

Dear Senators:

Please vote no on Senate Bill 621. I live in a coastal community. Every year more houses are being built solely for the purpose of renting on a short term basis. Our residential neighborhood feels like a commercial zone with guests coming and going with little care for our community. The water usage is up with all the additional laundry being done to accommodate these guests and we already have limited water resources. It is very important that local governments are able to regulate VRDs. Each community is different and needs to choose what works for their community. I agree with the points below and ask that you vote NO on Senate Bill 621:

1. Local governments (cities and counties) are the only ones that currently already regulate VRDs. Especially since the rise of online booking platforms, many neighborhoods in coastal towns and unincorporated communities are becoming saturated with VRD ghettos, with half or even up to 70-80% of houses being used for vacation rentals.
2. VRDs greatly disrupt community life and neighborhood character, with an endless round of short-term visitors who frequently have loud parties, cause parking and/or trash problems, and do not have any care for the community itself.
3. The land-use laws give cities and counties legitimate and important spheres of government regulation. Supplying a variety of housing for residents and visitors, conducted under a statewide land-use framework, is one of those areas of local regulation. This bill would prevent local residents from being able to work with their local governments to limit VRDs to areas where they will do less damage to community livability, such as by allowing them in commercial, but not residential, zones.
4. Under a recent Oregon Land-Use Board of Appeals (LUBA) case that came out of Lincoln City, LUBA held that short term rentals do not qualify as “needed housing” under state statute. Local governments need to have all the tools available to them to move towards what really needs to happen: increasing the supply of affordable housing.

Sincerely,
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