



Dear Honorable Senators:

The Vacation Rental Management Association (VRMA) is a 34-year old international trade association representing professional property managers of traditional short-term vacation rentals, including members located in Oregon. We support your efforts to prevent communities from outright banning short-term rentals, including vacation rentals.

Our members actively seek a regulatory structure at the state and local level to ensure business continuity. However, in many communities across the country, including in Oregon, there becomes a disconnecting patchwork of laws that include confusing permitting schemes, severe limitations on property owners' rights and even outright bans. Opponents and competitors of our industry constantly seek to "level the playing field"; yet severe rules that appear in many communities are not equal to other lodging options or residential homes.

In many communities, local officials are opting for requirements that call for owner occupation of the home in order to be a short-term rental. These types of "owner-occupied" rules place a ban on non-owner occupied units, including traditional vacation homes, threatening property rights and driving out the professional management community. Professional vacation rental management companies are a community's first line of defense to enforce local and state regulations. You will find that professional managers have fewer complaints, better consumer safety records and have better upkeep of properties. Placing overly restrictive rules on these companies will only be detrimental to localities who are concerned with consumer and neighborhood protections.

We find that many vacation homeowners in the state are also residents. In addition, many Oregon residents utilize vacation rentals in their own state when they travel. The strict and unpredictable rules localities are creating strip away property rights of fellow Oregonians, often based on anecdotes and misrepresentation of information.

Vacation rentals are economic drivers of the local economy and often are a main driver of tourism to an area. Numerous studies show that the vacation rental industry continues to grow because of strong consumer demand. In order to ensure that Oregon stays competitive in the travel and tourism market, there needs to be a level of standardization of rules to protect the vacation rental industry.

The Vacation Rental Management Association and our professional property management members work closely with local governments to find enforceable solutions to the varying aspects of the short-term rental debate. We support S.B. 621 which will protect the rights of property owners, keep Oregon's tourism thriving and while still achieving local goals.

Sincerely,

Mike Capps

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