Again, I would like additional information regarding the status of code development regarding these issues and how I can be involved and assist with that development.

At this time I prefer to keep my correspondence with you and your committee private. My objective is to provide helpful input with regard to these vacation rentals and upcoming rules and regulations. I would prefer my letter not be available for Public Record. If there is a Public Hearing, I will make my decision, at that time, as to be heard or not.

Thank you for protecting my privacy and for taking the time to read my concerns. I look forward to your response.

Sincerely,

A handwritten signature in cursive script that reads "Mary Lyons".

Mary Lyons

HOOD CANAL ENVIRONMENTAL COUNCIL

America's Unique Heritage

February 25, 2019

P. O. BOX 87 ✓ SEABECK, WASHINGTON 98380

Eric Baker
Kitsap County Commissioners Administration Building
619 Division Street
Port Orchard, Washington 98366

Re: **Policy Development for Short Term Vacation Rentals**

Attn: Mr. Baker:

The Hood Canal Environmental Council (HCEC) appreciates the opportunity to provide input to Kitsap County regarding its plans to update its current regulations for short-term vacation rentals. The HCEC recognizes that there are benefits to some local property owners, vacationers and the local economy from businesses like Airbnb. However, the potential for negative impacts to shoreline resources, particularly shellfish, is becoming more apparent as the vacation rental industry increases in popularity throughout the Hood Canal region. We are encouraged that the county has initiated a review of existing code to determine where new policies and rules are needed to protect both property owners and shoreline environments.

We request that the following recommendations regarding short-term vacation rental properties be included in the county's decision making process.

- Regulations to protect natural resources, particularly shellfish, need to be strengthened, including requirements for signs posted on beaches to inform shellfish harvesters of county and state regulations. One suggestion is that the county issue a plasticized shellfish regulation sign (approximately 9 X 12 inches) when approving waterfront vacation rentals, and requiring that it be posted on site. This could include identification diagrams of male and female crabs.
- Enforcement of shellfish harvest regulations needs to be increased to prevent shellfish harvesters from taking more than the current limits allow or from harvesters trespassing onto adjacent private properties.
- Serious efforts need to be taken to inform and educate vacation rental property owners and renters about existing county and state regulations, including shellfish licensing, harvest limits, enforcement, etc.
- The numbers of short-term renters staying at a short-term vacation rental home should be tied to the size of the property's sewage disposal (septic) systems since failing systems are often the cause of bacterial pollution in Hood Canal.

Finally, recognizing the increasing numbers of short-term vacation rentals in unincorporated areas of the Hood Canal watershed, it makes sense to develop consistent and unified policies

and regulations that would apply to all of the Hood Canal shorelines and coordinated among the three counties bordering the canal.

Again, we applaud Kitsap County for initiating discussion of short-term vacation rental properties, for taking action which includes a public information process, and which will hopefully lead to policies and rules aimed at protecting property owners, shorelines and marine resources.

Please put the HCEC on your mailing list to receive further information as the county's decision making process for developing new policy and regulatory changes to the Kitsap County code governing short-term vacation rentals moves forward.

Sincerely,



Donna M. Simmons, President
Hood Canal Environmental Council

Cc Commissioner Ed Wolfe

Section 3: Survey Comments

ID	11. In your opinion, what should be the goals or ideal outcomes for addressing short-term vacation rentals? <i>Provided responses only listed below.</i>
466-894	Safety, noise, neighborhood continuity, and neighborhood quality of live, but no government over reach, or unnecessary regulations.
466-893	As the owner of a personal vacation home in Kitsap Co., I've looked into the regulations applying to short-term rentals and find it very confusing. I think making it more user-friendly for property owners should be a goal. On the other hand, there is a short-term rental near my vacation home and I can honestly say it hasn't caused any problems for us.
466-892	On site management needed. home with less than 100 feet of shoreline property should not be allowed. short term renters do not abide by the laws and guidelines of washington state fisheries and licenses. we work very hard to keep our waters safe for the environment and short term renters are trashing our canal.
466-890	Minimum stay length. Owner on site
466-889	Not to be allowed without onsite supervision. Need rules. Should not be allowed on lots less than 100 ft shoreline
466-888	I like the options for staying at different locations in kitsap county. Airbnb's provide a more unique experience than hotels. I hope any regulations do not decrease the number available, but I would welcome regulations like requirements for safety (smoke detectors, etc).
466-887	Waterfront and rural home owners/long term renters are looking for privacy, sometimes solitude/quiet and zero to very low crime rate. So short term renters should be subject to county/city rules and policies that benefit/safeguard the local home owner/long term renter in regards to enjoyment of their surroundings and feeling safe. Short term renters should be subject to noise ordinances, especially after a certain hour. They must keep dogs either on a leash or restrict them to the property limits of the short term home rental and restrict them from constant barking. They should be instructed to respect waterfront property owners and may walk along the beach quietly, without disturbing home owners. Short term renters should be instructed not to pick up driftwood on other home owner's beach front to collect and or burn. Short term renters must be required to comply with no burning laws and not burn wet wood that creates a lot of irritating smoke on the beach. There should be an occupancy limit, regardless of the home size, as frequent parties, especially over holidays can be very disturbing to homeowners, especially when alcohol is consumed and short term renters become disruptive/aggressive. Short term renters should be required/instructed to clean up after their dogs when walking them on the beach. Fireworks if allowed, should not be set off, after a certain time period (10:00 PM?) Short term renters with jet skis should be required to operate them off-shore as to not disturb waterfront home owners. Power boats need to be operated responsibly and not be driven fast, between the area of anchor buoys and the shoreline where dogs and people could be swimming. Short term rentals should be limited to a specific density to home owners, ie 1 short term rental for every 10 homes or less? Ideally, short term renters should be subject to an initial local home owner group vote or at the very least lose the ability to rent short term, if any renter breaks the law or if that short term rental property receives a specific number of complaints within a set period of time or becomes a nuisance. Short term rental properties must adhere to rules regarding cleanliness/garbage that could impact a fellow home owner's enjoyment and/or property value.
466-886	They should not be allowed on small waterfront properties as they are extremely disruptive to the neighborhood and damaging to the beach, shellfish and crab.
466-884	Not in rural communities with private beach & access
466-883	Hosts must be available and handle complaints. Hosts must clearly tell renters of property rights, unacceptable behavior etc. NO PARTY HOUSES. Curfew and noise restrictions.

Survey Comments

466-880	Two of the three short term rentals near my home are primarily rented out as “party pads”, and owned by owners who do not reside in our county. The third is responsibility managed by an on-site owner. The two party rental properties nearby are run down looking, and noisy, and renters are almost universally ignorant of mid-late summer restrictions on open campfires. Admonishments are often ignored too!
466-878	Short-term rentals should NOT be in residential or rural communities. If at all, Short-term rentals should be located in a downtown area with high density activities and amenities that would benefit local businesses.
466-876	They should be closely regulated, and not allowed in rural, shoreline communities as they greatly impact the use and enjoyment as well as safety of property owners in the community. This also impacts property values. Allwoing short term rentals in these areas essentially constitutes a taking without compensation. Only the short term rental owner benefits. That is patently unfair and likely illegal and will subject the County to litigation over impacts to property values.
466-875	Safety, Protect the tranquility of neighborhoods.
466-874	First priority goal in crafting guidelines should be the consideration of residents/neighbors (i.e. notification when a rental is approved in their neighborhood). There should be clear guidelines for guests who are renting on the water with respect to shellfish harvesting, location of private beaches & fishing/crabbing license requirements. The ideal outcome for residents/neighbors and guests should be safety: i.e. adequate streets, lighting, parking, applicable fire codes in the rental. The question is who would inspect and enforce codes? How would we pay them?
466-872	Whole-house rentals should not operate /be located in rural areas. I believe Kitsap County should create commercial zones (i.e., close to restaurants) where whole-house rentals could be located/operate.
466-871	A multi unit short term, absentee manager rental is like a hotel without any supervision. This is what is happening in our neighborhood. Multi units of this sort should not be allowed in a residential neighborhood on a private road.
466-870	Disallow short term rentals in residential zoned communities. Allow short term rentals in zoned multi family and commercial areas.
466-869	Limiting maximum rental occupancy to match owner-occupied rules based on housing/property features and enforcing generic covenants on rental owners regarding noise, garbage disposal, parking, adjacent private property trespass issues, etc.
466-867	Its not the renters.. its the OWNERS and OPERATORS that need to accept responsibility and manage these rentals so that residents in the community have low or zero impacts.
466-866	Restricting the number of guests, requiring registration of guests just like hotels, quite hours, no outside loud speakers, Disallowing weddings. The negative impact on a quite, peaceful neighborhood by a popular vacation rental house that advertises they sleep 25 is huge. It means loud parties every weekend, more traffic than is safe on a narrow dead end road and never ending taking over of your neighborhood by strangers all summer long. It seems there is a small hotel smack in the middle of where we live. I suggest implementing the regulations of the city of Page, Arizona.
466-865	I feel that the opportunities for owners/hosts to meet & interact with people from outside their community can very positively impact theirs & their guests’ experience in our community, spread goodwill & understanding, and contribute to both the hosts’ personal income as well as the local economy. I think there should be legislation. However, it should not overburden a home owner financially, nor be too complicated or ambiguous. Homeowners, hosts & their neighbours should respect each other & the community and have recourse to solve problems. Perhaps a dedicated government entity should be organised to serve as an Information/Mediation Center for hosts, neighbours & visitors. I do not believe STRs impinge on the hotelery industry. They serve a very different clientele.
466-864	limit number of guests, noise. require guest registration.

Survey Comments

466-863	The goal should be to legalize them (and tax them) to allow homeowners to have help paying their taxes.
466-859	<ul style="list-style-type: none"> —Require owners to register their rentals with Kitsap County in an over the counter process with a permit fee less than \$100.00 —Create a searchable database of vacation rentals for neighbors to use if any contact with owners is needed. —Encourage communication between owners/hosts and neighbors to prevent complaints —If there are complaints, encourage dispute resolution, rather than simply “reporting” (some neighbors simply want to drive all rentals away and will not be happy with even the most well behaved out of town guests in their community.) —Create awareness of the benefits that short term rentals bring to the local economy (see Note below) —Decide if Kitsap County needs to collect tax to make up for lost hotel tax revenue —Keep parking requirements in line with those of regular owner/renter occupied residences (nothing extra) —offer tax incentives for owners who improve properties
466-858	Allowing property owners to use their property as they choose without government oversight other then property owners respecting their neighbors (ensuring the use of their property doesn't infringe on another property owners ability to enjoy their own property
466-855	No addressing is needed
466-854	Allowing short-term vacation rentals in appropriate places with shoreline and shellfish regulations.
466-853	the ideal outcome is if they are here to stay then the "host/owner" needs to properly vet the renters so they don't turn into party houses.
466-852	Enforcing guest compliance with rental guidelines. At a minimum, parking, noise and trespass should be addressed and hosts should be held liable for the conduct (misconduct?) of their renters.
466-851	Respect for others, opportunity to support the local economy while investing in our long term permanent community. In some ways the Navy puts KITSAP on a continual Rental Run, always making this area feel more transient than permanent. As long as rentals are well maintained, enforce their own rules, have the support and understanding of their neighbors and responsibly run their business this shouldn't be an issue. If anything it is an asset to me as a permanent resident to have this option available for my visiting family and friends.
466-850	County involvement is unnecessary.
466-849	The ones that have short term limits with on site mgmt should be permitted.if they have proper terms such as neighborhood buy in.
466-848	I don't think short term need any extra regulations. We pay taxes, business licenses like other businesses. Our renters are responsible and would be treated like a long term renter if they disrupted the neighborhood. The police would address any noise or other significant issues, just like long term renters, if they were a problem. We are close by to watch the house, the neighbors have our phone number if they have issues, we have fire extinguishers, smoke alarms, insurance, and up to date facilities to ensure safety. There are not enough options in KITSAP county for our tourists without short term renters. The county needs to address that to support their local businesses by encouraging tourists to come NOT collect more taxes from the short term rentals so that we can't operate financially. Trust me we are not quitting our day jobs for this 1 short term rental. If you want to inspect my spot for fire extinguishers and smoke alarms that is fine but don't charge more taxes and fees or you will run us out of the rental business and lose a lot of tourists.
466-847	A clear set of rules defining the limits of what guests can and cannot do with regard to the neighborhood in which the rentals are located. For instance, guests should not infringe on private property, there should be a limit on how many people can reside at the rental (two people rent and fifty people show up that night for a party) and most importantly, the owner of the short term rental should be available when problems arise. And as a private property owner in a neighbor hood, I can attest to the fact that there are inevitably significant problems that arise almost every time a unit is rented.
466-846	To honor the constitution

Survey Comments

466-844	I dont know what is meant by "addressing short term rentals". I suspect that current laws are adequate relative to disturbing the peace issues. To restrict, regulate, or constrain short term rentals may violate property owner rights and could result in unnecessary financial impacts and bureaucracy.
466-843	Should not be allowed in certain rural areas where negative impacts to neighbors can not be mitigated. Should not be allowed where served by a private easement. Should not be allowed when operated by an absentee owner. Should not be allowed where the character of the neighborhood is adversely impacted. Should be restricted to urban areas close to services.
466-842	With the current shortage of hotel/motel accommodations within Kitsap County, short term rentals are essential for attracting tourism, an economic benefit to many including businesses as well as the short term rentals. There are negatives that impact surrounding neighborhoods, mainly noise and parking, and these need to be well thought out and agreed upon by all effected in the community, and the resulting guidelines displayed and enforcement.
466-841	Safety for all, enough parking for the rental. appropriate decor. ADA?
466-839	A predictable, organized rental that does not increase carsparking,noise homeowners must provide own.
466-834	As hosts we feel we provide a valuable resource for guests to visit our county. We provide very clear expectations for our guests and have never had a complaint from a neighbor. The majority of our guests indicate that they will return to Kitsap County to explore some more. Our guests have also indicated that they do not think the hotel/motel accommodations are adequate in our county, and are glad we are an option. As one who also stays in short-term rentals, it is our preferred way to access lodging. Kitsap County should be careful not to burden hosts with over zealous regulations and requirements because from ours and our clients' perspectives, we are providing a much needed service in our county.
466-833	I think it would be wise to have either a homeowner or manager near by should an issue arise. I have stayed at several and two locally. Nice to have an option for long term visits (a week or more) instead of huge rates at hotels (not to mention lack of local hotels)
466-832	Ideally short term rentals would not detract from the already difficult home rental market in Kitsap or the hotel industry
466-831	Having someone near by to address issues should be the primary goal of this inquiry. There needs to be accountability in all situations. But I am concerned that folks who are being responsible and hands on will also be effected by any further legislature on this issue. We can not be obstructing enterprise. Our economy is very difficulty. There are not enough jobs that pay people what they are worth and we are forced to find other ways to accomplish our goals of livelihood and financial security. So if you need to crack down on absenteeism, please focus on that, but do not add more restrictions, more taxation on those who are taking an active, responsible, hands-on approach to running their rentals.
466-830	Short term rentals should be taxed and permitted similar to other lodging options in the county. They should be required to keep records like other lodging providers. Clear policies regarding host and owner responsibilities should be created to ensure public is informed of short-term rental availability and usage and that contact information is available to the authorities and neighboring properties.
466-829	Respectful to full time residents.
466-828	Be thankful they provide vacation housing in an area with few other options. They positively affect the county and tourism industry.
466-826	Balanced solution allowing respectful renters to enjoy our community without denying neighbors the right to peaceful enjoyment of their homes. Solutions should be different across the spectrum from higher density city vs unincorporated rural. Special situation provisions should be considered for events such as out of town weddings

Survey Comments

466-825	Property owners should be able to derive income from their property in a responsible way.
466-824	Allowing short-term rentals. A posted notice at waterfront short-term rentals regarding shellfish identification and restrictions. Posted expectations and restrictions regarding noise levels, quiet hours, beach fires, tideland use, and staying on property associated with rental.
466-823	Making sure that both short term rentals and permanent residence are living in harmony.
466-822	This is a challenging topic. The issue isn't so much with short term vacation rentals but with a small number of people who use them and ruin the experience for those around them as well as future short term renters. I'm not sure what type of rules/regulations you can place that don't negatively impact the owner who chooses to short term rent their place.
466-821	No need to do anything. they create income for owners, Give choices in our transient military community and our tourist visitors using the water trails, heritage parks and act as a gateway to the olympics. Those dollars stay in our community and that is good. Added rules and requirements would hurt this very good impact on our community.
466-820	Short-term vacation rentals should be treated exactly like hotels, with all the applicable required fees, taxes, and licenses. They should also be limited in number within a defined radius. The county income should be directed into an **active** (though not necessarily currently extant) enforcement organization.
466-817	Clear directives without overly cumbersome or complex requirements. Fair and balanced enforcement. Also, keep fees, if any, small and relative to the profit the owner will receive. e.g. No business licences requirement for owners of under, say, three rentals.
466-814	Ensuring that they do not negatively impact property values or contribute to housing shortages.
466-812	Any plan must address concerns that homeowners have about the impact of short term rentals on the character of the neighborhood in which they reside. Protection of property values is paramount.
466-810	No oversight needed
466-806	I feel that short-term rentals should require some level of local oversight but other than that no additional restraints should be applied and no additional taxes placed by the county or local government. I think short-term rentals actually pose less of an issue for the community than long-term rentals, if the renters are not respectful. Long-term disrespectful renters are a long-term problem and are hard to deal with while short-term problem renters are only a problem for a short-term by nature.
466-805	Provide well maintained and managed, comfortable housing with fair and equitable regulations that protect the community, yet allow freedom for citizens to pursue their interests.
466-803	No need for regulation by government.
466-802	Treat them like any other property. Why do we need more rules when if a house is a nuisance there are already laws for that. People are just trying to make a living with the assets they own.
466-801	The government should stay out of property owners business. If they or their renters, either long or short time are breaking the laws currently in force, Please enforce the law. If the county wants to change the rules and charge a fee for short term rentals Only new projects for rental property's should be included all other property should be grandfathered in.
466-800	Bring more visitors into the community.
466-798	Limiting number of short term rental properties in neighborhoods

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466-797	I believe people should be allowed to utilize their property however they wish in the bounds of the law. Any noise complaint should be handled just like a regular neighbor should. I disagree with local government trying to put another tax on people attempting to make money. There should be no fee to be allowed to use your property as you wish. With the every rising cost of property taxes, I believe everyone should be able to utilize their space in whatever way they see fit.
466-794	Responsible owners who can properly maintain their properties and screen their renters/guests
466-791	1. Ensuring neighbors are informed that a property is being used as a short term rental and how they can contact the owner if there are issues. 2. Ensuring that renters are fully aware of any HOA rules that may apply when staying at a short term rental.
466-789	Consistent laws that owners MUST follow and also post in the rentals.
466-788	We have used conventional motels and STRs in CA, Hawaii and WA. When we have stayed at STRs, if the host needed to address an issue, they handled it effectively. If they did not, the scoring system is in place for this. This is a self regulating industry. I do not see any need for county regulation. The on-line reviews and scores tell all there is to know.
466-787	The should be licensed and limited
466-786	You shouldn't be greedy and trying to mess with capitalism. Free market. Are hotels bugging you? Loud neighbors in hotels. If you're corrupt, you'll be found out.
466-785	Pay local and state taxes Comply with existing noise and nuisance regulations Not create a new bureaucracy Not discontinue or severely restrict short term rentals
466-784	Finding the nexus between not creating housing shortages (or increased rents) for those seeking longer-term rentals and not inhibiting property owners who have units to offer.
466-783	In residential neighborhoods, neighbors should have a say in the increased traffic, strangers in the neighborhood etc!!!
466-782	Landlords must be local not absentee.Keep regulations and restrictions to a minimum.Permits and penalty costs should be kept low! Homeowners who are experiencing financial troubles are using vacation rentals to keep their homes! We don't need to create more homelessness. Hopefully, this will stabilize owners in need and let them keep their homes.
466-781	Uniform policy that promotes quality rental housing opportunities as well as oversight and enforcement to rules and policies that ensures the short term rentals benefits the community, tax base and local business.
466-780	-insure safety: fire alarms, exits -recourse for neighborhood disturbances: noise, trash, -encourage local business and entrepreneurship in this new market -bring more alternative housing to Kitsap
466-779	As a long-standing Super Host with Airbnb a few things are a must for a successful STV for everyone . All local zoning laws need to be observed. Anyone considering host should carefully research whether that use of property is allowed. Second a local representative ,ie can be reached and respond promptly , should be required by local authorities. Third clearly stated house rules need to provided to guests. The basics need to be included in listing so no surprises to guest. They should be provided in entirety at confirmation and be clearly posted in the property...these steps can make the vacation rental process a win win for operator and surrounding communities
466-778	Provide safe housing for the guests and not interfere with the local community.

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466-777	'Addressing short term rentals' is a very ambiguous statement. I feel like there should be an emphasis placed on vetting the renters, and attention given to owners who allow repeated parties and/or are not involved in neighborhood issues or concerns regarding their property.
466-776	Allow short term rentals but need rules / regulations to help manage the properties. The owner must be onsite or nearby and ready to respond to excessive noise and, or other disruptive situations.
466-775	Realize that without short term rentals, we can not attract as many visitors to our beautiful community. As a small business owner, visitors are the lifeline to our livelihood. They also lessen impact that a large scale, mixed use hotel/retail would and give character to neighborhoods. The goals should not be to restrict, but to set some standards while not crippling the homeowner who would like to operate the airBnB. My colleague and her husband have an Indianola cottage next to their house and RELY on the supplemental income. No one gets rich in this business as running a short term rental is a labor of love. Please do not set prohibitive taxes and restrictions on this cottage industry.
466-773	I believe if the county receives a complaint such as noise, parking problems etc from neighbors of the rental then the county should spend its time and resources investigating and dealing with the problem when it arises. The air Bnb site I am familiar with as I have stayed in many. The site checks out the renters before renting to them as well as the host. There is a checks and balance system in place and the renter writes a review publicly on the site of the host and the host then does the same for the renter. If there is a problem with the renter or rental the air Bnb will post it and not allow the renter or host to continue on their site. This I think works well as you can read the review yourself when considering a place. I have stayed in many and all were great. Much better than hotels which sometimes I find dirty and impersonal and don't give the local flavor to a prospective tourist in the area. The air bnbs and other sites give families a low cost way to travel or have a family gathering in an area they can't afford otherwise. Its a win/win for communities.
466-772	Setting up pre-determined house and property rules/expectations.
466-769	Ensuring appropriate balance between the broad community benefits of protecting short-term rental options for visitors and small business owners against a realistic assessment of a vocal minority of people opposed to change and growth. In other words, Kitsap County broadly benefits (increased visitor traffic increases tax revenue and small business activity) from short-term rentals (generally owned and operated by local owners). Short term rentals are a good alternative relative to promoting hotel construction to serve the growth in tourism.
466-767	Provide a process to address short-term vacation rentals that have been the subject of legitimate complaints by renters, hosts, and/or neighbors.
466-766	Harmony! Don't be afraid to share your area with new people.
466-763	Might consider limiting the number of short term rentals as a percentage of the total number of housing units. Could use a nominal cost permit process. There is a benefit of bringing people into the community that would not ordinarily stay here if they had to stay in a hotel.
466-762	Determine if there are extensive issues or if they are rare. In instances of issues, are they related to specific properties and have the owners of those properties are penalized for issues caused by their renters?
466-760	Ability to contact owner on short notice with any questions or concerns - police, county, etc
466-757	Air BnB was an effective intermediary for me. Good record keeping and evaluations
466-755	Education to the community and property owners interested in participating in the industry.

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466-754	My main concern about short-term rentals is that they not divert housing stock from people who need primary housing. In other words, is the proliferation of short-term rentals having the effect of reducing the availability of permanent housing? Also, there's a big difference in my mind between a local person renting out a room or space in order to make a little extra money, and an investor buying property for the sole purpose of making it a vacation rental. As a regular user of services such as Airbnb and VRBO, I also believe it is critical that the owner or an owner representative be available close enough to the rental site to respond in a timely way to emergencies or disturbances.
466-753	Primarily dealing with absentee owner - hosts. I believe the owner or host should be on site to address any problems for the renter and the neighbors
466-751	Monitored and regulated so that neighborhood does not become negatively affected.
466-750	I am a local Realtor of 25 years and Kitsap County resident since 1984. Probably the biggest 2 issues that I see in our area with vacation rentals is that they can disrupt neighborhoods and their increase has contributed to our affordable housing/rental crisis. (I think our County average price for just a 2 bed room apartment is over \$1400 per month now and there are very few "affordable" rental houses available for our long term residents and active duty military). So, in considering these two problems; it seems fair and needed for our community that vacation rentals should somehow be regulated to help with the problem of possible disruptive tenants (Like a license of some sort that could be revoked if there were too many Valid complaints from neighbors, And maybe limit number of permits for vacation rentals by area/neighborhood. Also permits should possibly state number of people that can stay in a specific rental at one time, (to avoid problems of wild parties, excessive noise, parking issues, and even over-used septic systems). The issue of affordable housing is much more complex... My thoughts there are that we need Truly Substantial Monetary Incentives for builders/developers to make it Truly Worth Their Time/Energy to build affordable housing. Regarding specifically the vacation rentals contributing to the problem, maybe some of the money from permit fees could be applied towards County monies/income lost by giving builders big incentives for affordable housing described above.
466-749	A way to address complaints. Maybe a 3 strike rule with any one rental. I think the biggest concern is lack of respect for neighbors and communities. Generally, all rentals I have stayed in were great and the neighbors were very supportive.
466-748	I think they should be allowed, and not restricted by HOA CC&Rs. They are a benefit to the homeowner, the guests, ,and Kitsap County's economy.
466-747	Design a complaint system for such rentals. Our closest short term rental frequently has loud renters who leave their trash on the streets, they also use the community property without a clear understanding of community rules for that area; e.g., riding power scooters on the trails, using community members' private kayaks without permission.
466-746	To make it easy for hosts to provide clean, affordable short term housing options.
466-745	Vacation rentals should be allowed in Kitsap County They provide much-needed relief for homeowners as well as travelers. Short term rentals are not only used for people looking for vacation homes, but by traveling nurses, doctors and professionals. However, owners should have to maintain their homes, and be responsible for maintenance and repairs.
466-744	Poulsbo has very few lodging options. I believe the short term rentals provide good options to allow people to visit Kitsap. My in-laws stay in an air bnb every summer for 2 weeks up to 2 months. W/out vrbo or a air BMI, they wouldn't stay or GREATLY shorten their stay. (And there is NO WAY they are staying with us.)
466-743	Renter has everything they need for their stay. Great reviews. Keeping the area clean as if it belongs to you. Renter had a good time. Renter has ALL info needed ie how to operate TVs directions to area restaurants places to go etc

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466-740	<p>Guidelines requiring that owners of short term rental properties register their unit for police, fire, emergency awareness should be implemented. There should be a one time inspection to ensure unit is adequate for occupancy given I am not sure owners have to certify unit meets basic safety considerations. Owners of short term rentals (STRs) should pay same occupancy taxes as hotels to support community. Community should be reasonable about owner report of income, and owners should be given clemency for any potential violations once they report and then terminate usage or comply from set date forward. Owners of STRs should NOT be held to commercial building standards as users understand what they are signing up for, think about exchange possibilities VRBO, vacasa, etc. Regulation should not become a financial burden as some are using this as a means to retain their home pending career issues requiring a move elsewhere, which is a serious consideration for military families. They should be required to set forth quiet enjoyment rules subject to immediate eviction if police receive two calls for current occupants, and immediate eviction if over occupancy is encountered. I don't understand why neighbors complain about parking if police are enforcing the laws. Once registered, non-resident illegal parking should be strictly enforced by police at STRs once police identify parked cars are not normally parked in neighborhood. Parked cars that obstruct the right of way, fire hydrants, sidewalks, or trespass onto neighbors properties should result in stiff fines for the owner/ driver of the car. Rental car companies are great at passing expense back to car renter! This alone would probably pay for an additional parking enforcement officer in each community, port orchard, Bremerton, silverdale, etc. think about negative feedback from renters if parking is inadequate for reasonable usage at STR. That could effectively put their unit out of business, especially in areas where unit relies on street side parking requiring a resident permit.</p>
466-738	<p>Short-term rentals can be an asset if the renters respect the property and neighbors. I've stayed in many, and enjoyed being in a residential neighborhood and meeting neighbors. Short-term rentals can be a test for the renter to determine if they want to move into the neighborhood. But, I've also seen situations where too many renters descended on a property ... too many defined by annoying noise, undesirable language, and/or parking problems, et al contrary to immediate area. The local government should respond quickly to situations which run counter to immediate site's culture, if the host does not, especially if neighbors voice legitimate complaints.</p>
466-737	<p>Fines for not complying with county ordinances</p>
466-736	<p>I believe a property owner should have the right to operate a short term rental. Minimal impact on adjacent properties should be taken into consideration by providing adequate parking for guests and implementing rules for with regards to noise, pets, refuse, etc. Rental property owners should be subject to Lodging Taxes. The space to be occupied by the short term renter should be subject to the same occupancy laws as regular residential properties.</p>
466-735	<p>5% fee based on VRBO fees . This works in other counties and states. If you are a bad host it doesn't take long for the public to find out.</p>
466-734	<p>Nothing—leave them alone.</p> <ul style="list-style-type: none"> - Honest owners already pay taxes on their rentals. - If there is a law enforcement issue, we have 911. - I have never stayed somewhere without a point-of-contact to call, near or far. Both responses are the same—over the phone. - I prefer staying in a VRBO or like service over a hotel. The homes are typically well appointed, offer cooking & laundry facilities, and provide private places to gather together other than on hotel beds. They are great for family gatherings when many people are coming from out of town.
466-731	<p>No impact to local neighborhoods. No harm to the environment. Minimal County intervention.</p>
466-730	<p>Ban short term rentals from anywhere around private beaches in Kitsap County</p>
466-727	<p>Maximize the benefits to the county (tourism \$) without suffering large negative impact. It seems to me that the vast majority of people interested in vacationing here are also going to be interested in maintaining the high quality of life here, so it is a win-win.</p>
466-724	<p>Short term rentals should be managed to control their impact on both family and individual housing in the area. The goal is to have a sustainable influx of tourists, but to not limit the already limited options of those looking for housing.</p>
466-723	<p>If an owner of a short term rental lives out of the county, they should have a local person hired to handle issues.</p>

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466-721	Strictly limit these rentals with an eye toward the availability of residential rental availability.
466-720	Leave them alone and let the market sort it out. I think the county is concerned primarily over the presumed loss of lodging taxes for properties that're already taxed.
466-719	Licensing and permit should be required, minimum of annual inspections by AHJ, Health Department, etc. should be required; reporting of income for STR's should be required
466-718	Proper oversight. Stimulate local economy.
466-717	At this time ...their are better things for the county to do
466-713	There should be clearcut guidelines for both hosts and guests, with a mechanism for resolving disputes. I think it would be a good idea to have a brochure or information page that hosts are required to give guests when rental arrangements are made. This is based on my experience with a short term rental, when I came here to look for land before I moved here. Several things were misrepresented by the host but the most significant problem was that she quoted daily, weekly and monthly rates. After I'd been there for a week paying daily rates I said I planned to say for the full month but she would not allow me to switch to a weekly or monthly rate, even though she had previously agreed to that. Now that I've moved here I've met other people who rented from her on a short term basis. One had the same problem, and two had the owner cancel the agreement before the agreed-upon term for no obvious reason. In one case it was cancelled while the guest was driving to the rental location, with no place else to go. This particular owner operates privately and is not associated with AirBnB or any other company, so there is no recourse when she just changes her mind.
466-710	Short-term rentals are usually privately owned. They should stay that way. Government intervention is not necessary, and this should be outside of your jurisdiction
466-709	Making sure that they are properly managed. Issues are addressed immediately. Parking. Noise. Displacing local renters. Changing the character of a neighborhood.
466-708	Address the issue of STR without a nearby responsible person to deal with concerns/complaints.
466-706	Focus on rentals that do not have a host or owner on site or very nearby. If there are potential neighborhood impacts such as parking restrictions or noise ordinances that are being violated, should be addressed.
466-705	Prohibit them in residential zones.
466-703	Like all business, when there are too many they will decrease on their own. I do believe the cost of the permit is too high. I believe more STR would be compliant if it was more reasonable.
466-702	I think owners of homes should be allowed to enjoy their homes without interference and more taxation than is already collected. As for STRs, I've only ever "heard" of the rare one-up instances where a young adult/teen falsified reservation info and hosted a big party. And, the only reason I heard about that one is because there was gun violence. Given how many rentals there are, I believe the occurrences that warrant Police intervention are the vast exception. At least, they are in my neighborhood. People don't come to my neighborhood to party. Maybe closer to Seattle...but, Bremerton?! And, most of the people I know who host/or have hosted/owned STRs were Owner Occupied rentals. So, the chances are slim those are going to draw a rowdy crowd. I am a single income household that has had medical issues affecting my ability to remain in my 16yr career. There is no way I can afford to stay in my home without a passive income. My mortgage is lower than current apartment rates. So, you can see how there is really little convincing for me to pursue this route. Plus, hosts can be great ambassadors for their community. Personally, I plan on focusing on long term, short stays. There are a lot of students who need to complete an internship and the area surrounding their campuses are inundated with more students than internships. They are often forced to look outside their area. This is a wonderful opportunity for Kitsap Co to recruit fresh talent!!! Providing them with safe, reasonably priced, interim housing is ABSOLUTELY beneficial to our local economy.

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466-701	I would like to see short-term rentals generate tax revenue for the county, without penalizing low-income homeowners. I believe this could be achieved by a sliding taxation scale based on the value of the property (i.e., someone with a property assessed at \$500,000 would pay a higher tax rate on their vacation rental than someone with a property assessed at \$100,000).
466-700	To limit them in residential areas and to allow for zoning near non residential areas where they can operate near town, near each other, and keep each other in check. They do not belong in Neighborhoods. We used to live on Whidbey Island in a quiet Neighborhood that was completely disrupted by the crash in 2008 where many converted their homes to short term rentals. This brought in a gangle of mostly young partiers that were loud, rude, overstepped the boundaries of the property they were renting, often parking all up and down the street with wedding parties, parties in general, blocking driveways in some cases for days - I had to have cars constantly towed out of my driveway and from the front of my house because of the rental across the street. It also brought in Drugs such as Heroine with needles and packets showing up on the ground and on the golf course, on and on. It ruined our lives and we moved here to get away from that. If it happens again, we will not hesitate to pack up and leave. We are a high tax paying property household. We will cut and run in a blink if this BS moves in.
466-699	Limitation on the number of guests who can stay at one time at a short-term rental. Limitation on number of vehicles that can be parked at one time at a short-term rental (or on the street in front of it). Requirement that the host or contracted manager be located within a certain distance of the short-term rental so he/she can respond quickly to complaints or emergencies. A "three strikes and you're out" (or similar regulation) for owners whose short-term rentals have been complained about (behavior, noise, parking, etc) to the County.
466-698	I believe if the host is not available they may want to have them managed by a professional rental company. As far as houses where people exchange for travel vacation would be fine with out being managed as that is a whole different type of vacation rental.
466-697	Policies should be effective at targeting the main issues relevant to Kitsap County. Hosts should be required to be more responsive like a hotel host would be since there are many different renters and they don't always know how to follow rules and be a good neighbor. The permitting process should be straightforward and online (over the counter as much as possible). The county should be more pro-active with enforcement and the identification of units - this could be a long-term goal. A long-term goal should include the ability to monitor for neighborhood character concerns since this can creep up over time if continued growth continues. It is tough to live long-term in a neighborhood with lots of stand-alone short-term rentals (without a primary host on site).
466-696	I have never heard complaints about short term rentals. I would imagine there could be some possible issues for rentals who do not have owners nearby to attend to immediate concerns or complaints.
466-693	Ensuring that owners include information and enforce parking issues or noise complaints by holding them liable. I recently stayed in Santa Cruz, CA and it was clear that anything that violated the policies would result in forfeiture of deposits and negative reviews on the renters.
466-691	County registration and inspection to ensure proper access, parking, waste handling, land use etc
466-690	I'm really not sure. I'm worried because my wages already don't keep up with the rent. I'm unhoused. I'm worried that str will impact fair market rent and Rental availability for us renters
466-689	I think short term rentals are not an issue when they are clearly owned/operated by local hosts - e.g., not management companies who only rent short-term.
466-688	Registration with the county; fines for lack of registration.
466-686	There should be some rules and enforcement
466-683	They should be paying to get license and informed that they are likely not insured under their personal homeowners policy and umbrella for this business use exposure.

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466-682	<p>Beyond confirming that a property meets life/safety requirements for renters, I believe that the County should take a minimalist's approach to the degree of permitting, fees, regulations, and oversight it imposes on hosts. ST vac. rentals bring/introduce tourists/visitors to Kitsap County which in turn provide significant benefits not only to the hosts but to all of Kitsap. Ideally, the County will act on the side of promoting the growth and financial opportunity of ST vac. rentals for Kitsap by facilitating vs. impeding that growth.</p>
466-681	<p>Leave it alone...most problems nationally occur in large populated urban areas. We need the business generated and our ruralness is fine for this kind of business. We are lucky to have it where we can get it. LEAVE IT ALONE!</p>
466-680	<p>I don't want them at all! Parties, trash, parking, noise need to be controlled somehow. If a host is not around, who's going to enforce these things other than unhappy neighbors? Resell value of my home is also a BIG concern.</p>
466-679	<p>Gather information systematically in a way that enables problems to be identified and viewed relative to benefits, with consideration to parties enduring problems out of proportion to benefits. I think it may be good to let those who rent a property an option to publicly register with the county a local representative of the owner, but I don't think that should be required. If renters are misbehaving in a way that adversely affects the public, they should be subject to exactly the same laws that apply to longer term residents. For example, if we need a stronger noise ordinance, that should apply to each and every one of us and not single out short-term renters.</p>
466-677	<p>I don't view STRs in a separate box from property owners that are disrespectful of environmental regulations or neighborhood noise guidelines.</p>
466-676	<p>Short term rentals should only be allowed if there is a resident on site, Fire safety should be certified.</p>
466-675	<p>Open Market Approach</p>
466-674	<p>It's none of your damn business. The "authors" of this could NOT provide documentation to support their claims, yet they still make them. They've changed their tune too many times, and this is nothing more than a poor attempt at a money grab. The tax paying citizens who run short term rentals are almost exclusively small families who simply have the room or opportunity to rent out space to people who are on short to mid-term assignment here and new families who have been stationed here and are trying to find adequate housing at a fair price. No "slum lord" will be affected, but good people, hard working taxpayers, those that VOTE will be the ones who are harmed. Take this idea and shove it.</p>
466-673	<p>None. The county has no business regulating a private exchange on private property. If there is a criminal violation, LE is capable of addressing it. No stats showing this has been a problem for Law Enforcement except a few cases of online hosting mistakes. If there is a civil problem, there is civil court to address the issues.</p>

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466-672	<p>We are long time Kitsap county waterfront owners and currently have a new neighbor who has purchased the home next door as a second home. They are currently remodeling an existing building as a "Guest House" that was originally used for storage and is 2' off my property line and 15' from our Summer deck. Speculating that it will be an AirBNB (as they won't readily admit that it will be and that they currently manage two other properties as such) it will immensely impact our rights as property owners, ie transient turn over population, tresspassing concerns, potential for noise and unruly behavior and safety concerns etc. Also the fact that they do not live in the main house and will NOT be on site to monitor their "Guests" We feel that we will end up being the ones who have to "POLICE" the situation. We also have concerns regarding health issues with their drainfield area that also abuts our property and is approved for a three bedroom home but now has a "Guest House" attached to it? As long time (now retired) Kitsap County business owners we feel that these short term properties should be treated as such and should be subject to all the requirements, codes, insurances, tax revenues, safety and fire, health and waste, etc that other small businesses are required to maintain. We also feel that the immediate neighbors who will be affected by these rentals should have a major opinion on the outcome or approval of any such "Short Term Rental" as well as a plan for notifying neighbors of intention or use of their property as a "Short Term Rental" We also have concerns regarding the potential for disruption and safety of our quiet neighborhood due to an unregulated "Short Term Rental" business that is not required to screen their tenants in any way (all that is required to rent an AirBNB, VRBO etc. is a valid photo ID) The potential for problems for both parties as well as Kitsap County services involved with such rentals well outweighs any positive impact. Thank You</p>
466-671	<p>Short term rentals in residential neighborhoods should not be made to unrelated groups of young people who are mainly interested in partying. If people rent to such groups, they should be on the site or nearby to handle any problems or disturbances that may arise.</p>
466-669	<p>I support owners on site or nearby but have seen owners of multiple units or remote units. Regulation should be considered. Taxes from rentals are benefit and to county</p>
466-668	<p>Maintain the character of the current neighborhood as a neighborhood of residents including family and children. Promote the building of community with the sharing our our lifestyle with visitors. Local short term rentals can be a resource for visiting family members.</p>
466-667	<p>This is simply a way for nosy neighbors to be vocal about problems which really don't exist.</p>
466-666	<p>Presently not a problem so no additional regulations needed.</p>
466-665	<p>Need direct access to street/road for STR, not via easement across another homeowner's property. Guests should stay on beach of STR and not use beach of adjacent property owners. Limit neighbor impact by restricting percentage of days per month a home can be rented. Next door had at least 75% occupancy last summer.</p>
466-663	<p>Process needs to respect property owners rights.</p>
466-662	<p>I am not aware that short term rentals are a problem. Please provide additional information so I can inform my decision.</p>
466-661	<p>I think people that own property should be able to do what they want with it, including renting out spaces for short-term rentals. I can see a downside if people are speeding on normally slow streets, being loud, having too many people over, using easements or beach access that they shouldn't be, etc. I understand that people like stability and knowing who is staying / living next to them. However, it should ultimately be up to the homeowner to screen and charge adequately to ensure responsible reliable respectful people are staying in their homes. I think a forum or group of people in the county should be available to take complaints and work with homeowners to ensure things are not becoming a problem, and to act as a middle-man to ensure that some crazy neighbor isn't making renting impossible for another neighbor just because they're opposed. If there are tangible problems to deal with, there should be a neutral group. But I don't want to see homeowner's rights taken away.</p>
466-660	<p>We desperately need to increase tourism in this county. It should be as easy and restriction free as possible to own, operate, or access short term rentals.</p>
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466-658	Hosts who live next door and engage guests as you would welcome family. Not absentee landlords who want money. ie the B&B model still works best, especially in Indianola. No new building on the shoreline !!! No removal of trees. Community views of the Sound should not be blocked or built into.
466-657	Able to address problems when they arise on an individual basis
466-656	Don't try and fix problems that don't exist. Putting too much regulation on this will stifle the economic opportunities for individuals, families, and small businesses.
466-654	If I pay my taxes and have respectful guests the county should stay out of my business. There will always be a few problems, but less than with the public at large. Neighbors communicating with each other rather than adding government regulation should be the goal. The county needs to spend time on more important issues like homelessness, education and roads.
466-652	It brings in extra income, which is in turn spent in our area, a win win situation
466-651	Allowed only if majority of homeowners in neighborhood agree.
466-649	Government should stay out of this area.
466-648	Health Department review of facilities
466-646	Let the free market be free, stop trying to find a reason to regulate everything and everyone!
466-645	We have very stringent leases for both of our rental properties. We set strict limitations on the number of guests and age of guests allowed to rent. Although some choose not to rent from us because of the extensive lease required, we have very close relationships with all of our neighbors and feel it is important to set expectations for the care of our property and our neighbors. Our lease includes a "noise" policy that goes into effect at 10pm and if not adhered to can result in termination of the stay or full loss of the lessee's deposit. In over 3 years of our rentals we have only had one guest that created issues and we flew out same day to the property to eliminate the situation for our neighbors. We also reported the renter to the applicable renting website and rated them accordingly. The rental aspect of our property is invaluable as it helps us ensure the home is occupied and utilized in our absence, helps with property improvements, property taxes, etc. Additionally, we feature countless brochures and promote local businesses (ie. Heart and Soul Pottery, shopping, restaurants, Bloedel Reserve, BI Art Museum, etc. to our tenants. Local patronage that would be non-existent if the properties were vacant. We also support local businesses with services used to care for our tenants needs (ie. cleaning, etc.). We personally manage both of our rentals to ensure high standards of care for our properties, neighbors and tenants are met. We used to visit the properties once per year for a couple months of maintenance - we are now increasing that 2-3 times per year - an opportunity the rental business now affords us. We are in constant contact with the neighbors as they are now good friends to ensure all is going well.
466-642	They should be required to be licensed and inspected for health and safety the same as Bed and Breakfasts are.
466-641	To make short term rentals incorporated into the ongoing life of the community without any adverse impact.
466-640	Monitoring and the ability for the county or law enforcement to legally intervene if warranted.
466-639	Keep any regulation simple and limited to safety. Excessive noise or nuisance could be handled by police or a neighborhood assoc. Goal should be to encourage short term rentals because it increases tourism, helps the local economy.
466-638	Be a safe home, per code requirements. Respect neighbors. Leave the home as you found it.
466-637	They are essentially commercial enterprises operating in residential areas. While I have not personally experienced problems, I do have friends who have. If I had invested in a home in a nice neighborhood and then the house next door turned into a short term rental with people blocking driveways and partying all the time, I would be very upset. Those are issues that proper zoning should address.

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466-635	Protection of those nearby.
466-633	<ul style="list-style-type: none"> -Create standards/guidelines with potential repercussions/fines. -Determine if permitting is needed. -Create and maintain a database of short-term rentals. May need to collect a fee from unit owners to maintain this. -Not unduly infringing upon a unit owner's livelihood. -Being open to revisiting decisions in the future. Perhaps set a biannual review date.
466-632	<p>I feel that it is not Kitsap County's duty or responsibility to ask of home owners additional costly requirements if they choose to home share. There is a noticeable lack of accommodations for people visiting Kitsap whose needs are either with-in or go beyond a traditional motel/hotel, BNB. When someone lists their home on a home share site the guests are subject to more requirements than ANY of a guests that might stay in a traditional B&B that most often operate in neighborhoods and offer on average more rooms that lead to more people coming and going. All home share sites place GREAT importance on the guest/owner review system. We do not allow guests with no reviews or even 1 poor review to book our home, as I am sure most hosts do as well. We also press the importance of neighborhood respect to every single guests we host. All of the issues that have been brought up in community meetings that Kitsap County is trying to address are issues that could and should be resolved by either the neighborhood associations, city code to which the home resides or current Kitsap County code. Noise, trespassing, parking issues, etc. are all complaints that are addressed and should be enforced by either city codes and or neighborhood CC&R's. Other issues such as septic overflow is not an issue of a home operating as a short term rental but that of a bad home owner not paying attention to regular home maintenance that they would probably ignore just the same if they were full time residents. If we were to comply to current Kitsap County code, or anything similar, for land use permits and fee's for short term vacation rentals we couldn't afford to own a second family home or provide a place for other families coming to Kitsap to celebrate special occasions at one of Kitsap's MANY event centers, families gathering for funerals, professionals doing business in the area or people coming to Kitsap as tourist. The only area that as a host we could get behind being more regulated is host following safety standards. As responsible hosts we always make sure we have functioning smoke/Co2 detectors and fire extinguishers. If there is freezing rain or snow or areas that would potentially be slick we provide clearing or deicer options for our guests. Our home meets or exceeds building codes that keep our family and our guest's families safe. I would hope that all hosts do the same, but I know that some hosts aren't aware of exactly what is required of them. This is the only area that I see might need improving on. If Kitsap County feels that they need to get involved in regulating short term vacation rentals and/or home shares I hope that the focus is put on productive matters that keep renters/owners safe and not to garner a profit. Lastly I do have to say that when considering how to precede with short term vacation rentals and/home shares in Kitsap County I also hope that the persons making the decisions keep in mind that most hosts are not commercial entities and should not be treated as such. I will not deny that there are hosts that do this as a profession and have little to no connection to the community(s) they have homes in, but that IS NOT the majority. I hope that any regulations being considered are not blanket to both of these types of hosts and that there will be consideration to differentiate those that do this as a profession and those that do this to help them afford the quickly rising cost of being a home owner in the Kitsap area.</p>
466-631	Required regulated arbitration of any disputes
466-630	Long term housing should take priority. Our children are moving away due to lack of affordable housing while short term hosts take in cash, not neighbors.
466-629	Help home owners / hosts get more rentals, support their efforts.
466-628	County should have a list of all short-term rentals and a way to contact their owners. That way if there are problems there is someone to call and hold responsible.
466-627	Let owners have as much leeway to do what they want with their short term rentals. Outside renters bring much needed economic activity to the area.
466-626	I personally believe that there should be some sort of regular inspection to ensure the safety and health of short term renters. Cleanliness is also another concern of mine.

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466-623	I believe that Kitsap County should support short-term rentals and the hosts. But I do understand that short-term rentals can impact certain communities. Exactly how to find the balance should be a goal of the county if the need to regulate is due. Completely banning short-term rentals should be off the table as I believe there is a happy medium to be found.
466-622	Regulation for number of guests, i.e., occupancy rules/regs identifying short-term rentals to neighbors tax/fee paying to county/jurisdiction
466-620	I've never thought of this as a problem. Generally, less government is best...especially where there really isn't any problem to be solved. This should all be left to common sense and neighborly courtesy.
466-619	Maybe a uniform agreement about quiet time, parking rules. A Vetting of some sort of Hosts/Owners so renters can know they are in a safe home/location.
466-618	Provide standards so that everyone knows what is required and is expected of the host, the guests, and the public.
466-617	I don't think the county should address it. Each case (problem) should be addressed individually. When government becomes involved, it only hurts those who are trying to make an income.
466-616	Creating a set of legal requirements for qualifying to own or host a short term rental, with consideration of it's community and neighbors as well as its owners.
466-615	Responsible owner who is actively involved, and, responds in a timely manner when concerns arise.
466-614	Proper adherence to existing laws and regulations only.
466-611	Short term rentals should be able to be addressed with current laws, without creating new regulations which will create more paperwork and more government red tape. If and when it appears they are a problem, then there should be a discussion about how to deal with them.
466-610	Supporting owners who follow common sense rules. In our experience short term rentals are less intrusive/ destructive than year long rentals. We should make sure to strengthen the tax base while making sure that short term rentals have the least amount of impact to neighbors (noise, parking etc).
466-609	They should not be in urban areas. let them be in the woods.
466-607	Leave it alone and spend the time and money addressing the homeless housing issue and creating sober housing
466-606	To ensure that hosts/guests follow community rules and be very respectful of the neighborhood as if it were their own.
466-605	I don't see short-term rentals as negative in any way--most of the risk is actually on owners, not neighbors or the community. That said, owners must be responsible for guest behavior--if guests violate local noise and parking restrictions, then the owner needs to be cited. They can decide if the cost of citations is worth the continued business. Let the law address the symptom, not the root cause in this particular case.
466-603	Large functions such as weddings and family gatherings can create a parking problem on the roads. Fireworks need to be permitted. Beach access need to be defined or mapped assess OK, or assess private property restricted. Loud band music can be problematic. Most of this stuff owners ignore between themselves as an occasional occurrence, but with b&b's they have the potential to become problematic. I do have a neighbor who is a seasonal resident who brings dirt bikes and kids who definitely disturbs our quiet block. Now that they are older they can take them on the road so not such a contained problem but I can see that happening when people want to recreate.

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466-601	Kitsap Co. needs regulations for permitting STR--assuring building safety, septic adequacy, trash collection, parking availability; etc.??liability issues to neighbors caused by the renters?? ..and should receive some tax (like other lodging businesses). My HOA cannot prohibit STRS, but wants to require homeowner liability insurance for any damage done by renters to our Common properties.
466-600	Homes used for short term rentals should in areas zoned accordingly and should be kept away from areas where there are already a severe lack of housing for locals, affordable or otherwise. Neighbors and communities should be made aware of exactly where short term rentals are located and have access to contact information for the responsible parties of the property. Penalties should be assessed, including revocation of license to operate, should the owners not adhere to strict requirements related to parking, trash, appearance, etc. Ideally, they should simply not exist. There are plenty of hotels and motels in the area. Rarely are they fully booked, and current lodging options pay taxes and fees to the cities and counties where they operate that short term places do not or will not.
466-599	They should be allowed but limited. It's unAmerican to tell people they *can't* do XYZ with their open property, but it's also unAmerican to allow bad actors free reign and looking everyone else's enjoyment of their own property. There need to be some regulatory limits and guidelines that allow STR but deal with violators. Also, these regulations need to differentiate between bad actions by renters and bad actions by guests.
466-597	Ensure that owners/hosts of short-term rentals in Kitsap County are registered and licensed with the County. We have previously owned and hosted a short-term rental in Sonoma County which was subject to registration requirements, and it was not a significant imposition.
466-596	They're no different than any other type of rental and create no problem. I'm on 8.6 acres and no one else is even aware of when rentals are or aren't here.
466-594	A balanced approach that allows for limited use of short term rentals with ownership nearby. Discourage large scale ownership of multiple short term rental properties.
466-592	Ensure adequate parking and reasonable rules about noise. The host should either live in on near enough to the rental property to respond to problems within 10 minutes.
466-591	To attract visitors from outside the community to enjoy the benefits of Kitsap while also taking reasonable measures to negate disruption to neighbors and community. Most of the bylines in the short term agreements already specify no parties, loud noises late at night etc.
466-589	We need to find a balance between upholding the owner's rights to the highest and best use of their property (in a properly zoned area) vs the negative aspects of allowing residential homes to be rented to random people for short stays. All you need to do is look at what's happening in Magnolia and other states such as New York to see the worst case scenarios (e.g. violent crimes, constant noise and driving up long term rent due to lack of supply)
466-588	Owner should be able to rent home for income. It's their property right. If someone breaks the law then that is a different issue to resolve with the appropriate authority.
466-587	Regulations should be in place to address potential problems you have raised -- noise, parking, etc. (renters' barking dogs).
466-586	Short term rentals are a benefit to our growing community. Many folks, myself prefer to stay at one when traveling. The only issue I see is the need for a property owner to provide adequate parking for guests.
466-585	To make sure county is receiving a fee or taxes associated with STR. Quality of life remains the same for those near a short term rental. Adopt rules similar to other cities that have successfully initiated STR in their communities. Palm Springs, San Diego, or any type of vacation destination.
466-582	Leave them alone. Unnecessary regulation is not needed. It's like any other rental home. The homeowner should be responsible for vetting the tenants.

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466-581	Enforcement, extremely lax presently, of existing building/safety codes as such pertain to Certificates of Occupancy, bootleg additions, and residences. Before considering new regulations it would seem reasonable to enforce existing regulations as such pertain to your proposed items of concern.
466-580	Personal choice to do this type of thing with your property should be an option, finding the balance of impact and limited hoops of regulation is needed. Not too much government oversight. When looking at input keeping a well rounded view will be essential
466-579	Making sure short term rentals are not forcing people out of long term rentals or limiting the market so people can't find a place to live.
466-577	Pass laws to stop air&b from operating
466-576	That they are safe with proper inspections for fire alarms, carbon monoxide detectors, railings and adequate parking.
466-575	Incentives should be provided to make the units available long term to help solve the housing crisis.
466-574	Establish guidelines and accountability for owners/hosts. Create a minimum safety requirements document for Kitsap County owners/hosts (fire extinguisher, egress). Establish a minimum neighborhood requirements document for owners/hosts (parking, host responsibility for neighborhood rules). Establish a realistic fee (less than \$400) for administration of documents and inspections (if investigating complaint). Use fee structure to embrace and work with owners to publish list of Kitsap County accommodations (along with hotels/motels) - who has paid fee to be "approved" by county, for example. Needs to be open to those in city as well as rural.
466-573	No oversight
466-571	Short term rentals are a business so should zoned appropriately and operations regulated especially. No one who moves into a residential area is assuming that the house next door is a business.
466-570	It is imperative that nearby neighbors both know about the short term rentals, and have easy access to the owners of the property when renters are present. It would be mutually beneficial to the owners and the neighborhood.
466-567	I think you should make the owner get a permit. Also you should make the owner pay tax to the county.
466-566	Guidelines on Quiet Hours for neighborhoods. Respecting neighbors. Property Owners should be responsible and take proper measures to make sure renters abide by rules set by the owner.
466-565	Development of rules and regulations to identify short-term rental properties and a mechanism to address complaints that may arise at them, with or without participation by the property owner.
466-563	With such a housing crisis happening in the area, there needs to be a limit on how many are allowed in the county. Put in place strong licensing, insurance and application processes and fees or something. It's causing higher rent cost and fewer available long term rental options.
466-558	Short term rentals bring in considerable revenue through taxes and tourism and provide additional income for home owners. Goal would be to allow short term rentals while addressing legitimate concerns. Vacation rentals are competitive so if they are not managed well, they will not service. They don't need to be micromanaged.
466-557	Do not allow them. there are no guidelines or standards and the county does not enforce rules currently in place.

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466-555	Determine if regulation is required - one reason for regulating short term rentals may be to help provide affordable housing. However, all of the blame for a lack of affordable housing can't be placed at the feet of short term rentals. Regulating short term rentals may not provide ANY increase in affordable housing.
466-554	Only minimal government interaction is needed in this area. This market segment is very effectively self policing. The county thugs who intruded into every aspect could learn a lot from the section of the hospitality industry. In other words keep your filthy county thug hands out of this cookie jar.
466-553	Getting the facts and finding an appropriate balance between the competing needs of the home owner and possible community concerns.
466-552	Neat, clean, no noise, limits on number of guests, garbage, hurt values
466-550	Having them permitted/registered so the county (and local residence) can have the ability to follow up and fine short term rentals if there are problems with sewage, garbage, noise, traffic.
466-549	Little to no impact on surrounding neighbors, community, and wildlife (sea or land)
466-548	As an owner of a short term vacation rental in Poulsbo, I am already doing a lot to ensure that my use of my property is not a negative for my neighbors and the community. I pay a full third of all my rental income to a property management company for their management of my listing, but mainly because they are providing LOCAL management contact for guest and neighbors alike, as needed. I also pay annual property taxes, water, sewer, garbage, electric, natural gas, etc. just like any other homeowner in the area. Additionally, I collect and pay all state business and occupancy taxes, plus quite a bit of specialized insurance. I am bringing guests to the area who are spending their money with local businesses. This seems like a much better contribution to the community than letting it sit empty unless me or my family need to use it. I think the goal should be to come up with a resource for identifying and listing vacation rentals in the area, as both an opportunity to provide accommodations as needed and also to help law enforcement and other impacted agencies to be aware of which houses are not continuously occupied within the community.
466-546	While I don't think we should over-regulate, I do think we should be ahead of the game for worst-case scenarios. I also think it's very important that we do not create restrictive, blanket approaches when only the small minority might present a problem. It is important that home-owners have the right to use their home they way they choose, while also respecting the safety and rights of the neighbors. It is my experience that most owners (and guests) do this without unnecessary regulation. Any policies created should only be for those rare cases a problem presents itself. Unfortunately there are some people who will be a "squeaky wheel" no matter the situation and will find a complaint without fail. We should NOT be catering only to the "needs" of those people. After all, no one is guaranteed the perfect neighbor or neighborhood - regardless of long term or short term guests. That said, an owner should (and I think usually does) do the best he/she can to maintain minimal impact.
466-545	Owner accountability to put rules and policies in place to protect quiet enjoyment of neighbors.
466-544	permitting qualifications, contact at the county level for complaints, county registration, immediate neighborhood notification prior to permitting,
466-543	They should have to register and be regulated just like a bed and breakfast or a hotel. It should have to be part of the zoning code to be allowed, just like other real estate uses.
466-541	Let's all put our best foot forward. Housing of all types are required on this planet and people of all things shouldn't have to be informed of this, nor do I believe we need a bunch of unnecessary rules and regulations . If there is an issue with an isolated vacation rental then each community / city has processes and procedures already in place to handle such complaints . This exercise leaves me feeling it's simply another GOV. money grab opportunity.
466-540	Promote short term rentals with controls and conditions

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466-539	Neighbor's legal and financial recourse for badly managed properties. rentals of all sorts can really drag a neighborhood down and make life unpleasant for residents. licensing and health dept monitoring is vital. also escrow money held to cover damages to neighborhood. property tax should be assessed at commercial rate for days rented. bottom line - i hate living near rentals, even managed apartments. there's always someone who doesn't give a flip about anyone else's life/property.
466-538	I think there needs to be appropriate regulation that allows for responsible STR ownership. STR's allow for alternatives to using a hotel and can increase revenue sources for our community. I personally use STR's when I travel because I prefer to have a kitchen and limit the number of meals out due to dietary restrictions. It is also preferred to have separate bedrooms rather than two beds in a hotel room.
466-537	It must home must meet the same policy with tenant and landlord laws and with tenant insurance policy coverage.
466-533	Owners need to be held more accountable or perhaps loose status or fined due to multiple complaints. VBRO perhaps need to be applied for to monitor complaints against owners/properties
466-532	Most people who use the short term rentals are respectful and most owners have rules to follow that are posted before you book with them and again when you are at their home.
466-531	I think it is important to protect the ability to have short term rentals in our community. I have one home that is close to the naval base and the majority of my guests are families of service members. It's important for them to have the ability to stay in a home rather than a hotel-- both financially (as it is typically multiple family members visiting and wouldn't be possible for them to afford housing the entire family in hotel rooms) and emotionally (as a home environment is always going to be more welcoming than a hotel room). One of the comments we frequently receive is that they are looking to rent a home so they cook a meal for the serving family member who has been away from home for so long and want to recreate the same environment that they would find in their own home. It would be devastating to these families to lose this ability.
466-530	Proper business licensing, accreditation, taxing and monitoring like all other small businesses. Local contacts for safety and questions. Regulations and limits to length of stay, number of occupants, etc.
466-528	Leave property owners alone!
466-524	Ensuring there is an owner or owner-representative physically located in the same community or within a certain distance in order to address issues promptly - whether for the renter or for neighbors if rules are not respected. Ensuring rental owners are aware of community laws regarding parking, noise and HOA or other community rules/laws and regulations. Ensuring that the property being rented is safe for rental, to protect those who are renting it.
466-523	Allow rentals but owners should be responsible for their patrons actions
466-522	Short term rental policy should be considered as part of a long term strategic approach to affordable housing. We have many people who can't afford to put a roof over their heads. How does the conversion of rental houses or units to pricey ABNBs for vacationers contribute to the housing crisis? We need balance in our policy approach. Are we also offering incentives to developers to build housing that is affordable on the median wage in the community? With a clause prohibiting conversion to S T rental?
466-521	Not a problem that needs to be addressed. The county has other real issues to deal with, such as homelessness, which is a real distraction and detriment to our communities.
466-518	Controls and 'on site' or close hosts

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466-517	In the case of no negative feedback from customers or neighbors or others, no restrictions. In the case of complaints or negative conditions set reasonable limits and restrictions. Such as max no of guests based on bedrooms - allowing for kids and occasional extra persons, and set "quiet time" limits based on population density.
466-515	Minimal legal language/rules
466-514	Kitsap County stay out of this. If neighbors complain, then they can discuss with home owners of short term rental. Agreements can be made and agreed without County getting involved telling owners what they can and cannot do with their property that pays taxes. Too many variables to make entire county an HOA.
466-513	I think people who have been operating STRs without any complaints should be left alone. Those who are operating them with complaints should have additional hoops to jump through to ensure they will not be a nuisance.
466-512	More government intervention and control is not the solution. We already have laws on the books regarding parking, noise, nuisances, wells, septic inspections, and on and on. LEAVE IT ALONE. Taxes collected increase the funding available for the general welfare. Tourists spend money (I think I once read this amounts to \$98/day) here and then they go home. These are good things.
466-511	The vacation rentals should be already established homes. Tiny houses and such should not be allowed to pop up everywhere, unless the county is going to let everyone do it for extra rental income.
466-509	I believe that market forces, reviews, internet can take care of most problems and there is not need for much county oversight. Licensing and requirements for certain safety standards would be a goal to protect community and vacationer.
466-508	Some regulation that owners need to be on-site.
466-507	Recognize that the vast majority of rentals are very positive experiences for all parties, and bring many positive economic contributions to the community. Those that are problematic should be handled individually, according to a generally agreed upon set of standards for guest behavior and decorum.
466-506	Allow permission to operate short-term vacation rentals in unincorporated Kitsap County to over-ride excessively restrictive CC&Rs.
466-503	Allowing homeowners as much latitude as possible while protecting neighborhood values. So set up a way for neighbors to effectively protest if an owner doesn't take care of their property and renters, but allow people to do this without much interference.
466-502	Nuisance issues with guests. Fireworks, noise, congestion (parking, traffic) in quiet neighborhoods. I've lived in a university community, and while not short term rentals, the impact of the hotel/dormitory next door was huge on the neighborhood families. I see the potential for residences that turnover their short term tenants on a semi-permanent basis and that could definitely have a negative impact on the property values and families in the neighborhood. We live in an area with a lot of waterfront and view properties. The growth of short term rentals could have environmental impacts as well.
466-500	Strict owner/guest policies to ensure good neighbor relationship. Let market determine demand for short-term rentals. Don't let government try and manage it.
466-499	Traveler have alterative places to stay that overview of rental is available and home owners can suppliment their income.

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466-498	No new restrictions should be added to existing short term rental facilities, especially when marketed through platforms such as Airbnb. These platforms do a terrific job of monitoring their rentals through customer and owner feedback. Owner and hosts of short term rental properties should not be saddled with fees that would be required to pay for additional regulation and inspection personnel. Many of these hosts use the small income they receive to make it possible for them to stay in their homes. So far, if there are a few complaints, those should be dealt with on an individual basis through law enforcement or between the property owner and complainant.
466-496	Ensuring the safety of quests, properties and spaces finished to code, safe electrical, not work done by a homeowner on the side with no inspections. Good hosts will manage guests and most are not noise problems, and parking that is safe and does not create a hazard is important too.
466-495	It's a catch 22, we need the option because families visiting/vacationing STR are better than hotels. However, it would be interesting to know the statistics on neighborhoods of homes that are either owner occupied vs renter vs STR. To fully understand is this driving cost in a positive or negative in terms of affordable housing and tourism revenue for businesses as a whole. There is a micro vs macro outlook that has pros and cons to STR
466-494	The goals of this community should be to provide reasonably priced rental for normal working people. Use of rental properties as short-term vacation rentals increases the income of the wealthy, decreases the chance of working people finding a place to live and increases the homeless rate.
466-492	I feel short term rentals should be left up to the discretion of the neighborhood community they are in and the conveniences of that community, I do not think the county should be involved with private property owners and their desire to short term rent or not.
466-491	Short term rentals should be no different than having neighbors. On the rare occasion, if they get rowdy and won't settle down upon your request. Call the police. I live directly across from a short term rental. It has NEVER been a problem. As opposed to long term renters who have been a problem!
466-490	Very limited, if any, County regulation.
466-488	Keep government bureaucracy out of it
466-487	If the county intent is to add more taxes to what I am already paying in property taxes, I am against county involvement in short term vacation rentals.
466-486	Provide regulation that promotes safety and respect for property and neighbors.
466-485	Short term rentals such as Bed and Breakfasts and Airbnb are self regulating- Bed and Breakfast owners live in the properties they are renting and receive feedback directly from their neighbors. Airbnb regulates both owners and renters via reviews- each strives to maintain high credibility as negative reviews can bar them from participating in the system. Additionally, these types of rentals typically attract people genuinely interested in the community in which they are located and do not wish to be a nuisance.
466-484	The reputable sites (AirBNB etc) quickly catch problem renters and problem hosts, and will always do it ten times as well as anyone in government. If people are bad hosts OR bad guests, poor reviews quickly black ball the offender and no one will rent from him/to him. We have far far far far far too many regulations and government interventions. We're almost at the point where we need to get six permits to paint our mailbox. FAR too much regulation, too many forms, too many fees, too much!! P L E A S E just stay out of it. Also note this: When the topic of Accessory Dwelling Units came up in Kitsap County originally, one of the main reasons given for them is to "provide more affordable housing within Kitsap County." However, by the time a landowner pays all the County fees required to have an ADU, the "affordable" part of that equation has gone up in smoke. So again, my vote is simply LESS GOVERNMENT IS BETTER GOVERNMENT.

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466-483	Lessening restrictions on them. Military with visiting family, newcomers looking for housing need a short term place to stay, traveling professionals like nurses and others who need rentals that are furnished and short term, and bringing families in for visiting Kitsap without paying outrageous hotel fees are highly important.
466-482	I have used VRBO in and out of the US and find them to be wonderful. Never a bad experience! Way better than a hotel. Home ownership on private property should allow for owner to use property as they desire. The owner holds responsibility for any negative outcomes and should expect to be responsible for them regardless of who commits the problem. Goals / Outcomes for addressing short term rentals. Allow owner freedom to use their property as they wish.
466-481	How are you going to regulate it? We have it in our HOA that no short term rentals are allowed and yet people still do it.
466-480	I think that short-term vacation rentals can help boost the local economy and encourage tourism, and it would be unwise to do anything that might discourage vacation rentals. A focus on working with vacation rental owners to help them promote tourism in Kitsap County would be a logical direction.
466-479	Encourage quality renters without burdening homeowners with burdensome record keeping. Hotel/motel lobbying should not be a factor in any new regulations.
466-478	<ol style="list-style-type: none"> 1) Personal Property Rights: Respect & honor individual property rights to use their property as they wish as long as that use respects the rights of neighbors to privacy, with no impact due to noise or parking obstruction. 2) Economic Benefits of increased private short-term rentals: Document & recognize the economic benefits of welcoming visitors to the county: lodging tax, additional business support at restaurants, etc. by overnight visitors 3) Noise & parking control: Develop community-vetted & reasonable policies around noise control requirements for STVRs. Requirements should not exceed those the county enforces (or often does not enforce) with other noise offenders such as timber companies starting work at 4am (cf. 7pm rules), and guns & fireworks noise far exceeding regulation. 4) Kitsap County/ DCD Bias made transparent: Explain in depth in materials on this topic what portion of increased oversight will fund the expansion of government salaries, positions, etc.
466-477	Mandatory that hosts be able to respond to guests issues.
466-476	To keep the hell out of the vacation rental business. No services to speak of are provided in these areas why insert government when basic services other communities enjoy are ignored.
466-475	Homes are inspected for fire safety, and that's it. I don't think the county needs to regulate something that is agreed upon between two private citizens, and is contracted via a reputable service.
466-473	Since I am not aware of any problems in this area, I would think that addressing things like noise, appropriate management, and ensuring good business practices on the part of owners would be best for the community,
466-471	I believe as long as the house rules for a short-term vacation rental address all of the rules for the particular community that the rental is in (covenants, HOA rules, local ordinances, parking, etc) and the owners effectively enforce these with their guests that no further regulation is needed. This should be policed by individual communities. Importance should be placed on the economic impact that visitors have on the financial growth of the county-- visitors that otherwise would be unable to stay in the area due to the very small number of lodging options.
466-470	Our local government already spends too much time regulating what we do with and how we use our property. I am not a VBRO owner, nor do I intend to be, but quite frankly it's not any business of my local government what I do with my property as long as I'm not breaking any state or federal laws. If someone is breaking a noise ordinance or parking illegally then it's a law enforcement issue, regardless of who is currently occupying the residence. We don't need to waste anymore time or money developing useless regulations that will create an additional quagmire of laws and enforceable codes for law enforcement officers to try and enforce. Keep it simple, the same laws that currently exist, protect our citizens and apply to all who stay in our community whether they are shackled up at the Hampton Inn or your neighbors house.

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466-468	Allow vacation rentals throughout Kitsap County. Require licensing and collection of taxes. Allow owners to earn the modest, supplemental income that rentals provide. Don't let the large hotels push out the competition -- its great to have unique and attractive alternatives to highway motels. Vacation rentals definitely attract tourism -- and guests spend a lot of money in the local community.
466-467	We almost exclusively stay in short-term rentals when we travel and have always had good experiences. I cant imagine this is the #1 issue facing our county. Our county struggles for short stay options and I believe short stays should be welcomed. Certainly county may wish to create an RCW to protect owners and renters similar to RCW for long term rentals but much more than that is a over-reach when there is a need in this county
466-465	This is not a governmental issue. Please drop this idea of more regulation. Sheesh
466-464	I think Kitsap County SHOULD adopt "rules" for short term rentals. My hope is that there is a penalty if a host does not register a short term rental with the County. I also think there should be a way for a neighbor of a home with a short term rental to report a problem or issue to Kitsap County. I have used VRBO when we travelled (Hawaii, San Juans, etc.). I have never stayed in a "neighborhood" setting.
466-463	No opinion.
466-462	Limit # of short term rentals allowed. Provide a mechanism for problem rentals to be shut down by impacted neighbors.
466-460	Enforce existing codes, do not create more cumbersome, prohibitive, restrictive, Gordian rules in place at the detriment of the sharing economy.
466-459	The county should not be involved. Property owners can do what they like with their own property as long as it's not a health risk to anyone.
466-458	let people do what they want with their property that they are paying the mortgage on.
466-457	Require minimal standards of rental agreements, that address the issues of most concern to the neighbors. Noise, parking, etc.
466-456	to interfere the least amount possible with privately owned property.
466-455	I believe the neighbors of these rentals should have a voice in whether or not they should operate in their neighborhoods.
466-452	Let homeowners have rights.. They own the home.. As long as they are following laws.
466-451	I understand regulations in the event that new people constantly come and go out of properties, but it does fill a need. I enjoy staying in a VRBO instead of a hotel. I have a lot more amenities and don't have to listen to loud parties through the walls. they are usually peaceful and more relaxing to stay in. Goal- Encourage tourism.
466-448	Do not allow them. If for some reason you do allow them make it mandatory to have a Kitsap County operating license, be inspected by housing and health departments and pay at least a 20 % sales tax on the nightly rate. If the short term rental is on a Group B water system make it mandatory that 100% of the owners of the watersystem agree to the use of their water for renters.
466-447	Increased availability of lodging. Increased revenue stream for Kitsap citizens - brings money into the county economics. Reasonable restrictions on size and amount of lodging defined - by number of units or sf? - and adequate parking or buffers required.
466-446	Continue to allow them and enforce owners to be in town or have a host who can enforce the complaints. Hold owners accountable for lack of disrespect to neighbors.
466-445	Keep out of it. Collect your local tax and enforce existing regulations.
466-444	Goals and outcomes are not the same. A goal is a broad statement of the ultimate aims of the program. In relations to short-term vacation rentals. I assume the goal is to ensure a range of lodging accommodations in Kitsap County while avoiding disruption of the privacy, peace, and safety of neighboring residents. Outcomes are the changes in the community as a result of newly-developed regulations. Therefore. some outcomes might include: increased tourism as s result of availability of short-term vacation rentals; increased lodging tax revenue to support the various tourist attractions/amenities in the county; and improved safety of neighboring property owners as a result of monitoring short-term vacation rental activities.

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466-443	Make sure rentals are safe for guest so not to hurt our reputation and therefore hurt tourism. Make sure that neighbors of these rentals are not negatively affected.
466-442	A set of guidelines, and possibly regulations, that offer recourse and relief to property owners and residents who are negatively impacted by operators of short-term rentals. Ideally such operators would be respectful of the rights of neighbors, but there should be a course of action to pursue against those who aren't.
466-441	Minimal oversight as there are very few decent, affordable motels and hotels available in Kitsap County. People should be able to rent out extra space if they would like, and visitors should have an option other than a hotel or camping.
466-440	Safety and respect for all concerned.
466-438	There needs to be a mechanism for owners or managers to respond to complaints in a timely manner. A list of rules needs to be available and read by visitors.
466-437	A regulation that allows , people to try to make a little extra income , with out huge investment up front (like permits) and where complains from the community direct if a home owner may continue the practice of renting out.
466-436	A county guide of noise ordinances, etc. for specific areas to give to renters
466-435	Out of area hosts need to be able to respond to issues immediately. If any outcomes are needed it may only be addressing that.
466-433	** Make sure the owner knows the expectations of the county, neighborhood, neighbors ** Make it very clear of the consequences if too many complaints occur ** Encourage STR as an industry to expand in Kitsap County - Great revenue stream for unincorporated Kitsap County and for owners wanting an additional income stream.
466-431	The only issue is disruptive renters and/or renters that damage property and litter the neighborhood. Respectful renters are no problem.
466-430	The goals should be to provide suitable lodging in area's where there is none. For Instance, In Port Orchard there does not exist suitable lodging. We have the Days INN which has become a haven for law enforcements "Sting" operations for prostitution. Who in the Gods name wants to stay at a place like that. And what kind of Hotel Owner tolerates such activity We have the Quality Inn in Downtown Port Orchard, this is in a location that is rampant with street walkers, homeless, and jail release people. Two total DUMPS. .
466-429	I think it would be a mistake for Kingston to limit short term rentals. We need the exposure, we need the beds and certainly will help with tourism. Let capitalism manage the prices and availability because supply and demand is best way to manage. I do think there can be some standard language about noise, parking hours of activity but that should not be set by the government without a LOT of input from what such "regulations" will do to the short term rental community.
466-428	1. A tax base to the county, since these are income producing businesses. 2. Concern , and respects for the neighbors. 3. The Clearwater Casino has several short term rentals, when we experience a problem, We call the casino security and they send over a couple of officers to resolve the problem with the renters. We are very lucky to have the Casino security, to solve problems. 4. Others residents will have to relay upon Police or Sheriff.
466-427	Open-minded investigation into making our community open to as many options for increased income streams is important in the gig economy.
466-426	Should require at least a yearly inspection for safety, code violations and health issues.

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466-424	Clear policies are important but the advantages of short term rentals are great - temporary residents who support local businesses without burdening our overtaxed infrastructure would be good. Taxing the short-term rental host is appropriate. I agree that it is important to require the owner or host to have someone nearby to handle issues, complaints and concerns arise.
466-423	I feel they should be regulated and taxed/fee. They can be a great benefit, but also have an impact on affordable housing. Taxes/fees collected should be used to maintain low income housing.
466-422	Allow as many as possible without restrictions.
466-421	We already have a housing problem here in Kitsap due to our transient military community. This business, while I support its idea, and the owners rights to do with their property as they see fit, is going to add to our problems in the housing market.
466-420	In my father's Seattle neighborhood, there is a home that rents each bedroom to separate rentals, such that there are up to five different couples/renters staying in the house at one time. There is no onsite owner. The parking issues alone are crazy, and there have been several instances of partiers renting out the house and leaving trash after a loud rowdy night. I think Kitsap County should attempt to prevent a similar situation if possible - owner onsite? can only rent out a home to one renter at a time?
466-419	Our bigger problem is the lack of available, reasonably-priced housing in Kitsap County. It is getting worse.
466-418	Ideally, they wouldn't be allowed. It's not fair to those neighbors not profiting monetarily for a few owners to invite strangers and their car traffic into the neighborhood. Doing so raises safety and traffic density concerns, noise/disruption concerns, arguments/fights with unknown strangers, potentially added danger to neighborhood children which means parents less willing to let them play outside, strangers scoping out properties for theft opportunities under guise of evaluating short-term rentals, etc. I could go on and on, but the bottom line is it's not fair to the rest of the neighbors/neighborhood for some to profit monetarily at the expense of their neighbors. If you want to operate a BnB, get a license and put it in a more public area as a real business. Don't bring it into my neighborhood to my detriment, at my expense, so that you can make a few bucks.
466-417	I think places like resorts and already established communities like Poulsbo and Winslow are ok but in smaller, quiet, less established communities they should not be allowed.
466-415	Same as regular homes. There are ordinances addressing how to be a respectful neighbor/good citizen. Renters have to follow the same rules.
466-414	Allowing short term rentals but in a manner that provides some requirement for either professional management or a method to require owner responsiveness for neighbors that are affected. Overall short term rentals can be a plus for Kitsap's economy, but if a host/owner is not responsive to impacts on neighboring properties and there are repeat problems, professional management should be able to be required.
466-413	Minimum restrictions.
466-412	They should not be treated legally any different than long-term rentals. They are positive for our community and are subject to a 2% hotel tax. In small communities that cannot support a hotel, they are vital to our seasonal communities.
466-411	To put some regulations/rules in place so IF there is a problem with a STR, the County (and neighbors) have something to point to. Helps the County take care of issues while showing the residents that they do care about those who already live there and pay taxes.

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466-409	STR owners/managers should be held accountable for their guests and their homes/properties. As owners, they are already responsible for city/county codes, regulations, and other responsibilities, so the operation of an STR falls squarely into owner responsibility category. If the owner/manager is not local, it should be mandatory that they provide an urgent/emergency 24/7 local POC in their absence.
466-408	Rental homes which are utilizing on site septic for waste water should have regular system checks to ensure properly functioning conditions
466-407	I have not had any negative experiences with STRs. Not as a renter...nor as a friend of those who own and/or host. I am sure there are instances in which problems arise, but, my experience is that there is adequate vetting through the Air BnB and VRBO apps. I've known of / experienced more problems in hotels than in neighborhood STRs. I do not believe that the County needs to create more oversight or regulation of STRs at this time. Their efforts are best left managing the responsibilities they currently oversee.
466-406	As little regulation as possible
466-405	It's a whole different issue if it is owner operated vs. operated by absent owners and/or corporations
466-404	No added regulations
466-403	Respect people's rights to use their property as they wish. Avoid the temptation to create regulations to limit people's freedoms. There is no valid reason for the government to create county-wide rental restrictions.
466-402	Always, the ideal is no government regulation. But perhaps there is an issue unique to short-term rentals (vice other visitor oriented attractions/businesses) that I am not aware of, and that would warrant expanded government interference.
466-401	I live on the water in Lofall. Nearby to my home is a large home that is owned by an individual who is resident in New York and Washington DC. He is a native of New York. He returns to Kitsap very infrequently. He rents out his waterfront home to groups as large as thirty. We neighbors have been subjected to weddings and Mariachi bands, rock groups, and some really rowdy, fireworks setting crowds. The zoning is rural residential, five acres per residence. Why should this non-resident be able to run a hotel in the middle of the country? Kitsap County, why do you allow this to go on? You would never issue a permit for a hotel that house thirty individuals on the water in Lofall. See https://www.vrbo.com/565775
466-400	You don't regulate badly behaved owners, why regulate short term guests?
466-397	Do not over-regulate. Allow middle-class homeowners to supplement their income and provide an affordable alternative to hotels through short-term rentals of vacant space.
466-396	Filling a need for encouraging eco-tourism in Kitsap County.

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466-395	<p>I was at one of the recent community meetings regarding the subject of STR. I felt like there were mostly people like me who live in the county and also host STR's in the County. We are mostly a group of people who care deeply about providing guests with the best possible service and hospitality. We use Air B and B or VBRO as hosting sites. These are sites where the guest and the host are rated on service, quality, etc. We can't rent our homes unless they are top in quality and top in ratings. We have the opportunity to interview and select guests based on age, purpose, etc. In my particular case, I won't rent to groups under 25 years old. I interview them to make sure they are a good fit, are family groups, aren't party-focused, etc. I have a nice home and it's important for me to keep it nice to get the rental rates I want. That also means that in the neighborhood I am in, it's very important for me to make sure that my guests respect my neighbors and the city/county rules for parking, noise levels, etc. I got the impression at the recent STR community meeting that the county has some concerns about STR but they seem to be based on some "bad actors" that have caused complaints about noise and/or property damage. It's important to bring up these concerns in preparing policy for the future, but it's most critical that the county doesn't OVER correct for things that aren't actually a problem, at least not yet. We already have rules and regulations set for any house renter as far as noise and property damage, why do we need to add another layer for a short term situation? I heard a couple of things at the meeting that made sense to me: let's have a committee to discuss and come up with some possible solutions for possible fines assessed for bad actors, or bad hosts. Let's make sure the people making policy are really well versed in the topic of STR and the hosting sites like Air B and B and VRBO. The person who ran our meeting didn't really seem to know what the stipulations of those sites were, or what they demanded as far as safety, etc. Policy makers need to know more before setting policy. Also, I kept hearing what sounded to me like pre-concieved negatives about STR's from the county rep at the meeting, the person called the STR's "a problem" but couldn't identify when asked exactly what the problems were. The person corrected themselves once, but by saying "problem" it gave us all the impression that the County is somehow against this STR's. I can give you a lot of examples or revenue generated by my rental. To start, I remodeled the house and landscape, paying countless contractors in Kitsap county to do so. I pay a landscape crew to keep the lawn up every other week. I pay housekeepers to clean the house. My guests fly in from all over the US. They come by ferry to the county to stay. They use the National Parks, they shop in Poulsbo, Bainbridge, - they eat at restaurants, and go on tours. Many of my guests have come for weddings, memorial services, birthdays and Holiday vacations. There are very few hotels in our county as you know, so it's a definite benefit to continue to allow STR's in the area. And we have a beautiful area to share. Perhaps the next step is to put together a committee of owners, county people, regular neighbors, etc. and come to some common ground. My neighbors know that my house is a rental and they have no problem with it because it's a high end rental and the guests are very respectful - and that's because I do the work up front to set it up that way. I would be horrified if my guests were upsetting to my neighbors.</p>
466-394	<p>We are all responsible (and accountable to each other) for creating and maintaining safe, healthy, respectful communities. Property owners carry the final responsibility for the behavior and impact of their guests, and should face appropriate consequences for negative impacts on our community.</p>
466-393	<p>Fairness</p>
466-391	<p>There should be no fees for the homeowner.</p>
466-390	<p>Preserve the peoples private property rights keep out of it. Keep your focus on roads, growth and budget.. As long as they do not become monthly party houses, no issue here if it helps bring people to Kistap to enjoy our beautiful landscape.</p>
466-389	<p>Let people run them freely. The more rules and taxes placed on them will reduce the number who proceed with rentals. The more complicated its made the lower the desire to use this tool.</p>
466-388	<p>I guess my only real concern would be that 1. Short term rentals offered are habitable so guests are not at risk, and 2. That it might be problematic for those who are far removed from the area to conduct short term rentals as it leaves little recourse if a guest has a major issue.</p>
466-386	<p>Eliminate vacation rentals via zoning, especially in sensitive areas such as shorelines, wetlands, etc.</p>
466-382	<p>Stricter regulations and making sure the property owners follow rules.</p>
466-381	<p>I am completely against them for reasons above. I have seen how disruptive they are to neighborhoods and how they have increased the housing shortage which is already bad.</p>
466-380	<p>Be focused on respect for neighbors in regards to noise, parking and safety.</p>

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466-379	That said, I think it is important that owners have the right to rent their property as long as the neighbors have their contact information in case of rude guests.
466-378	Rules and proper enforcement to protect the community for guests that trespass and create noise especially at night. And enforcement of the same on landlords and hosts so that they control the actions of the people they rent to.
466-377	Ensure high quality experiences for customers; protect quality of life for residents
466-376	Let freedom ring and capitalism prosper. Liberty!
466-374	Contacts and property mgt. resources that are easy to reach.
466-373	Address noise levels, parking facilities, numbers of guests per unit, numbers of units per neighborhood, adequate maintenance, cleaning, and how garbage is handled.
466-372	Allow shot term rentals with some restrictions that protect the neighbors and community
466-370	No government involvement
466-369	Because most problems seem to be caused by absentee hosts, I believe the rental should be close by the home of the host or nearby, or that a neighbor should be appointed (Paid) to oversee the property.
466-368	STR should be discontinued in RR neighborhoods. They are disruptive, disrespectful and counter to the intended nature of a RR community (quiet, peaceful, low density). They are hotels in nature and should be allowed only in an urban community.
466-367	Hotels are kept at a high inspection of cleanliness and genuineness in who they are to the public. I have stayed in vacation rentals with them appearing to be a home but really a 'racket.' They need to be held on the same high standards as hotels.
466-365	Maintaining the character of the community in which each short term rental exists. Larger lots and rural areas should be able to accommodate parties with consent of the owner, for example, but in a condominium situation or in a more densely populated city street, residents should expect not to be unreasonably disturbed by short term or long term renters. Property owners in unincorporated Kitsap County generally desire a less regulated environment than those inside city limits, and this should be respected by the county.
466-364	None! I think it's great to share Bremerton with tourist as we're maturing into a wonderful, vibrant place. The downtown is still very quiet, and it helps the local economy to have people staying locally and spending money at local businesses.
466-363	Safety
466-362	They should be licensed and pay taxes as a business owner. They should have insurance for a "business". They should have an onsite manager at all times. They should pass inspection for operation and be up to code.
466-361	Many owners do not pay the taxes they should. How can this be monitored? They can bring strangers to quiet neighborhoods. Many of us live in Keyport for the quiet, friendly lifestyle. Unregulated short term rentals can be very disruptive.
466-360	I'm generally supportive of the concept of short-term vacation rentals and the positives that they can create in the Kitsap community. For a property owner, it can be a sound business decision to use VRBO as a potential highest and best use for a property. My greatest concern, however is the potential overall reduction in the number of long-term rental units available in the county. Any reduction in the long-term rental inventory will have the effect of raising prices. It's a issue of supply and demand. By decreasing the long-term rental inventory we will continue create greater unaffordability in the rental market.

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466-359	Should always require on site management 24/7 neighbors should not have to police. In this day and age that could lead to a dangerous situation. Especially if the renters have been partying all night which generally happens. A camera only record it does not resolve the issue when you are trying to sleep.
466-358	Collection of taxes. Perhaps some portion of taxes collected could fund county oversight of program? Registering STVR operators or owners for safety, security, & nuisance issues. What other jurisdictions done? Let's not stifle free enterprise but also not create loopholes around safety, health, and nuisance coded.
466-357	As a traveler, I want short-term rentals to be available. However, as a resident, I believe it's important to: 1) Preserve the sense of community we currently have in our neighborhoods, because of long-term relationships between residents. 2) Keep home prices (rent and ownership) for long-term residents from increasing more than they already are. Perhaps limiting the number of short-term rentals in any given area would help with both? It is important that visitors respect the communities they're visiting, but I'm not sure how to enforce neighborly behavior. Local management might help. Private beaches are a Washington oddity that I don't agree with, so the use of beaches by visitors isn't a concern of mine - I'd love to see them all made public!
466-356	Common sense rules to limit neighborhood disruption and less so to long term rental shortages.
466-355	No short term rentals would be the ideal outcome but unreasonable. Long term residency should have priority so short-term rentals should be restricted to less than 1% of total housing in any particular segment of occupancy. For example, if you have a one hundred home in a row along the Hood Chanel, one could be a short term rental.
466-354	I do not feel that any time should be spent on addressing short-term vacation rentals. If you own a property you should be able to set up something like an AirBnB without the government making it too difficult, because sometimes that money isn't just investment money, it's income keeping families going.
466-353	This income should be reported and taxed. Maintain neighborhood or area's character. Also look into AirBandB and their impact.
466-352	There's a housing issue, prices for homes are increasing and people are priced out of the market. Short term rentals decrease the amount of homes for sale and the amount of long term rentals.
466-350	Small businesses should not be run off water systems intended for individual family use.
466-349	Existing code can address most issues commonly associated with short-term rentals. However, immediately surrounding neighbors should be provided with a reliable, local point of contact (owner, host,etc) that can address guest or property issues without having to involve law or code enforcement officials.
466-348	The county should stay out of it. It's not, nor should it be, a government controlled issue. Let well enough alone.
466-347	Allow. Most of the agencies have adequate ground rules. My son was a AirB&B host for a few years, never had any problems.
466-346	The outcome should be to prevent this from being developed in any way, shape or form in Kitsap County. This is a complete bullshit idea that increases transient population and destroys neighborhoods.
466-345	I do not believe the government should be involved

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466-343	<p>We should ask ourselves questions -- As a community and County - what are we doing to bring jobs and economic development of the area? Are we reducing barriers or increasing hurdles for new business or for economic development? People are happy in those County where they made efforts to reduce barrier of entry for businesses and enable. Negativity never helps anyone. As I read all of the country and experience myself, I see that short term rentals new way and are boost to economy and local businesses. As a County we should encourage short term rental and reduce its fees and steps. Kitsap County is in dire need to increase jobs, economy to have citizens have good life. I have seen many of my friend move out of Kitsap County due to its strict and less business friendly policies. We all should encourage more business and economic development of the society and area to bring prosperity to the area.</p>
466-342	Rental agreements between owners and renters should be between them only. Leave it alone!
466-341	<p>I agree that property owners should be able to utilize their properties to their liking and for added income where possible. I do see that absentee owners who are not local can result in issues for neighbors of short term rentals or for the guest occupants who may have to deal with unfriendly neighbors during their stay. There should be some kind of requirement for a local contact. Not necessarily a property manager requirement , just a local contact to act on the property owner's behalf.</p>
466-340	Need efficient and effective manner to address future problems.
466-339	Education, not disrupting regular residents, regulation of how many days a location may be rented.
466-338	I dont have any goals per say but more vacation rentals outside of hotels is a must.
466-337	<p>Quiet times definitions: 10:00PM to 10:00AM. Require property owners to live on premises. Swift process for addressing and rectifying complaints from affected neighbors.</p>
466-336	<p>Allow people the choice to operate short term rentals on their existing property, where they reside, or being in very close proximity to the rental so that the guests understand that there is monitoring. Require hosts to be very clear in their rental agreements with topics such as noise restrictions, 9:00 pm to 9:00 a.m example, parking, consideration towards neighbors in the area. If these rules are not adhered to and there are complaints then the rental can be shut down.</p>
466-333	The County should not "address" this issue at all. Resist pressure to restrict, or regulate this activity. If it did not meet a perceived need it would not exist, and County intrusion will only increase the expense that visitors face.
466-332	Keep STR in a commercial area, not to be a destination party, not to impact the property values of homeowners.
466-331	It seems that Kitsap County will use this as a way to tax the heck out of the people, again. Short term rentals should not be a money maker for the county but rather a way for home owners who put their blood, sweat and tears into these structures to generate income.
466-330	I don't believe this is an area that government needs to step in and regulate.
466-328	<p>I think the sharing economy has become an integral part of travel. Home rentals are far and away the most common way we travel as a family and this has been the case for many years. we have encountered few difficulties. However I can see potential downsides if renters are ill-behaved so I can understand that neighborhoods and communities have some reasons for concern. I personally have never experienced any negative impacts from rentals, so I don't know that I have much input on that. I agree it is important that there be local management if the owner is not in the immediate vicinity of the rental. However, I have found that agencies such as Airbnb are able to address some problems remotely.</p>
466-326	Address potential problems with a minimum of restrictions and regulations.

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466-325	Short term vacation rentals are a wonderful way of sharing our lovely communities within our county with other folks who are here on business, traveling, or visiting. They are important financially for our county both directly and indirectly. It is important to give more options to travelers, business stays, and visitors to our county. This is a win, win situation for everyone! I feel short term vacation rentals should be promoted more through the ways listed on #12.
466-322	Limiting the number so that affordable housing for long term rentals still exists. Restricting the number a non-resident owner can have as resident owners are better property and guest managers.
466-321	Perhaps develop a brochure highlighting a common set of standards and expectations that is communicated to rental owners and their tenants. Regulations/restrictions should only be implemented if deemed necessary based on objective evidence such as police reports and complaints received by the county.
466-320	Host/owner needs to be local. Hosts should have rules in place as far as noise, parking, to be respectful of neighbors. Also, regulate number of short term rentals in area. Either way, who the hell vacations in Kitsap County?
466-319	A good size deposit usually helps. I've always gotten mine back because I clean up after. Make sure you have appliances, coffe pots, and coffee. Everything you need to cook in a kitchen. Towels, Toilet paper all the amenities.
466-318	Short-term rentals should be self-regulated between the owners of the property and the neighbors. I don't believe that the county should be involved. We already have laws regarding noise, etc. let's see if those can work before putting in further regulation.
466-315	They should offer the most benefit to the community, both by additional income to residents and by not impacting availability of long term housing units
466-314	Very stringent regulations
466-311	Protecting the community without placing undue/excessive fees/taxes on hosts or renters that discourages the availability/access to this resource. It is especially helpful to have this resource in our county due to the shipyard - lots of temporary contractors or employees need short term housing for temporary assignments here. It is great to have an alternative to hotels for out-of-town guests since my home is small with insufficient space to accommodate overnight guests and I want them to be comfortable during their stay. In addition, there are not very many nice hotels, especially in Bremerton.
466-310	Make a clear distinction between hosts that rent a room in their home, i.e., having no more impact than any resident having family or friends stay, and those that are impacting the long-term rental market and the character/safety of neighborhoods by having short-term people so they can make more money.
466-307	The airbnb near our house was used for parties and the occupants did not care about disturbing the neighborhood. Owner could not be reached and law enforcement not helpful.
466-306	I live in a very small neighborhood of mostly older people. Short-term vacation rentals would have a huge impact on noise, parking, safety, etc.
466-305	Very little government oversight is necessary; however, a register might be helpful to keep track of how many there (and where they) are. Short-term rentals offer a valuable service to visitors, and overall they contribute to the local economy, which is a good thing. Potential negative impact to neighbors of course can pose problems now and then; however, those rare instances should not govern how the system is ruled and regulated. Too much government oversight creates unneeded overhead and only creates obstacles to an otherwise good idea.
466-301	Be sure we don't over-regulate. They can be a boon to those needing income.
466-299	Make sure to limit #people and #cars allowed

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466-298	Limit how often a home can be rented and for how long, like many places around Palm Springs have adopted. Neighbors should be informed about the rentals and should have a say if they can operate, especially if the rental is within 400 feet.
466-296	Property owners or management companies should be responsible and available to help if renters cause problems. Renters need to be aware of local ordinances regarding noise and parking.
466-295	At the most, an outcome could be a suggested list of safety features that each STVR should have. "Addressing" short term rentals honestly has no meaning for me- what needs to be addressed? What is the actual problem? How will you determine there is a problem? In other words, is it statistically significant if the county has received, let's say, 5 diverse complaints? How were those complaints analyzed- who they came from, how the complaint knew that the offensive behavior was from a STVR person, etc. Also, how are you going to differentiate between STVR rented out as whole homes vs a room or two rented in a home occupied by the owner? Any addressing needs to account for the huge variety of types of STVR out there.
466-294	I think reviews will cause them to self regulate. This is a good way to bring money to the local economy. Don't stifle it.
466-293	Don't allow them. I think the County should focus on all the RV's now being parked in yards being used as living quarters. Focus on other issues like the abuse of Fireworks in Unincorporated Kitsap County.
466-290	If a residence is zoned single-family then it should be that, period. Additionally there should be a minimum 6 month lease requirement for rental properties. This helps to maintain stability in neighborhoods.
466-289	Allow neighborhoods to enforce their beach rules, etc with hosts and renters.
466-288	Require a business license.
466-287	To allow property owners in the county to use their property to provide personal income and provide a need it the community. I personally prefer to stay in vacation rentals for my health and well-being.
466-285	<ol style="list-style-type: none"> 1) protect the safety and health of short term renters and neighbors 2) protect the land and sea environment 3) maintain innovative and flexible approaches to vacationing - do not restrict people or places 4) maintain all transactions and communications within short-term rental listing sites (e.g. tax collection) 5) maintain open culture of kitsap residents welcoming and interacting with visitors
466-283	If each property owner is limited to a reasonable number of vacation rentals, they don't need goals. Unless perceived problems become real problems, leave them alone. The goal should be: "Government will not waste any time or energy on a non-issue." Hotel operators hate short-term rentals because they are taking business away. Governing bodies are looking for a way to tax them. SHOW US THE DATA about problems with short-term rentals.
466-282	Addressing any existing safety concerns, including but not limited to parking, access, response to concerns/complaints. But, most importantly, addressing the serious lack of adequate long-term rental property availability for local residents; I am aware of at least 1 family who were evicted from an affordable long-term rental property so that the new owner could use it as a short-term rental.
466-281	I believe that home owners should be allowed to use their home for a short-term rental. As long as they follow the rules and guidelines that are put into place, that are with in reason. And that they obtain the proper permits to be allowed to do so. They much be courteous of the neighbors as well.
466-280	The government doesn't need to address this.

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466-279	Minimum disruption to neighbors. Adequate on site parking. Insuring that the number of occupants does not exceed the number of beds. No big parties.
466-278	Address problems with short-term rentals and/or repeat offenders as complaints are made, but crafting a whole host of new regulations or rules around the overall industry is an unnecessary overkill. If there are issues with noise, parking, etc, there are already currently existing laws and county codes to address them, both in city city limits and in unincorporated areas.
466-277	It's private property, it shouldn't involve the county.
466-276	The host needs to make sure that the renters are following the rules (how many are in the house, and how many cars are allowed) and not disturbing neighbors. The host needs to make sure that the renters are aware of certain rules about noise before 7 am and after 10 pm.
466-275	Landlord/hosts need to be responsible for the impact and activities of the renters, Landlord/hosts should be present on the property or in the neighborhood so that they can respond to the needs of their renters and neighbors. The number of renters/guests that use the property needs to be controlled by the landlord to insure that septic fields are not overloaded and the number of vehicles should be limited to parking spaces that are available on the property without overflow onto the streets. The County could set up a hot-line for reporting non-emergency problems.
466-274	Require registration of short-term rental properties and mapping that clearly states the addresses/locations of such available online with responsible parties contact info. I am not opposed, just need some accountability on the owner/responsible parties part when there is an issue and quick response. I have used VRBO and the like many times. It usually is a great deal in a great home/apt which is better for my family.
466-273	As long as renters and owners are respectful of their neighbors. I see no problem what so ever.
466-272	Short term rentals ought to be treated like a long-term rental. The owner or property manager is responsible for dealing with guests, having processes and expectations in place for number of guests, vehicles, parties, noise control etc. As a landlord of multiple rentals, if they have a party and bother the neighborhood, the police will be called and the police will handle it, or I'll get a phone call and I'll handle it. The county isn't going to be the one who gets called to handle nuisances. If an owner allows more people in the house than should be for the septic system, and the septic system fails, that's on the owner. Much like I don't want the county regulating my business, or my rentals, the short term rental business does not need to be regulated by the county.
466-271	Local or onsite management, over site
466-270	Respecting an owners decision to utilize their personal property as they wish. Providing more options for lodging within our community.
466-269	Neighbors should be aware if someone in their neighborhood is using there house for a short term rental. A contact number should be easily accessible to report any issue and a required response time should be set.
466-268	I think short-term rentals should be allowed in communities, but I think that there should be a permitting process with performance standards that ensure sites have adequate parking, understand local laws related to trash collection, noise, etc., and hosts or owners are available, if any issues arise. I think it is important to not have a proliferation of short-term rentals in communities, that result in a shortage of long-term rental or homeownership options.
466-267	As long as they are well managed by the property owner (example: property owner needs to be responsive to any concerns the tenant might have, only allow certain number of tenants, etc) then I don't see any issues. It's a great way to build tourism in the area. In Poulsbo especially, there is not many hotel options so vacation rentals are great.
466-266	Tell the few people who might be complaining to BUCK UP!
466-263	Zero to minimal goverment interference or regulations.

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466-262	Short-term rental is a great opportunity for a home owner to bring in much needed income. Careful consideration of WHO is renting (background check) is important to rent to qualified responsible people/families. We support this !
466-261	Important to be consistent with zoning in rural areas. Prohibit additional residences above what is allowed under zoning regulations for the purpose of short term rentals. If short term rentals are located within existing homes or garages no restrictions are necessary.
466-260	None. Let people manage their own properties. Any negative impacts will be the consequence of the property owner. Too many regulations and fees discourage people from making supplemental income that can be greatly needed. Mind your own business!!!
466-257	Ensure that guests are informed about local rules and norms (noise, time of day). Most importantly, that they stay off of my beachfront property and confine themselves to the property which they are renting. We have a VRBO next to us and I am sick and tired of the noise with a constant flow of people. Hosting parties every day of the week and overloading a one bedroom house with a dozen or more guests and cars. And most vexing are the scores of strangers combing my beach and collecting bags of sea glass and shells every day from my beach and that of my neighbors.
466-255	Owners of short-term rentals should notify the neighbors of their contact info, or of a responsible near-by individual who can deal with renters who may be disturbing the peace of the neighborhood. Contracts with renters should also stipulate a noise and disturbance responsibility by the renter with the potential retention of the cleaning deposit for violations and/or additional fines.
466-254	FOR DISRESPECTFUL GUESTS, THE OWNERS SHOULD HAVE SOME RESPONSIBILITY.
466-252	I think it's great for Kitsap County as long as rules or laws are in place that address the potential disruption of neighbors and community members' daily lives, e.g. noise, litter, cars.
466-250	Owners following laws, residents being made aware of owner/neighborhood expectations.
466-249	Find a way to insure public peace and safety without further impinging on the rights of property owners.
466-248	To help prevent noise, disruption, trash, parking problems, loose/barking/pooping/dangerous dogs, and other negative consequences to neighbors and community
466-247	I believe the concept is certainly worthy of looking into, it has potential benefits for the county. However, like the above question mentions, respect has to be a high value of these rental properties, not only to the neighbors but also the landlord's property. Destruction or damage to the property will result in repair companies coming in to fix things, which in turn winds up disturbing the peace with the neighbors just as much as if the tenants were throwing parties at midnight.
466-246	I have stayed in short-term rentals in other states on vacation. There wasn't a negative impact at all. It boosts the economy, allows people to visit areas like NY where hotels are very expensive. Here in Kitsap we don't have many hotels and we do need to bring people to our area. I believe good things will come of short-term rentals of private homes.
466-242	1. There should be a limit on the number of short-term rentals within each neighborhood, both to retain the character of the neighborhood and to keep long-term rental homes available. 2. There MUST be a contact that neighbors can easily reach via text or phone and get an immediate response to any problem that arises. This is a neighborhood, first and foremost. 3.
466-241	Hotels, motels only
466-239	Location and proper management to ensure residents with quality of life. Due to housing costs and needs may want to limit licenses.

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466-238	Make it illegal
466-237	Addressing the shortage of affordable housing
466-236	General guidelines regarding community standards...ex. noise, unruly behavior.
466-234	I worry that people will buy up homes strictly for short term rentals. I worry that owners that would lease to a long term tenant would opt to rent on a daily or weekly basis for more money. We already have an affordable housing crisis in Kitsap County.
466-231	I don't think short-term rentals need to be addressed by government.
466-230	Not really sure, seems there needs to be rules/regulations/laws all to be enforced by some sort of elected group? Us who have made the peninsula our homes are protective of our bit of paradise..
466-229	Respect the rights of homeowners to do what they want with their property.
466-227	Stay out of it. If there are no obvious violations of the law, and not including NIMBY attitudes, let the system work. Programs like AirBnB self police with bad hosts or guests. AirBnB already pays WA state the applicable taxes for Hotel/etc. the local governments should pursue that money from the State and not complicate the rights of property holders and their uses of their property.
466-226	So far it was a minor inconvenience for the neighbors. Owners are more than compensating for it by being extra responsive and nice about any guest issues. Market will stabilize once airbnb reviews pile up on renters.
466-224	Short term rentals are essentially businesses, just like a hotel. Neighborhoods are not zoned as businesses. I feel it is unfair to the neighborhood community to allow businesses of this type to impact what they thought was a neighborhood. I say proceed with caution. I always ask myself, "Would this be a good idea if everyone were doing it?" If the answer is no, that is a sure sign it is probably not a good idea and only a few people are benefiting from it at the expense of others.
466-223	Not sure. Would like to find option that encourages long-term over short-terms rentals, which would boost affordable housing stock.
466-222	Short-term rentals should be hosted by individuals who are close by to address needs. The appropriate sales tax should also be charged (but not in excess of city, county, and state tax rates).
466-219	Respect quiet hours. no loud gatherings, respect the neighbors and the property.
466-217	Let's face it, you (the government)'s suddenly making this an issue that "must be addressed" is for one sole purpose: You want to obtain money from these transactions. You see an opportunity to skim some money off the transactions and put them in the city and county coffers - so away you go creating a huge project to "study" the "issue". You want more money from the citizens of this county, and this entire process is designed solely so that at the end of the process, SURPRIZE!, another tax ("Fee", whatever) is in place.
466-216	They should be subject to the same inspections and regulations as a Bed & Breakfast.
466-214	Location, renter screening
466-213	I do think that requiring that short-term rentals have someone nearby to take care of them is a good idea--not just for the community but also for the renters (after all, if something goes wrong, they need someone to work with). And it is the unfortunate truth that some people don't value communities they aren't actually living in, so having someone reasonably nearby who can respond to any extreme issues sounds like a good thing. I don't live next to any short-term rentals, but if I did, I would be concerned about having new people in every week. Plenty of renters are respectful and happy to stay in the area, though, so I don't see a need to curtail short-term renting, just to make sure someone invested in the community is ultimately taking responsibility for the property.
466-212	Keep out the riff raff (you know who...)

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466-209	I feel like this would help with tourism, short term visitors working in the area, mother in law or adult child needing a place, and a way for people to provide another temporary housing option. With our area being having the influx of military families and DOD workers this would also be of benefit.
466-205	I believe short term rentals should be encouraged as they can provide support to our local economy as well as help is housing problems related to contractors from the shipyard and other people who need temporary housing. You can have a neighbor who is a bad neighbor in any circumstance rental or not.
466-204	Gov't stay out of regulating and owners should be held accountable to current laws
466-202	Minimal. There are already noise, trespassing, and nuisance ordinances/laws. At most, there might be some type of permit to operate a short term rental that is only revoked after repeated abuse (not just gripes from a grumpy neighbor). Even permits rub me, though, as excessive. An in-between?
466-201	Respecting boundaries, surrounding neighborhood
466-200	I do not see a reason for over regulation of them, but not apposed to current 'hotel tax and fees' assest
466-199	Increase availability of short term accommodations, especially in rural areas. The shortage in Kitsap, even with current hotels and lodging in the incorporated county, has been severe in peak seasons. Last June, guests for a Poulsbo wedding, couldn't find anywhere to stay, and they tried to make reservations 30 days in advance. They ended up at an Airbnb down the street from me, a 45 minute drive from Poulsbo.
466-198	Strong guidelines regarding noise and property rights.
466-195	I do not think they should be allowed in residential Areas.
466-193	Making sure that renters know what they can and can't do in the community - like not showing up in a neighbor's yard that isn't part of the rental
466-191	thoughtfully measure impacts. Consider all sides. Obtain fair representation from all sides.
466-190	Nothing to address.
466-188	It's absolutely NONE of your business.
466-185	They are a valuable asset and do not need any government intervention
466-184	Be certain they are used for lodging and not a venue for wvents like large weddings
466-183	The county doesn't have to regulate every facet of life. Creating another layer of bureaucracy and regulation to get fees from people who already own homes that have been inspected when built is overreach and unnecessary.
466-182	Blieve this outdoor be great within limits.
466-181	County ordinances governing hosting responsibilities - e.g. clear written rules in rentals addressing parking, trash removal, pets, host presence for checking-in, etc.
466-180	I see any intrusion into short term rental properties within Kitsap County as nothing more than an over reach by county officials, and a prelude to imposing additional taxes.
466-178	<ol style="list-style-type: none"> 1. Allow short term rentals 2. Ensure neighbors and natural areas will be respected by guests 3. Ensure rentals are safe 4. Ensure adequate infrastructure is available for rentals(septic/ sewer/parking
466-177	Adequate parking
466-176	Clear regulations governing short term rentals that are respectful of residents and our communities.
466-175	Ensure owners are onsite and responsible.
466-174	All short-term rentals should be regulated in order to properly track their uses in local communities & neighborhoods allowing for local residents to address any valid concerns, i.e., noise, parking, or negative impact to neighborhood that can be documented.

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466-173	Can the area of the rentals handle the increase of people and traffic with out affecting the rest of the area. Regulating parking, sanitation and safety.
466-172	Vacation rentals are typically slightly higher price than the local hotels/motels. There are not a lot of mid to high level hotels in the community. Having people with some extra money to spend on vacations add income to the local community. Additionally it is a great way to have people with some means come visit the community and see how much it has to offer.
466-171	Nothing. Leave it alone. This does not require county intervention.
466-170	Short term rentals increase tourism and stimulate the community. Renters are largely respectful and merely seek affordable accommodations. Any regulation should be light-touch so as not to disrupt.
466-167	Making sure they fit in the community
466-166	Maintaining a reasonable long-term/short-term ratio to encourage the economic benefits of tourism without driving up prices of long-term rentals
466-164	Short term rentals should be permitted for only 60-90 days per year, and not year round. The property owner must be on site during all rental stays. Only shared sites (e.g. bedrooms, mother-in-law suites) should be rented, not condos/apartments/houses so as to not to diminish the availability of long-term rentals. We have enough of an affordable housing problem as it is. All short term rentals should be registered with the county/city and the owner should hold a business license and pay business tax and any other taxes applied to hotels (transient occupancy tax). Look at the ordinance adopted by Santa Monica, CA for a model ordinance which has withheld legal challenges and protects the community and residents.
466-162	A way of monitoring the length of stay at a short term rental has to be established to maintain the spirit and the goal of short term rentals.
466-161	Ability to hold hosts accountable - immediately!!!
466-160	I am a host and owner and due to my thorough screening and booking process, have had no issues and have been very careful only to host guests who will be respectful of my neighbors and who will take good care of our home. My neighbors have all complimented me on how well it has gone and on how nice everyone has been who has stayed at our place. They have been so impressed in fact, that some have even asked me to help them do the same thing someday! I think if things are going well, there is no need to "fix them!" :) Of individual problems arise in particular venues, then those should be addressed individually.
466-159	Assure responsible management of short term rentals.
466-158	like my previous comment (please read it if not already)....we do not need anything else that will contribute to our current monthly rentals/apartments in this area increasing any more. We need affordable housing before worrying about this....seriously
466-157	not sure... owner or host with in a 15 minute distance is important
466-155	Not to make it overly difficult to rent out your home if you want to. I do think there should be a basic code of conduct that all renters could use to inform their guests of basic courtesy. if a particular rental get a lot of complaints they should loose the right to participate in the program.
466-154	Owners should be required to post a bond for damage (available to the neighbors NOT the County) and impacts and have a 24 hour contact on file with penalties for non-response. Notice of use of the property as a short term rental and the contact number should be distributed to the affected residents. County should enforce occupancy and parking limits for individual rentals.
466-153	Treat them as any other business. If there are enough complaints about one place, investigate it.

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466-152	I think short term rentals are great as they allow so much more flexibility while traveling and also tend to allow families to stay together vs being spread out throughout a hotel. I don't know that there is anything that needs to be addressed, honestly.
466-151	I was quite surprised to hear of any complaints against short term rentals. We have a few on Rocky Point and yes, I suppose you may have the exceptional renters who have a bit too much of a party, but otherwise has been an incredibly rewarding experience. We have had the pleasure of meeting some great people who've come from all around the world to visit and greatly enjoy meeting them and hearing about their lives and where they live. Our neighborhood kids have also enjoyed when families come with kids that are 'fresh faces' and have also had absolutely tremendous days of fun through the summer with these 'surprise guests'. Truly has added a joyful experience to our neighborhood and have been thankful to have had this experience these past couple of summers. Further, we routinely offer them tips/direction to all of the great activities to do locally, and point them to our local restaurants, attractions & businesses at which to spend their visitor \$\$\$\$. It has really been great and could only wish for others to have such a great opportunity to be community hosts/docents.
466-149	Registration of short-term rentals, a person to report violations to, limit short-term rentals to 7 days or more, hosts should pay a fee for annual registration, a list of properties that are registered for short-term rentals should be on the web and a sign placed on front door of the house, condo or apartment.
466-148	Why does anything need to be done. We pay kitsap county taxes thru AirBnb. There are not many places to stay out here in rural areas.
466-147	Some way to ensure/encourage/promote the short-term guests to be respectful to the neighbors.
466-145	I believe it's important to address the incidents themselves rather than create a blanket policy that will have expense related to enforcement attached to it. There are already enforcement personnel, i.e. police, being paid to settle disputes of this sort.
466-143	Access to short term lodging, since the only hotel in Kingston is at the Point Casino and is often booked full. Safety concerns: Renters should be told about burn bans so that fireworks and outdoor bonfires do not occur during this time. Renters need to abide by the rules posted in the rental and not try to access the beach from private property, especially if the rental does not include beach access.
466-142	I think it is important that short term rentals have business licenses and pay taxes. I think the number of short term rentals that a person operates should be limited. I think the owner should be nearby or on premise to supervise the rental.
466-140	Owners must be involved in making sure rentals do not become home to squatters. If much time passes between renters, transients may move in and bring drugs and increased crime. Also, if rates are too low, the rentals can become like the West Bremerton no tell hotels.
466-139	Governments should stay out of homeowners business. The ultimate goal as I perseve this is a taxing issue disguised as something else and I am totally against any more taxes on property owners. This state snd county has no other goals the interfering with and taxing property owners and taking away our rights.
466-138	If its not broke, don't fix it, and this issue isn't broke. Please don't put unnecessary restraints on property owners. With our property tax's so high, it may be very beneficial to elders who are on a fixed income.
466-136	Let them be. Do not mess with regulating them.
466-135	make sure they are allowed in perpetuity, with guidelines that are not too prohibitive. I see them as very helpful income options for seniors and others, and provide much-needed vacation housing in our area.
466-134	I do not believe that any type of regulations should be inhibitive of individuals who desire to rent their home or parts of home out. I do feel that the owner should be somewhat local either in home or live in Counties within 90 minutes to address any concerns OR have an agency handle the issues.

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466-133	They need to be verified as to what they say and what they offer, safe, clean and secure. When I commuted further to Kitsap, I stayed 3 nights a week in Airb&b's and three in particular were horrendous. For instance I had to sleep on a couch with a dog with fleas, homeless people crashing for the night, a refrigerator that ALL the shelves fell out if EVERYtime someone opened it, which they did all night and no towels, washcloths etc. Doors didn't lock...hotels were full.
466-132	Kitsap County is a beautiful place to visit, but our hotels are trashy. Let's encourage tourism by allowing owners to use their homes as they see fit - provided it does not create a public nuisance.
466-131	You dont pay their property taxes or their mortgage, so leave it alone and mind your own business.
466-130	Some way to keep track & measure impact ~ on neighbors, on commercial hotels/motels/inns. Some way to track impact on tourism ~ I am in the process of developing a 1 page survey for my AirBnB renters to find out what meals, stores, and tourist attractions (especially interested in trail users, etc.) they have used while at my place. Maybe how much they spend at those places. I would be happy to share that with the County staff for others to use ...
466-129	Establish regulations that ensure rentals are safe (ie fire dept inspections) Ensure that rentalscan provide safe parking that dies not inconvenience neighbors Landlords must be residents of Kitsap or surrounding counties, not out of state. Not sure if the legality of that restriction.
466-128	Let it happen without too many restrictions. Excellent lodging option for many folks. So many places just sit idle for long periods of time. What a waste!
466-127	doesn't need to be addressed
466-126	Leave it a lone for now. Wait and watch, this isn't triage.
466-125	I don't think people should rent homes in a development that is mostly long-term residents. Often the people are not aware of the regulations or don't abide by them. And you never know who is moving in. Nor do owners of the rental often care. We have had to complain several times to our Association.
466-121	Leave people alone
466-120	Ensure all parties interests are met.
466-119	When staying in a personal residence behave like a community member. Be mindful of the school and work week for surrounding neighbors.
466-118	I think the most important thing is respecting the neighbors and their property. If it's in a development, close proximity I can see how people would be more concerned, never knowing who their neighbors are with the case of home rentals short term. However, a property owner should be to rent out a room to create extra income which might help them with upkeep and property taxes. Ours is out on an acreage and we post noise regulations and ask them to sign an agreement to comply with all appropriate laws and regulations as well as our house rules. I don't want to see county wide regulations which prohibit homeowners. But we all need to be good neighbors so perhaps a gathering of STR property owners to create their own best business practices could be encouraged, even hosted, by the Commissioners.
466-117	Maintaining availability of short term rentals but not at the expense of long term rentals. Affordable rentals are lacking. I wouldn't disincentivize short term rentals, but do consider how we can encourage reasonably priced long term rentals. As a recent homeowner and former renter, I am saddened to see the negative perception of rental housing and the lack of acceptance of people who cannot afford or chose not to be homeowners.
466-114	I am sure there are occasional issues with loud tenants but nothing that the police can't address. The same issue challenges hotels and they seem to handle it. Also, unlike hotels, the short term rental services like Airbnb allow owners to rate their guests.
466-113	I'm not sure what regulations or guidelines exist or may be needed. I'm curious to follow the issue, however, as I have a self-contained MIL that my mom is currently living in that could become a short- or long-term rental someday.

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466-112	I think short term rentals is good for the neighborhood businesses. It will bring growth to the city/county. I think we should leave the owners alone and let them do what they want to their property.
466-111	If a permit is going to be required for short term rentals as a way of tracking it should be easy and cheap to achieve compliance. It seems the great majority of owners of these properties cannot afford to go through a lengthy process with the county. The price of the current process is greater than the potential profit of operating one of these properties. Complicated regulations just increase noncompliance. Ideally, the process would be a simple registration style permit issued on the spot, similar to transitory accommodations. This would make the owners aware of noise and event rental restrictions at their property and make it easy for the County code compliance officers to send letters/post the property when neighbors complain of non-compliance.
466-110	I have no background in either hosting or renting (other than one stay), so I'm unsure of what the issues are.
466-109	Short term rentals can and should enhance the quality of life in Kitsap, both through added income for hosts and convenience for lodgers.
466-108	Imposing basic guidelines on conducting business as a STR business. Clearly define rules for local points of contact for incident/complaint response by the business.
466-107	But out, regulation by government will screw up a good thing for owner & renters.
466-106	Ban short term rentals in North Kitsap County and anywhere there are private beaches.
466-105	To ensure public safety and adherence to local regulations related to things such as disturbances/noise, alcohol/drug use, parking, fireworks, etc..
466-102	I strongly support short term rentals, have stayed at many and have respected the neighbors. If there is a problem you call the police. If there is a long term problem you confront the owner or contact the county attorney.
466-101	I have stayed in short term rentals only in Europe. While it had been enjoyable for me, I know the neighbors have been very unhappy with the transient aspect of people in their buildings.
466-100	Updating policy to address lodging tax implications. Increasing tourism and lodging options in Kitsap.
466-96	Avoid absentee corporate ownership, let locals operate rentals in or near their homes.
466-95	No new government regulations.
466-94	Community safety; ensuring accurate reporting of income for tax purposes.
466-93	Making sure the owner/host is responsible and nearby to respond to concerns is a good thing.
466-92	Make the permitting process EASY and not expensive for customers. Some of the permit fees that are being charged for vacation rentals is unacceptable.
466-91	Short-term rentals must be licensed like a hotel or B&B. Regulations need to be put in place to protect property owners nearby and the rentals should be limited with homeowners having the right to veto such rentals in a community. Safety is a real concern as well as misuse of shorelines. Deed restrictions or covenants should disallow such rentals. It is not safe and invades the privacy of homeowners.
466-90	The property owner must have a business license—at least. There should be proof of liability insurance and safety maintenance, for example. In short, it should operate as a business. Short term vacation rentals should be made to follow the same rules as any other business. There are people doing this who have absolutely no oversight—something a motel operator could never do.
466-89	No action required. There are already ordinances on the books to address noise and other issues that are applicable in this instance. Suggest reviewing those and incorporating them into any further discussion prior to recommending new regulations.
466-88	General guidelines that are fair to all renters

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466-87	Vetted national programs (i.e. Airbnb, Vacasa, etc.) that have internal grading/reporting of renters to keep things focused on being able to choose/approve quality renters. I'm not sure the county really needs to have a say in this market unless they want to provide rentable housing.
466-86	Neighborhood security, guest safety.
466-85	Do not allow any short-term rentals in unincorporated Kitsap County.
466-84	I think the goal should be for the government should stay out of it. People should be able to do what they want with their homes (within reason) and renting them out for short term stays should not be the business of local or any other level of government. If the renter causes a problem then a neighbor has the right to call authorities just the same as if it were the property owner causing the problem. Nuff said. Move along, nothing to see here.
466-83	Covenanted neighborhoods should always be allowed to set their own rules such as Driftwood Key Covenant 5:B which states "Bed and Breakfast accommodations and other daily and weekly rentals violate the peace and privacy of other owners in the community of Driftwood Key and are prohibited." I do not want to see new government regulations in the unincorporated areas of Kitsap County try to supercede the recorded covenants of established neighborhoods such as Driftwood Key. Plus I do not want new regulations to block new neighborhoods from establishing their own covenants regarding short term rentals.
466-82	Follow through if there is an issue. I know someone that is impacted badly due to a disrespectful landlord.
466-80	I think that they serve a very important part of our community is allowing travelers to see kitsap how it is and not stay at one of the few and not nice hotels in the area. They allow people to meet the locals better, learn about recommendations to go and do things that they maybe wouldn't normally do which boosts the economy outside of the typical "downtown hotspots". I host and have had numerous people that are looking to move here and want to stay and live like a local for a few weeks and see how they like it. I do think it is a huge benefit to make sure that the owner or a manager or a friend that can be available and close.
466-78	Balance. Too many and Bainbridge Island will turn into a resort town
466-77	That these short-term rentals do not preclude affordable, available housing for families in Kitsap County.
466-76	Accountability
466-75	Maintain a occupied appearance to the home. Our HOA prohibits short term rentals so it's not as much of an issue for me. Most renters will be decent people. I worry about the number of people coming into an area that have no ties or responsibilities to a neighborhood. I have friends in Mason county that currently have an issue with an out of state owner and his part time rental.
466-74	Standardize regulations regarding parking, noise, and taxation
466-73	If I had a neighbor with a short term vacation rental, I would ask that the guests keep the hours down, especially during sleeping hours. Parties would be okay so long as they weren't out of control and as long as the volume went down during sleeping hours---the same as if they were neighbors of mine. If the guests are excessively loud, I would prefer the ability to contact the host and/or owner of the property rather than the police. It doesn't need to be turned into a contentious situation hopefully.
466-72	Owners discretion
466-71	They are a safety concern to neighbors and should be restricted as much as possible. The short term rental next to us has resulted in broken glass on our beach, noise well into the night and unknown visitors coming and going next door.
466-70	They don't need additional regulation

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466-69	Owners own their property, they should be able to rent it how they see fit. As far as Airbnb; it's a mutual review system. If their reviews are bad due to poor quality, unclean, other variables then it's self-defeating. They won't get renters. I think it's likely short-term rentals are kept in better states than slumlord properties and add value to the area and a positive image.
466-65	Don't put a tax on them.
466-64	Nothing should be addressed. This is a private property matter.
466-63	To enable the owner of the property to effectively use their property for short-term vacation rentals without cumbersome government policies and taxes.
466-62	Making sure entire neighborhood or communities don't become overtaken with short-term rentals.
466-61	I think we should respect private property rights on both sides of the issue. Everyone should follow all laws, including short-term rentals and permanent residents. We have many disruptive neighbors who live in Kitsap year-round, while the Airbnb houses that I know of have presented no problems at all.
466-58	Need to support from local government instead of opposition or restriction
466-56	Public safety
466-55	Short-term rentals help both the guest and also the host. The guests get a reduced cost for staying in the short-term rental so they can use their money in the community during their stay. The host gets some money to offset the high cost of their mortgage.
466-53	The county already has too many codes that they simply do not enforce. Backyard farms and backyard animals within 200 feet of another residence in the urban growth area are a prime example of why the county is unable to properly enforce any new codes or regulation.
466-52	Every single non-owner occupied property run as a full-time short-term stay isn't any different than a hotel; they should be permitted, inspected and regulated just like a hotel. The sub-contractors, managers, cleaners, bookers, should be required to have a local license to track income and pay sales tax. Mandatory fire inspections, evacuation plans, equipment, just like any business. Also, short-term rentals are one of the most egregious assets of human trafficking and prostitution.
466-51	As long as regulations exist, they should be fine. If problems occur, that owner is warned and then banned from participating.
466-49	1) ensuring that the rural residential character these parcels are zoned for is not altered by high volumes of people or vehicles. 2) ensuring that septic tanks are not overloaded by large groups renting a house with an undersized drainfield. 3) ensuring adequate solid waste pickup. Basically, if they seamlessly and unobtrusively integrate into the existing community, they can be an asset. I believe anyone actually staying in a rural short-term rental is also looking for the same seamless neighborhood experience. I.e. if they wanted a hotel, they would stay in one.
466-48	Please do not micro-manage the people. If short-term renters get out of hand, the police can manage the situation. Continued government intrusion is counterproductive to an enjoyable life experience. Serious problems should and must be addressed by the county government, but every inconvenience should not be considered a serious problem.
466-47	Increased tourism in Kitsap county due to certain areas' lack of suitable accommodations
466-46	The goals should be to find an equitable, workable outcome that encourages and allows for development of vacation rentals, while at the same time preserving the peace of the community in which that rental is located. The rights of homeowners in the area should be of paramount importance in this project, but the growing business opportunity should be fostered as much as possible as well.
466-45	Allow tax-paying homeowners to do as they please with their property.

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466-44	I'm aware of properties in Seattle that became problems for the neighbors, as renters were not adequately vetted or monitored. The potential for houses being rented serially for parties should be addressed so that problem property owners can lose their ability to continue offering short term rentals.
466-43	Must be licensed and taxed, and license revoked if there are complaints. Fines levied if rental is unlicensed or unreported.
466-42	Very often there are disruptive houses in Kitsap, and the houses which cause problems are not the short-term rentals, but rather permanent residents. The short term rentals are an asset to the community. They provide employment for staff, vacation options for people, and an opportunity for families to share their otherwise private properties.
466-39	What is a "short term rental"?
466-38	Find a balance between need for more family options and not affecting current hotel residency.
466-37	<ol style="list-style-type: none"> 1. Making sure relevant taxes are collected 2. Making sure communities don't become dominated by short-term rentals rather than by longer-term residents. A friend who does environmental conservation work in California said some small coastal communities he's worked with have shifted from being dominated by committed long-term residents to being dominated by short-term vacation rentals run by absentee landlords. 3. Limiting disruptions by inconsiderate or insufficiently informed guests (e.g. by emphasizing key elements of the neighborhood character such as quietness in the rental listing) 4. Creating opportunities for neighbors to have reasonable concerns heard and addressed (e.g. putting limitations on numbers of people or vehicles that can stay in particular STRs, requiring owners of STRs on private roads to chip in extra for road maintenance if they're bringing in heaps more traffic)
466-36	You do not get to choose your neighbors, I've always heard this and it rings true. Perhaps one or two STRs have had issues but that is the exception, not the rule, and shame on Kitsap County for sneaking this policy in to appease wealthy, waterfront home owners. Show me the statistics that STRs have higher reports of building safety issues, noise complaints, litter, parking issues and shoreline disturbances. I want proof that this is a real issue. Soon we'll be required to get approval from the county to rent a home, period! If there is an issue with an STR, it should be handled like any other code compliance case in the county. STRs provide a unique lodging experience and without exception, revenue into our county.
466-35	To ensure that there are not too many rentals that impact a specific neighborhood vibe.
466-34	Minimize restrictions on homeowners/hosts, while ensuring that neighbors feel safe and respected by guests.
466-33	Focus on more important problems. No evidence supports the claim that short term guests are more likely to generate complaints than long term residents, or that these complaints are less likely to be satisfactorily addressed. Long term residents can also create problems and they may be harder to solve. Also Kitsap County needs to boost tourism and is not lacking in housing stock so there is really no concerns of high importance as compared to, say, transportation improvements and working to reduce serious crime.
466-31	Having owners who live in the rentals for a time period during the year shouldn't be considered the same as a rental where the owners never live there and use it as only a rental property.
466-30	Ensure there is a way that neighborhoods can address repeated offender short term rental violations. IE, if they rent out the house as a destination house or party house, it can cause havoc on an entire neighborhood.

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466-28	Every property owner should be allowed to have one without condition. Kitsap County is WAY TOO RESTRICTIVE. Short term rentals or vacation rentals provide housing and economic activity for our community. As a person who uses them, it's nice to provide my family with a vacation experience rather than just another trip. The more options the better. A noise ordinance would be a better option to addressing those few instances where someone is renting out property and decide to throw a party.
466-27	Balance; respect; HOA regs; and all issues I marked previously.
466-24	let them continue to operate as they do now
466-23	<ol style="list-style-type: none"> 1. The existence / operation of a short-term vacation rental should be a required real estate disclosure during purchase. 2. Unrestricted impacts on neighborhood quality of life need to be addressed. 3. Numeric limits on them need to be imposed within cities or in Kitsap County
466-22	Kitsap County is not a resort destination and has plenty of existing lodging options such as hotels, bed and breakfasts, etc. Rental periods of less than 2 weeks encourage constant noise and disruption from people moving in or out with their stuff. In my experience as a tenant and from listening to co-workers etc, most people who own and provide short term rentals do NOT report the income and abuse the system.
466-21	The goal should be for people to use their property as they want. I see no need for government intervention regarding short-term rentals.
466-20	Need to have specific rules/laws for the hosts as well as the renters and all needs to be in writing and signed off by both parties.
466-18	I think short term rentals are of value and should be encouraged, not discouraged. I accept that the owner may need to have a business license, but anything other than that is overreach.
466-17	Don't interfere with something that is a great alternative to staying in traditional lodging. Our family exclusively uses short term rentals whenever we travel.
466-16	Check with other communities that have short term rentals to see how they are faring.
466-15	Safety.
466-13	Let two private entities transact on their own accord without Kitsap County regulating them. Let individuals have the freedom to interact on their own to sort out their differences.
466-12	There needs to be registration with Kitsap County and proper oversight/regulation (and funding/a fee) to ensure visitors have safe healthy accommodations--otherwise there WILL be complaints without a proper place for evaluation and management, and Kitsap County will get a bad reputation. I stayed in a great one, but have heard lots of horror stories. Also, I am concerned about the courteousness of renters, who often have parties in their rental unit, to the dismay of neighbors. The owner of the unit must be nearby and must be accountable.
466-11	Collect the taxes and stop trying to legislate every part of a persons property and life. Taxes, fees, permits for everything. Whatever happened to being able to do what with ones property? If there are issues with regards to a short term rental property take care if it then, it seems as if the county is wanting to make more money and protect itself some something.
466-10	Leave them alone. We have enough regulation already.
466-9	Quick response to disruptive guests Neighborhood acceptance and knowledge of rental
466-8	The goal would be to benefit the home owner and the community primarily the home owner. As they benefit they should also be responsible for the condition of the home and the renters. If there are complaints the home owner would address them.

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466-6	<p>STRs should be regulated in the same manner as long term rentals. STRs contribute more lodging tax revenue than LTR - as per the STR Fact Sheet.. Between RE tax and Air BnB lodging tax receipts, STR hosts are paying their share of county taxes and should not be burdened with the \$8K conditional use permitting fee. STRs fit and enhance the quaint and welcoming attributes featured "Visit Kitsap" promotional campaign. STRs offer a wide variety of accommodations within our unique communities. Replacing STRs with hotels would ruin that ambiance. Many STR allow visitors to stay within walking distance to ferries and local shops and restaurants. They contribute to the local economy (and sales taxes) and without adding to vehicle traffic that so plagues our quaint waterfront towns on any sunny day. Neighbor complaints – 1. Air BnB is self policing, hosts and guest rate each other which weeds out bad actors. 2. Some of our fellow residents oppose change of any sort</p> <p>Given all the above benefits, STRs should be allowed and even encouraged in Kitsap County.</p>
466-5	<p>I am sure some kinds of regulation needs to be addressed, but I also think that based on property, home, etc. situations could be very different. Could any of the fees paid by owners go directly into things like extra maintenance of the road if it is a public access road?</p>
466-4	<p>Registration to operate. If the owner receives X# of complaints then their registration is revoked for a certain period and they can no longer operate.</p>
466-3	<p>Educate the public on what the requirements are currently - how lodging tax is paid and where, how those funds are utilized to promote tourism locally, what the current code is and what makes it too complicated to enforce, whether there are any permits required, a checklist of considerations for those thinking about starting a vacation rental (parking capacity, sewage capacity, notifying neighbors who may be concerned about unknown vehicles in the neighborhood, notifying HOAs, etc.)</p>
466-2	<p>Have a nominal fee and contact information for someone that can address issues within 30 minutes.</p>
466-1	<p>Strong rules and regulations for activity, those who do not follow get banned.</p>

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ID	Is there anything else you'd like to add? Please use the space below for comments or questions. (Provided responses only are listed below.)
466-889	This issue needs to be addressed. Ruins quality of life putting in commercial properties in rural residential shoreline properties without on site managers
466-888	Please allow people freedom to do what they want.
466-887	Short term renters can be welcomed, as long as they respect the neighboring homes and act as responsible adults
466-886	My property taxes are almost \$12K per year and I was raised on this property. For 50 years we had good neighbors and quiet and peaceful enjoyment. The last 10 have made me seriously consider selling although I would have to declare to a potential buyer the nuisance next door.
466-885	I am concerned about waterfront property values decreasing as a result of short term rentals
466-884	We owned & lived in Seabeck (Miami Beach) for 33 yrs. The STRs were noisy & didn't respect property owners!
466-880	Homes placed on short term rental should be subject to commercial standard building and parking regulations and be required to carry appropriate insurance. In our neighborhood a VRBO had a renter caused fire and nearly a year later the owners insurance company will not settle with adjacent owners whose property was damaged!
466-876	They should be closely regulated, and not allowed in rural, shoreline communities as they greatly impact the use and enjoyment as well as safety of property owners in the community. This also impacts property values. Allowing short term rentals in these areas essentially constitutes a taking without compensation. Only the short term rental owner benefits. That is patently unfair and likely illegal and will subject the County to litigation over impacts to property values.
466-875	The presentation on this subject was excellent!
466-874	I would like to see a process that the County could undertake to assist residents/neighbors who have been negatively affected by the activity in vacation rentals.
466-871	Thank you for asking for input.
466-868	Our beaches are private for homeowners, guests occasionally intrude into our privately owned property, park out in the street which is narrow to begin with.
466-867	How do you plan to regulate short term rentals? How are other communities handling this issue? In what ways does short term rentals impact affordable housing in Kitsap County?
466-866	I would very much appreciate the county enforcing restrictions like the city of Page Az has done to the benefit of residents
466-865	I have availed myself of home stay & STR opportunities all over the world for over 40 years, through many means. I have rarely had a bad experience. Generally, rental income does not constitute the household primary income, but rather an augmentation.
466-859	I grew up in Kitsap County and still have most of my family and in-laws in Kitsap. I currently live out of the area part time and stay in Kitsap part time to care for my aging parents. I have invested a large amount to restore my Kitsap house, which is a 1920s Farmhouse, badly deteriorated, but still very special property. I cannot rent it out full time as I need access to stay near my parents, but it would help me pay the mortgage if I vacation rental part time. Benefits of vacation rentals: Increased tourism Positive economic impact Helping retirees/fixed income owners stay in their homes longer Property improvements: —houses & yards that are kept in better repair, single family homes that can be repaired —owners preserving historic properties and open space rather than selling to developers who will remove down single family homes and subdividing all lots for revenue.

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466-858	Government should not control the use of private property
466-857	They can help bring in tourism dollars and a boost to home owners but should have some regulations as to protect neighbors home owners rights including but not limited to parking issues and noise issues.
466-856	I have had no issues as a renter in other counties/countries or as a homeowner in Kitsap with any noise/issues.
466-854	Please consider that home exchange programs are an important world-wide people-to people program and should be allowed. It should be noted that I filled out this survey earlier but failed to give input about home-exchange programs.
466-850	Allow the market to police itself.
466-848	I see that a third party company has a logo on your brochure. If you are hooking up with a company merely to make a buck and fund their business I am greatly disappointed in your motivation. They will tell you that you have to do this for KITSAP county but this rural county needs short term rentals if we are going to continue to promote the tourism of our beautiful area. Don't make a mistake to just make a buck for the county. Think about the local businesses. We pay our taxes, our fees and we are living in this county taking care of our homes and promoting this county to outsiders. Don't put us all out of business for some poor business decision and greed.
466-847	This short term rental situation is rapidly becoming a huge problem for private property owners. I pay significant property taxes and I am more than a little tired at having to deal with rude individuals who abuse my property rights. I don't know these people and I don't want any more confrontations with them. This is not a safe situation for either party. I also want an owner who lives in this country and who is available to handle the problems which arise on a regular basis. It is not my job to police these people!
466-846	HOAs are for people who want control over what kind of guests their neighbors can have. The county is NOT an HOA.
466-843	My privacy and enjoyment of my home has been severely impacted by an Airbnb business next door with an absentee owner.
466-841	I don't stay in rentals in Kitsap, I do in other counties in Washington State
466-838	I believe it is a small number that are a disruption. Notify neighbor.
466-833	There are very few issues in my opinion. It's just that when there is the rare issue it seems to get a lot of press.
466-831	I do also think that the permitting and taxation of these short term rentals is to high. The insurance and standards that good landlords hold is already expensive. Our government should not look to these rentals as a significant source of revenue, but should be supportive of their efforts. It is a ton of work and it needs to be worth it, which it can't be if our taxation system is cutting deep into their revenue. And for what? What support do they get for their high permit costs and high tax rates? It's just to much.
466-830	Clear disposition of a property status should conveyed to home and property owners in the county.
466-828	Question 5 does not give option for home with exactly 3 bedrooms.
466-827	I think certain neighborhoods should have the option and other neighborhoods should be able to designate the conditions for rentals.
466-821	This is a solution looking for a problem
466-810	Short term and Vacation rentals offer an alternative to expensive hotels and a more relaxing get away.

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466-808	Government should work on bringing more business into Kitsap County and less on expanding regulation
466-806	I'd like to reiterate that no additional taxes should be placed on the owners or renters of short-term rentals - not everything needs to be seen as an opportunity by county or local government to collect addition tax revenues.
466-802	I have not heard of any problems so why are you worried about it. This is not Seattle
466-801	To say again if Kitsap government needs to find a new tax it should not look at existing rental homes to add a new tax.
466-791	I am not against short term rentals. We currently have one next door to us. What I don't like is that the owners never informed any of the neighbors that they were turning the home into a short term rental. We have had a few issues with renters entering our yard and kids running through our yard. We have had issues with their pets entering our yard and with noise on occasion.
466-787	Affordable housing is a challenge. We need to support the residents/military/educators and keep housing affordable without bring more Seattle people here!!!!
466-786	This survey is sketchy. Reminds me of Taxis vs. Uber. Don't you have better things to do with our money we pay out of our taxes?
466-785	Many long time residents and older people use short term rental to enable them to pay the ever increasing property taxes. Limiting or restricting short term rentals will displace many senior citizens and middle class residents.
466-784	Do not reside in Kitsap county, but have roots there. Believe that short term rentals doesn't equal disturbance/safety issues. I use a local property manager to monitor and respond to concerns for my unit. Often find more desirable/respectful tenants through short-term rentals than long-term.
466-783	NEIGHBORS SHOULD HAVE INPUT BEFORE PERMITS ARE APPROVED! ESPECIALLY WHEN IT IMPACTS SAFETY!
466-777	Unless there is a 'serious issue' with repeat offenders, an issue should not be created around short term rentals.
466-774	From my experience, it is extremely important for there to be a local contact for short-term rentals issues for both the renters and the surrounding neighbors
466-773	I feel the government oversteps and just loves make new regulations in order to generate revenue. I pay enough taxes and do my best to uphold standards in my home just as I would for any other guest. The added income of rentals like this are helpful to the community as it brings people to our area from all over the world and hence more tourism. It is very helpful to seniors and people of low means to be able to make a little extra money to help with their needs as well.
466-768	If you do do regulations, would you lump renting to extended family same as strangers?
466-767	Prior to buying a home on Bainbridge, we rented two different homes through VRBO, in two different island locations, as an affordable way to explore Bainbridge prior to our own purchase of a home. It was very helpful that we were able to rent a home for 2 weeks in each situation.
466-763	I would like to know what decisions are made including one to do nothing.
466-757	My experience was as host for 1 year in Joshua Tree, CA, 3 yrs ago

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466-750	<p>Please seriously consider my comments/ideas above in section 11. Also, please feel free to contact me if you need volunteers for and real estate or farm related steering committee. Thanks. Q11: I am a local Realtor of 25 years and Kitsap County resident since 1984. Probably the biggest 2 issues that I see in our area with vacation rentals is that they can disrupt neighborhoods and their increase has contributed to our affordable housing/rental crisis. (I think our County average price for just a 2 bed room apartment is over \$1400 per month now and there are very few "affordable" rental houses available for our long term residents and active duty military). So, in considering these two problems; it seems fair and needed for our community that vacation rentals should somehow be regulated to help with the problem of possible disruptive tenants (Like a license of some sort that could be revoked if there were too many Valid complaints from neighbors, And maybe limit number of permits for vacation rentals by area/neighborhood. Also permits should possibly state number of people that can stay in a specific rental at one time, (to avoid problems of wild parties, excessive noise, parking issues, and even over-used septic systems). The issue of affordable housing is much more complex... My thoughts there are that we need Truly Substantial Monetary Incentives for builders/developers to make it Truly Worth Their Time/Energy to build affordable housing. Regarding specifically the vacation rentals contributing to the problem, maybe some of the money from permit fees could be applied towards County monies/income lost by giving builders big incentives for affordable housing described above.</p>
466-747	<p>I think short term rentals are a great idea, but hosts need to communicate to their guests that their are community expectations.</p>
466-746	<p>To get a good review, hosts must be responsive, clean and good boosters for local attractions.</p>
466-740	<p>Call in evenings after 6pm.</p>
466-738	<p>I realize I don't live in Kitsap, but do shop there and participate in some enviornmental activities, and have have many positive experiences in airbnb, vrbo, etc., as well as having been a landlord in past life.</p>
466-737	<p>An added tax so the county can enforce violations</p>
466-736	<p>Short term rentals should be managed by a homeowner living within the county or a property manager operating within the county, so that any concerns by the renters or neighboring properties can be addressed in real time.</p>
466-734	<p>Government should stay out of these business affairs unless there is a law enforcement issue. People being disrespectful need to be banned by the homeowner.</p>
466-731	<p>As in all things relating to Kitsap County property, the CCD will find a way to initiate fees for vacation rentals. It is always the ulterior motive when the County Commissioners assess a situation.</p>
466-727	<p>As I have seen no impact, I am in favor of increasing rentals. The point of any regulation should be to allow growth while limiting (can't eliminate) the impact.</p>
466-721	<p>Rental availability an affordable rents should be the county's first concern.</p>
466-710	<p>Residential zoning already restricts usage of millions of dollars in the county. I strongly oppose any legislation or rules about short-term rentals that are within a private property owners property lines. Hands off!</p>
466-709	<p>Thank you for addressing this issue. We lived in CA and this needs to be addressed NOW before it's too late. We can learn from other's experiences. Thank you.</p>
466-705	<p>There should be no "grandfathering" that will allow continued use of a single family residence for short-term rentals. Should there be any use of a single family residence for such rentals there must be a stipulation that the owner must reside and remain on the property during its use as a vacation rental</p>

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466-704	Kc has enough problems with enviromental problems that have not been addressed even when proper engineering was avaiable
466-703	See #11.Q11: Like all business, when there are too many they will decrease on their own. I do believe the cost of the permit is too high. I believe more STR would be compliant if it was more reasonable.
466-702	I had hoped to attend your Port Orchard meeting, however, weather prevented my attendance. I was hoping the meeting would have been rescheduled. Also, I have no idea of where to find information regarding Pending actions
466-695	Not in agreement of Short Term Rentals in residential neighborhoods, condos, apartments, etc in Kitsap County.
466-688	I don't have a problem with people earning extra income by renting their homes, etc.; but given the shortage of affordable housing in Kitsap County, I think new construction for short-term vacation rentals should be restricted/discouraged.
466-682	I can only ask that the County recognize that such ST vac. rentals are a critical potential income source people rely on and unnecessary fees and process hurt real people. Thanks.
466-678	I would imagine that having new renters would be a major stressor...
466-671	I have not heard of any short term rentals in the lake Symington area where I live.
466-667	I really dont care about this issue, it's my neighbors property and I would treat issues with them the same if it were a rental or a homeowner. Living there....it's that simple.
466-658	The new rental construction on w.Shoreline drive and Kingston road is a travesty!!! Shame on the county for not stopping this before the owner ruined a huge beach tree ,destabilizing the slope and built into the view, blocking it as you come down Kingston Road. As a Landscape Arcitect , the lack of zoning enforcement or environmental ordinances in our community appalls me.
466-657	Don't burden individuals who only occasionally rent space
466-652	Keep any regulations to a minimum, if the housing met the codes when it was built, let it be. maybe a fire inspection
466-651	Should be controlled by homeowners in the neighborhood.
466-650	As long as those utilizing the short term rentals are not breaking any laws or causing a nuisance what the owners do with their property should be their own business.
466-649	We owned a vacation rental in South Kitsap for three years and found it unprofitable. We converted the property to a long term rental.
466-647	No more government regulations
466-645	We feel that short term rentals, when managed thoughtfully and responsibility as required by sites like VRBO and AirBnB, benefit the local economy as well as the homeowners in keeping the property utilized year round. Continual renters ensure the necessity of keeping the properties in excellent condition with continual property improvements to ensure demand. These properties also generate significant state income via sales tax (which is omitted with long term rentals).
466-643	We are responsible hosts who depend on the income we earn from renting out a room in our home. Please do not regulate us out of hosting.
466-631	You cannot anticipate all the possible issues that may arise, just establish a coordinated response procedure for when problems occur.
466-630	Deny short term and encourage long term residents. Stop enabling displacements of our families

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466-625	STR's shouldn't be limited to 30 days. We have a serious housing affordability issue in this County that could be partially solved by more accessory dwelling units in addition to STR's.
466-622	I wonder how you will identify the short term rentals here?
466-619	The access to short term rentals have saved us from being taken advantage of Event Pricing by hotels/motels.
466-615	I have used vrbo, but all owners had strict guidelines & very diligent if a need arose.
466-614	Please don't negatively impact this important benefit.
466-604	We plan to build a home on our property and expect to end our short term rental once the home is completed in 2020.
466-600	Short term rentals cater to cheap skates or gentrifiers, and no one else. Kitsap needs more of neither.
466-596	Government needs to concentrate on its own business and leave others alone for it has more than it can handle presently. Too many are controllers for no valid reason
466-592	There should be a limit on the number of guests allowed at a time, depending on the house size and location. Keep in mind that the building should not become a motel.
466-591	This can also be a great option for seniors to supplement their income as well as address social isolation if conducted in a safe and responsible manner.
466-586	Please allow STR to exist in our community. They add charm to our ever growing community of Poulsbo.
466-584	Thanks for doing this.
466-581	I am surprised and offended by the proposed concern when regulations already in effect are not enforced.
466-577	Please tax and regulate and reduce the number of units allowed
466-574	The approach to short-term rentals has put owners on the defense (hence reluctance to add name below). In appearance, it felt like a hunt to highly tax and/or remove short-term rentals to support hotel businesses. I understand tax revenue, but the value hosts bring with tourism and community appears overlooked. Again, just observation given i have never had nor heard of complaints and very frequent user of airbnb abroad and the occasional/selective host.
466-571	Short-term rentals also impact people who telecommute from their homes.
466-568	Short term rentals are very supportive of our local economy
466-566	Vacation rentals are great! Most have strict rules renters must agree to such as neighborhood quiet hours, party restrictions, cleaning fees, leaving property as you found it.
466-564	I represent a future VRBO/AIRBnB owner and will be the onsite manager for the vacation rental. I already receive your information.
466-558	Our county has a lot to offer and without short rentals we are a pass through
466-557	These will not be vacation rentals/they will be for criminals who can't pass a normal background check for a lease
466-553	Make sure that home share concerns that address affordable housing and homelessness are not negatively impacted by policy or regulations regarding short term vacation rentals.
466-550	Thank you for addressing this!!
466-543	The Kitsap Peninsula is only going to become more popular to live and visit, we need to get regulations on the books now to avoid more cost in the future of peoples time and money trying to fix issues after they have already been created.
466-541	The system has been working nicely, No need to regulate. Leave us alone!

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466-539	So many different kinds of rentals! i really dislike the thought of short term rentals in a residential neighborhood! i also don't like the idea of non-resident management, whether it's the owner or a commercial manager. my home is my largest investment and i don't want to have to worry about 'oh dog, who's living there now?'
466-538	We purchased a home in Bremerton with a daylight basement. The cost of living here is considerably higher than where we moved from. We felt comfortable purchasing our home because we intend to convert the basement into STR space to help offset the cost of our mortgage. STR's allow for creative options in such a high rent market.
466-536	I bery strongly suppose vacation rentals on Kitsap County Parks.
466-534	We have used short term rentals for out of state guests and have always had a good experience.
466-532	Do not put too many rules on short term rentals. Address noise and parking. It's a great alternative to hotels.
466-531	Short term housing contributes to tourist dollars in the county. I've never had a complaint from a neighbor, nor any issue since I opened my home almost two years ago.
466-528	DCD is an abomination to home owners and developers. Get out of our homes, lives, pursuit of happiness and freedom. Also open up the Kitsap Rifle and Revolver Range. Tired of people shooting in the woods and neighborhoods.
466-524	I appreciate the Commissioners and staff addressing this issue to ensure that home owners, neighbors and renters interests are addressed.
466-523	Approach this in a conservative manor
466-521	Please let property owners control their own destiny. Full time rental properties are often a real problem, not short term ones.
466-517	Review other counties" guidelines. If rules or restrictions adopted, let them be flexible and lenient. Going forward, as usually happens, things become more complicated and restrictive
466-514	My family homesteaders since 1889, decendents still owner.
466-513	Please be sensible about STRs. They are bringing revenue to our county (dining, shopping, ferry use, etc.)
466-512	Just make sure short term renters are paying the taxes, respond to problems on a case by case basis--- don't penalize all for the issues of the few.
466-509	There is definitely a need for short term rentals in Indianola. I had a difficult time finding lodging for family attending a summer wedding. There is a big demand for summer houses in the area.
466-507	It I did not rent our studio as a short term rental I would not rent it at all, because I need for it to be available periodically to accommodate family and friends from out of state....
466-506	Short-term vacation rentals should be permitted in all neighborhoods, regardless of restrictive CC&Rs from homeowners associations.
466-498	The county has many other issues that need action. Regulating short term rentals isn't one of them.
466-497	There are far bigger issues the county should be addressing like ferry traffic, water quality, Puget Sound pollution, surface water run off. I ohave seen no problems with short term rentals.

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466-495	See response to question 11. Q11 Response: It's a catch 22, we need the option because families visiting/vacationing STR are better than hotels. However, it would be interesting to know the statistics on neighborhoods of homes that are either owner occupied vs renter vs STR. To fully understand is this driving cost in a positive or negative in terms of affordable housing and tourism revenue for businesses as a whole. There is a micro vs macro outlook that has pros and cons to STR
466-485	I believe short term rentals are a great way for people to visit or try out a community. Other short term rental owners I know are very involved with their communities. Regarding guests- I know of one couple that stayed at a Bed and Breakfast in downtown Port Orchard, fell in love with the town and purchased a home that the owner had been trying to sell for an extended period.
466-484	We are overtaxed and over regulated. To pay THE \$\$\$\$ for property taxes, being able to rent a room or a unit without hassle and fees will be what makes the difference as to whether people will be able to keep their properties as they age. The County is overloaded with worked.
466-481	With strangers in the area and police unavailability.....it's not a good fit
466-476	Unincorporated areas should not have busy bodies poking their noses where it doesn't belong. Designate us cities and entitle us to local governments before you take this on to interrupt.
466-471	We have never received a single complaint about our vacation rental and made certain when we established it that we were in compliance with county codes/regulations.
466-469	Can someone's unfinished garage be a short term rental?
466-468	Please address the need for additional regulations. Is it public health? Are there significant complaints? Are there owners who are doing something wrong?
466-464	Thank you very much for being ProActive on this issue. I appreciate your efforts a lot.
466-462	Short term rental owners should have to contribute to a Kitsap Homelessness Fund.
466-459	Do not restrict short term rentals. The supplemental income helps many people afford their current housing. The county will have an additional housing crisis and tourism problems if they interfere. There are not enough hotels in North Kitsap to meet tourists needs and also, tourists don't necessarily want to stay in hotels. The trend is to stay in unique vacation rentals, as the space is more welcoming than impersonal hotels.
466-458	The county should not dictate what the landowner can do with their home and property
466-456	What people do with their property is up to them. there are enough laws on the books to protect people if a renter disrespects the rental agreement
466-448	As a full time resident and owner of waterfront property and on a Group B water system I have witnessed on occasion the improper use of a nearby home for short term rental through air b&b. Illegal trespass, late night noise, beach burning during a total burn ban, and running out water system so low that it had to be temporarily shut down.
466-442	I don't think short-term rentals should be discouraged, but they should be regulated (and maybe lightly taxed) to discourage bad actors.
466-437	Rather the permit fees , a separate short term room tax could be added through the internet sites that promote these rentals , this keeps it simple for home owners and county yet benefits the county
466-433	Don't put up too many beauracracy barriers for this industry?
466-431	As discussed above, short term rentals should be no problem as longs both renters and owners are respectful and responsible. If either are not, they should be held accountable

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466-430	Please encourage Short Term Rental's. In Port Orchard we have ZERO suitable lodging otherwise.
466-429	Please do not limit short term rentals. Be sure we are hearing everyone's voices and not just the complainers or people who don't use this service.
466-426	A tracking system for complaints to government agencies.
466-422	Please keep the county out of this issue.
466-420	Thanks for addressing this issue proactively
466-418	Please nip this trend in the bud before it becomes too entrenched to excise.
466-415	Holding people accountable for their actions (including the owners of short-term rentals) is the right answer. If people are behaving poorly/affecting neighbors, they should be held accountable. Same as any establishment/business.
466-412	There is no need to legislate short-term rentals. If a home has a valid occupancy permit, it should be valid for short-term rentals. there are many complaints associated with long-term rentals such as noise and drug activity and junked cars and lack of maintenance. But our County has not focused legislation on those. Short-term rentals are a fair way to supplement income for property owners. I guess I would need to understand what concerns have been raised to understand why short-term rentals are the focus of new legislation.
466-409	I believe STRs can be an excellent way to heighten tourism options for the County, can provide extra income for owners, and might also be a great help to those in need of "in-between" housing arrangements such as many military families/members find themselves in.
466-405	Short term rentals, when managed by the owners and are respectful to their neighbors, are a huge bonus to the community and county at large. They bring commerce \$\$ to the communities and also promote our community. We find neighbors shooting of fireworks, burning debris etc, old cars and garbage parked in yards, etc, more of a problem.
466-403	Regulation of short-term rentals is a bad idea. The county should stay out of this kind of restrictive governmental practice.
466-401	Have public meetings/hearings on regulating VRBOs. Provide more than one day public notice. Have a hearing devoted solely to short term rentals. Do not tack on the subject of short term rentals to a Suquamish community meeting.
466-391	Do not charge the homeowner for renting short term.
466-389	Limit the red tape
466-386	This is a significant issue, growing at a rapid pace, threatening the way of life that we have invested our entire life to achieve.
466-384	These will cause damage to our local businesses such as hotels
466-379	That said, I think it is important that owners have the right to rent their property as long as the neighbors have their contact information in case of rude guests.
466-377	I love vacation rentals, but poor quality experiences make me reconsider and look for hotels. friends in neighborhoods with high-density airbnb accommodations have lost peace and quiet when visiting families take parking and make noise
466-368	STRs destroy neighborhoods. Vacationers don't contribute to our communities, they take from it. STRs are a business. They belong in a business community not a residential neighborhood.

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466-366	I plan to sell my vacation rental this spring. I have run the business since 2003 and it has become more difficult with so many airb&b rentals. Air B&B and VRBO have become a monopoly and dictate how vacation rental businesses are run. VRBO (now owned by Expedia) has ridiculous fees, so vacation rental owners have to drop fees. There are a lot of problems and challenges with this industry. Guests, in general, have become more "entitled" (both VRBO and AirBnB have stated they hear this all of the time from vacation rental owners) - is this because the market is flooded, is it because of current politics where rudeness is ok? I. See a lot of challenges for this industry. I don't agree with the business models of VRBO and AirBnb, yet those renting space have little choice. It is very important that those who run or manage rentals be "oncall" and available for any issues that come up or guests or neighbors. My main reason for having a vacation rental was to save 2 old growth trees on the property, as well as the adorable waterfront cottage and keep the property wild for wildlife. I have been very worried about selling it, thinking the trees wild areas will be bulldozed. The business was a win for the community and for nature, but it is losing money and I can no longer afford to keep the business going.
466-364	Issues of overpopulation/crowdedness that impact airbnb decisions in big cities like New York aren't too applicable here in Bremerton. We're still a city in transition, and seeing it bud with new life, in part with the help of local tourism, is great in my opinion. Thanks!
466-363	We host guests and provide education regarding sustainable living
466-360	I appreciate efforts on the part of county government to gather information, seek input, and define the extent of a potential problem.
466-354	There have been many short term vacation rentals in Kitsap County over the years, and I have never heard of any issues with any of them, other than the financial help they bring to property owners.
466-353	Tax levels should not be so high that residents feel like they have to gain through rentals to keep their homes. Also AirBandB should be addressed.
466-347	Question 16 needs to be rewritten
466-346	I'll take this opportunity to say once again: [Expletive] everything about this idea and anyone affiliated with promoting it.
466-343	Grow economy, bring jobs, enable businesses is only way to bring prosperity to neighborhood and citizens. Look at the successful examples. Positivity is the only way to move forward.
466-340	Short term rentals can be an important source of supplemental income for retired people. Regulation should be minimal.
466-337	Thank you for asking about this, it is needed.
466-336	I would hate to see Kitsap County restrict short term rentals. I think that they are a wonderful way for a person to add personal income, especially in retirement, it also gives renters options for accommodations that are reasonably priced, especially in rural areas.
466-333	The County is making itself look petty by trying to regulate this activity.
466-331	Please don't take advantage of this as a way to tax people in this county who are already being heavily taxed.
466-325	How does someone go about finding information on starting a vacation rental in our county?
466-310	Please clearly make the distinction between people hosting a guest in their home (NO impact on affordable housing) and people who have effectively taken their rentals off the long-term rental market and putting them on sites like Airbnb. Would be nice to see actual data for how much affordable housing has been lost because of this. Thank you.

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466-309	Travelers/short term rentals are better served by commercial establishments. They are not appropriate for residential neighborhoods.
466-307	Short term "vacation" rentals provide revenue for airbnb and absentee homeowners does not benefit Kitsap
466-306	Our neighborhood has a HOA. We have tried to restrict short-term rentals but we were not able to get 100% vote by our homeowners.
466-305	I appreciate that the county is being proactive on the subject of short-term rentals, though I hope that government agencies will not intervene in such a way as to cause bureaucracy and overhead that simply isn't warranted.
466-304	I have been renting out an rv pad on my five acre property for the last two years in the warmer months. The rental is on a monthly basis and a new lease is signed every month. It has been a win win situation for me and my renters, who appreciate a safe clean private spot to park and live in their RV's. I recently learned that kitsap county does not sanction this practice. I'm still trying to make an appointment with Kim Dunn who works for the county code division but she has yet to schedule me in. Do you have any insight on this errant policy and what my rights are?
466-296	No new taxes on rentals please. Property owners should have a way to be contacted through a manager if a problem arises.
466-295	I was shocked to hear of the \$8000 permit recently required to start a STVR. In my 3 years of hosting an Airbnb, I have not made that much money! That we pay taxes- by your statistics, the 3rd highest tax payers in the county- should be enough as long as we are safe for our guests and are good neighbors to our community.
466-283	Please email me any data you have on short-term rentals. This survey should have included data. Most respondents (including me) will have to make a lot of assumptions without data.
466-280	Don't obstruct.
466-279	Making So Kitsap a vacation destination improves the community through awareness and economic benefits.
466-278	A question I would like to ask is; What has prompted this focus on short term rentals?
466-275	If any fees are collected from landlords, they should be used to improve the police or sheriffs in the area in which the rental activity occurs which would help with parking and monitoring crowds.
466-266	Have stayed in VRBO's around the Country and love having a Home to stay in cooking our own meals with real food and enjoying a different location with friends and family
466-264	I have used short term rentals for my family & Friends on many occasions. And my husband & I use short term rentals often when we travel. I would hate to see them heavily restricted.
466-263	Find ways to reduce regulations that hinder, interfere or prohibit free Americans to do what they wish to do.
466-260	Please do not add more regulations. Leave these people be. This is an opportunity for many people who can't find work in rural areas. More regulations hinder opportunities.
466-257	Thanks for looking into this issue and establishing strong rules.
466-247	Thank you for allowing us to have this voice on the subject.
466-239	My sister owns rentals in Buenos Aires and she has hires an on-site resident to provide local management.
466-234	Are they paying the hotel/motel tax rate? Is there any branch of the local government that addresses safety concerns for short term rentals?

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466-229	I moved to Kitsap from King because of the overstepping and over regulation into people's lives.
466-226	Over regulating is more of a threat than no regulation for me at this point. Let the market work. Then, if persistent issue appear, - regulate.
466-223	Affordable housing impacts are as important as local "nuisance" impacts
466-222	I am a huge fan of owner-occupied rentals as this option tends to ensure increased respect for the property, neighbors, and the community at large.
466-221	There is to much regulation already, if someone wants to rent out a room or there garage or basement for the night or weekend of longer to make ends meet ther should not be required to jump through leagal hoops to do this.
466-217	All this whole process is, is a "money grab".
466-206	We have seen neighborhoods ruined by VRBO rentals to irresponsible renters. They are no different from a commercial motel in a private residential community.
466-204	Stop wasting county money on useless investing regulations. Take the money you're wasting on this useless survey and put it towards the sheriff's office to hire more Deputies to enforce the laws on the books.
466-191	We have a VRBO next door to us and love the short term tenants that we have met staying there. They all have differencst stories but all have ties to the area in on fashion or another
466-190	I like the idea of STRs in the area. Good for business!
466-188	It's time to drain the Kitsap Swamp, just as our fearless President is doing. God Bless him.
466-183	Please stay out of this and leave people alone!
466-182	One sport is crazy, and ai put in a date to make it stop!
466-180	Nothing I could add, could possibly express my complete feelings with regard to the intrusive reach of county officials to control private property use and continually find new ways to tax an extremely overtaxed public.
466-168	Just more ways to increase taxes and add more regulations.
466-159	Someone should always be available to manage and address issues at short term rental addresses.
466-157	I believe if it is done well it could help the local economy (restaurants, shopping) and help local residents improve their properties and add to their income.
466-154	The neighbors are on the front line of dealing with the impacts. The county is only involved in with complaints/problems after the fact. There needs to be procedures to deal with problems in real time to mitigate impacts, not just collect fines afterwards. That does nothing for residents who are impacted. .
466-153	I think complaints need to take into consideration whether a person is sincerely affected. For example, I am on the Board of an HOA that had a short term rental in the HOA. This HOA existed for years before another neighbor found out about (not having been affected by it at all at this point but only having heard about it) and lodged a complaint to the HOA Board. The complainer alleged that "strangers" were allowed to enter the neighborhood. This complaint to me has no merit because it was only issued after the neighbor found out that the short term rental existed but not because of any way the neighbor was affected by it. In other words, there should be concrete reasons for a complaint, not just an abstract idea that strangers should not be allowed.

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466-151	Understand if some suggested guidelines are offered to folks wishing to do Airbnb/VRBO rental arrangements, but county should largely take a hands-off approach and not overstep its bounds by heavy handed rules/regs, even if it does have authority to issue. Some matters are best left to civil resolutions amongst neighbors and existing noise ordinances, etc.
466-150	Short-term rentals should pay lodging taxes and/or any other applicable tax.
466-148	There are alot of more important things that need attention in kitsap county then this
466-142	I have a vacation rental above my garage that I have operated for 4 years. It has greatly helped me supplement my retirement income. I also really enjoy meeting the people that come to my rental.
466-140	Please do everything you can to stop the expansion of the homeless population. I'm tired of seeing squatters everywhere. For example, please do something about the squatters in the RVs by the old Toys R Us. Why haven't they been evicted yet? They have a propane tank sitting out and half of a truck just storing junk. It's an eyesore and a safety concern. Nobody feels safe with bums loitering unchecked all over the county.
466-136	Let people make a few bucks via Air B&B
466-133	People can post anything they want on Airb&b and I've had some LOVELY stays but someone needs to verify them before there is a serious incident or death.
466-121	Please keep your hands off our rights
466-120	I have owned a vacation rental in San Juan County for 14 years. I have never had any issues with guests causing noise or damage. I do have a management company list the house.
466-117	Please prioritize rental policies that benefit people of color, native communities, low income populations, and those folks who are traditionally underrepresented in these kinds of decisions.
466-116	Kitsap County needs an infusion of tourist dollars
466-114	Short term rentals have contributed to the Kitsap County economy especially given the shortage of hotel rooms and lack of higher end hotels
466-111	There are very few affordable hotel options in Kitsap County and short term rentals are a great way to help tourists find a place to stay locally. Issues with noise are already addressed by existing regulations. If concerned, neighbors should call the authorities to break up events and reduce noise.
466-110	We really enjoyed a short term rental last October in Santa Rosa, CA, when the motel we wanted was full and others were way too pricey. Great experience in a quiet little neighborhood. AirBnB facilitated it.
466-107	We had a consultant come in for 48 day engagement he stayed close by in an Airbnb, it was a win for all involved. He was able to cook and shop locally, drive a few minutes to work. Helped the home owner with a few repairs to her home too.
466-106	Thank you for asking and being concerned about short term rentals
466-105	This topic was discussed at the Suquamish CAC meeting this month. CAC's provide a good forum for community input.
466-102	Less government intrusion into people's lives.
466-101	If a property were on a couple of acres , it might be fine . I don't see that Kitsap County needs short term rentals. We are not a tourist destination.
466-100	Short-term rentals are a great opportunity for Kitsap and visitors of Kitsap. I hope we keep regulation to a minimum and support this changing industry.
466-99	Encourage ADU construction

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466-98	Glad for the opportunity to chime in on this issue
466-88	I think it's not really a problem.....but worth keeping an eye on
466-87	For people like us to invest in putting a cabin on our property, there can be tax breaks if we will be renting it out. Simply renting it out for short periods helps to pay our bills for this extra property, and would make it so we can visit our property each year.
466-84	Let's focus on the real problems in Kitsap County, such as crime and drug use. Those are actual, current problems. Short term rentals on the whole are not a problem so how about we not legislate them into becoming one.
466-80	Pro short term vacation rentals!
466-73	I love using short term rentals to take my family and my spouse on a local "staycation". They have been a great option over hotels which often cost too much and are less homey.
466-69	Keep short term rentals as they are, don't [expletive] it up.
466-68	I have a VRBO in my neighborhood and it has not been an issue, but the owners live close by and have owned several so they are very professional and carefully screen renters.
466-67	It should be allowed. it would be a great asset to people with fixed incomes or seniors needing a little help with expenses. too much regulations would make it harder to manage and would deter some homeowners.
466-61	I know people who work as cleaning staff for Airbnbs. I feel the rentals provide much needed jobs in Kitsap County.
466-53	Rentals must be clearly identified, owners be primary for responding property or structure issues.
466-52	In my neighborhood, there are at least a dozen homes that are owned by non residents, they are full time short term lodging, they have maids, cleaners, managers, people who stock, those contractors all get paid, they do not have a local license, collect or pay sales tax on those services, there is no fire inspection, evacuation plan, or oversight. Guests often far exceed the recommended guest numbers parking 2, 3 or 4 cars, and more often than not, entertaining. it impacts neighbors, other lodging businesses, and available rentals.
466-47	We are using short term rentals for our wedding as there is a lack of nearby hotels, I prefer the short term rental to a hotel, as they keep Kitsap green and non-developed
466-43	Also concerned that rental income is not being reported on Federal income tax.
466-38	If unregulated it could lead to problems with existing industry entities, neighbors, and surrounding businesses. Owner oversight under a governmental umbrella would probably allow for individual voices to raise concerns. A yearly license fee in lieu of business taxes and a possible cap on the number of such would probably be sufficient.
466-36	Harmful, reckless policy!
466-34	We bought our particular home in part because it is zoned for B&B-style short-term rentals.
466-27	You have an opportunity to do things right for the community. Balance. Respect. Safeguards. It could work, but need intelligent, long-term thinkers.
466-23	Limits on the number should be imposed. Proliferation of them in residential neighborhoods creates an adverse impact on community quality of life
466-16	Please research fully.
466-15	This is an income need for retired and elderly to afford property taxes or risk losing their homes.
466-2	You're doing a great job!