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**Sent:** Monday, February 01, 2021 3:58 PM  
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**Subject:** Short Term Rentals

Dear City Council:

I was pleased with the results of the study session on this topic as there seemed to be an agreement on a key element of the STR program- namely that an investor who does not live in the residence could not offer it as a short term rental.

This ordinance appears to have changed that condition to allow up to 120 days of rentals per year with no occupancy requirement on the owner. If I am reading this correctly, there is nothing to prevent an investor from buying a property and renting it for 120 days, while never living in the unit. This is a significant change as the proposed ordinance does not protect, but only limits, the impact on neighborhoods from an investor in this type of business. Other studies have found this residency requirement an important element to prevent abuse of the STR concept.

I would ask that the council modify this ordinance to add a residency requirement that ensures the STR owner or renter is offering only a housing unit that he or she actually lives in.

Regards,

Michael Nash