

Both proposed Bills, HB 2271 and SB 1391 to limit or prohibit a locality's ability to regulate Short Term Rentals (STRs) will have a disastrous and negative impact on each locality's property owners and residents wherever there are STRs.

Regulation and Enforcement by localities of STRs serves the purpose of encouraging STR operators to operate a well-managed, well maintained, and most important, SAFE and SECURE Neighbor friendly business. Additionally, Regulation and Enforcement by localities serves as a deterrent to Bad, non-responsive and/or Illegal operators.

If these Bills move forward, they will create an environment where most, if not all, STR operators will have incentive to place their STR under the management of a Virginia Realtor in order to not be subject to regulation and enforcement. This will result in attempts to disregard their obligations of paying taxes on rentals, maintaining a safe and secure vacation property, ignoring and disregarding adjoining neighbor complaints about parking, trash and noise.

AN STR is a business much like a Hotel, Motel or Bed and Breakfast which are all regulated by the locality in which they operate. WHY SHOULD AN STR BE GIVEN SPECIAL EXEMPTIONS.

Conversely, HB 2271 or SB 1391 are lacking any guidance or legislation stating what the obligations, on the part of the Virginia Realtors managing the STR, would be for the following:

1. Reporting and paying STR related taxes
2. Complaint handling from adjoining neighbors especially response time
3. Ensuring that STRs have adequate parking
4. Ensuring that the STR is Safe and Secure for the renter.
5. Ensuring that maintenance issues are promptly addressed

We strongly urge you to stop these disastrous bills from going forward as they severely restrict the locality's ability to regulate and enforce Short-term rental properties managed by a Virginia Realtor.

These Bills appear to be nothing but a Special Interest attempt that benefit Virginia Realtors to the detriment of residents and property owners.

Specifics of the HB 2271 and SB 1391:

By placing the STR under a Virginia Realtor:

1. Provides that a locality **may not enforce an ordinance against such property where the ordinance:**
  - (i) prohibits short-term rentals;
  - (ii) limits occupancy in a short-term rental property to less than what is allowed under the building code or local zoning regulations;
  - (iii) limits the number of days in a calendar year for which a short-term rental property can be rented;
  - (iv) requires an owner to occupy the short-term rental property as his primary residence for any number of days in a calendar year;
  - (v) requires any type of remote monitoring device to be installed on the short-term rental property, including decibel, audio, or video;
  - (vi) requires exterior or interior inspections of the short-term rental property pertaining to any items defined under the building code more frequently than every five years, unless a complaint has been filed with the locality or building authority;
  - (vii) requires repairs, renovations, or updates to the structure of the short-term rental property that are greater than those required under the applicable building code; or
  - (viii) requires an owner to add additional or otherwise alter existing parking spaces for the short-term rental property. The provisions of the bill shall apply to any short-term rental property managed by a realtor and operating as such on or after January 1, 2023.

On behalf of the Cottage Line Civic League, its members and residents of Cottage Line:

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and

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