

Erika Shook

From: Teresa Holland <teresa@lhui.com>
Sent: Tuesday, April 18, 2017 11:27 PM
To: Erika Shook
Cc: Chip Holland
Subject: Changes to San Juan Vacation Rental County Code

Ms. Shook,

We have been property owners on San Juan Island for over 25 years. Last year, we decided to have our home at 1361 A Yacht Haven Road to become a rental property. We are attempting to keep this property in our family without undue financial hardships for our children. We did everything by the books, spent thousands upon thousands of dollars to comply with state, county and city requirements. This does not include the time and energy spent to accomplish this goal. Now, that we are about to merely break even, the County has decided to change the rules.

We are most opposed to the following:

1. When we went through the legal proceeding to get the short term rental permit, we were told that the permit would be valid until we sold the property. NOW, the proposal states that the permit would be done every five years! Will we not be grandfathered in??? We paid a lot of money to attain this permit.
2. Garbage. We pay to have the garbage picked up regularly. This would be no different if we were there all summer.
3. Water use. We have our own well.
4. Traffic. We are towards the end of a very quiet street.
5. Reducing occupancy to no more than 2 guests per bedroom. This is just ludicrous! We have a bunk room. Are you suggesting that if we have a family with two parents and three children. The children could not sleep together. What is the purpose of this rule? Do you want to decrease the occupancy available on the island thus decreasing tourism which is the main economic driving force on the island? Are you discriminating against larger families to vacation in the San Juan's?
6. Annual Life Safety Inspections. It is our understanding that these types of inspection are currently done on new construction. Why is the county now proposing to conduct these types of inspections on rental properties, thus violating our rights because the county would be subjecting us to these inspections and not other businesses.
7. Disturbance. In our contract with our renters, we have very strict rules about noise to avoid issues with our neighbors. Please note, we do not have any full time neighbors adjacent to our property. Generally speaking, we have only rented to families, thus any noise would be very minimum. The parking clause will not cause us a problem, but again, these proposed county regulations are onerous on property owners who are attempting to legally rent their houses.
8. Display permit number in marketing. It has been implied that this particular legislation will allow the county to determine which vacation rentals are legally permitted. It is actually quite easy to determine if a vacation rental is legally permitted. Check out VRBO or Airbnb. You do not need to add to the burden of legally operated vacation rental homes that have done this the right way from the beginning.

It is our belief that the only reason this legislation is being proposed is to "find" or "catch" those residents that are operating their rental homes without a legal permit, thus harming those, like us, that have done this the legal way the entire time.

It is time our voices are heard as well.

Regards,
Mr. & Mrs. George D. Holland