

Short Term Rental Study and Proposed Zoning Amendments

Saint Paul is studying short term rentals and considering how to more effectively regulate them, as they are currently illegal under Saint Paul zoning code. Share your thoughts in this short survey to help inform the City's work.

All Responses sorted chronologically

As of June 6, 2017, 5:03 PM



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As of June 6, 2017, 5:03 PM, this forum had:

Attendees: 103

All Responses: 41

Hours of Public Comment: 2.1

This topic started on April 25, 2017, 12:47 PM.

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Responses

What do you see as the benefits of short term rentals?

Answered 40

Skipped 1

able **also** benefits community **experience** families great **home** hotel **income** keep like living money **more** needed neighborhood neighborhoods offer options out **owner** paul **people** property rentals s short st stay str t **term** they time travel up visitors way which

What issues or concerns do you have with short term rentals?

Answered 40

Skipped 1

airbnb all also **any** community concern **concerned** concerns could don family from **guests** home hosts house **issue** issues like m more neighborhood neighbors noise **none** owner parking parties party **people** potential property rental **rentals** short some t term they used

What are ways to ensure that short term rentals benefit neighborhoods?

Answered 39

Skipped 2

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airbnb all benefit community family guests home **hosts** income
maintain make **more neighborhood** neighborhoods
neighbors number out **owner owners** parties **paul people** properties
property **rental rentals** rules s same **short short-term** st t
term they think those way where **who**

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Melinda McElheny outside Saint Paul (registered)

June 5, 2017, 8:23 AM

What do you see as the benefits of short term rentals?

I travel to the area three weeks per year for school, and hotels are both cost-prohibitive and not conducive to study. Having a short term rental is essential to my being able to comfortably visit regularly. I feel ownership in the property at which I stay, which makes me take great care of it. I know my classmates feel the same way.

What issues or concerns do you have with short term rentals?

I have experienced no problems at all. I know that some of my classmates have ended up in rentals where the poster was dishonest, so some protections and recourse for the renter would be good.

What are ways to ensure that short term rentals benefit neighborhoods?

My own regular rentals have been in (1) apartment where the owner lived in the same structure and (2) owner is a licensed real estate agent. Having some high standards on properties and owners can ensure good renters who bring tourist dollars to the neighborhoods.

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Tiffany Biedermann outside Saint Paul (registered)

June 4, 2017, 11:08 PM

What do you see as the benefits of short term rentals?

As I write this, I am currently on my eleventh stay with Sean Doyle through Airbnb. I stayed with Sean the first time in August, 2015, when I attended my first week as a hybrid law student at then-William Mitchell. Airbnb has enabled me to do what I could not otherwise afford to do--graduate law school a full year ahead of schedule. I have saved probably close to \$10,000 in hotel costs so far, freeing up spending money for eating out, shopping, and entertainment when I am here. If you have any doubts about the benefits to the neighborhood, you should take a tour of Sean's home. He has made significant updates to his home and revitalized a historic property.

What issues or concerns do you have with short term rentals?

I have two comments with regards to issues or concerns. First, I was concerned the first time I rented, but I selected someone with a Super Host designation and I am glad that I did. The Super Host designation indicates someone who takes seriously their business of providing short-term rentals. Second, neighborhood safety is always a concern.

What are ways to ensure that short term rentals benefit neighborhoods?

Have you seen the significant updates Sean has made to his home? He invests significant sweat equity and Airbnb frees up time for him to pursue his artistic interests.

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Sarah Benson inside Ward 3 (registered)

June 4, 2017, 8:53 PM

What do you see as the benefits of short term rentals?

Promotes exposure and tourism for St. Paul, increases revenue for the city and income for residents. Helps with overflow during larger events. By bringing visitors to our neighborhood restaurants and shops, it increases exposure for locally owned small businesses in neighborhoods. Hosts tend to have a higher standard for short term rentals than for long term rentals, they check up on the property frequently. Hosts are motivated to maintain the quality and beauty of a property to generate high ratings.

What issues or concerns do you have with short term rentals?

I have no issues with short term rentals. There is one across the street from my home in Mac Groveland, and all guests have been respectful. I could see how parking might be an issue in some places, or how neighbors might be concerned about parties. But speaking from a landlord's perspective, I think landlords would be more worried than neighbors about the negative impact of a party as their home represents a significant financial investment and they are likely motivated to protect it.

What are ways to ensure that short term rentals benefit neighborhoods?

Congratulations to Saint Paul for resisting the temptation to over regulate based on fears of possible adverse outcomes, and instead realizing that the best regulations are based on appropriate analysis and empirical data which we as a community will acquire over time as we proceed into a future where the shared economy plays a larger role in our lives. By requiring that short term rentals adhere to the same standards as long term rentals, St. Paul is on the right path to ensuring that STRs do not negatively impact neighborhood, but instead bring revenue and exposure, and well maintained properties. Hosts should continue to make guests aware of house rules that require respectful behavior at all times, no parties, no late night noise.

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Name not available (unclaimed)

June 4, 2017, 8:06 PM

What do you see as the benefits of short term rentals?

They are a great way to create visibility to the neighborhood and bring much needed income to struggling families, especially with rising taxes. Additionally it is a way that it can bring more spending to areas that are often far from the DT.

What issues or concerns do you have with short term rentals?

Only concern is that they are exploited. People with multiple locations renting only for profit.

What are ways to ensure that short term rentals benefit neighborhoods?

Create ways that neighborhoods can discuss the changing demographics and needs.

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Name not available (unclaimed)

June 4, 2017, 3:44 PM

What do you see as the benefits of short term rentals?

It allows for home owners to keep up with rising living costs, taxes, etc. It provides a fall back for unexpected expenses, loss of job, etc. Keeps them out of debt and paying interest.

What issues or concerns do you have with short term rentals?

None as long as property owners wet guests properly. Short term guests are just looking for an affordable option to visit family, attend an event, or enjoy the city, not to party and cause problems.

What are ways to ensure that short term rentals benefit neighborhoods?

If the intention is to host as a business (multiple units in the same building, business owned, over 50% occupancy, etc.) it should be regulated as such. If it's just a family needing a little extra income regulations should be minimal.

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BonnieJean MacKay inside Ward 2 (registered)

June 4, 2017, 3:30 PM

What do you see as the benefits of short term rentals?

Homes in Residential neighborhoods can be kept up more easily by generating funds for their own exterior and interior maintenance. People visiting from all over the world can experience residential neighborhoods while in residence with a host, or in a home similar to the surrounding residences, thus dramatically enhancing their travel experience and allowing hosts and guests to share stories and gain cultural understanding and awareness.

What issues or concerns do you have with short term rentals?

My only concern is that the guests are screened for potential irresponsible behavior. Hosts must take responsibility for their guests, and as long as their are no tangible disruptions to the neighbors, there should be no problem with guests staying in homes among the residents of any given neighborhood.

What are ways to ensure that short term rentals benefit neighborhoods?

Limit fees that might prohibit hosts from turning the income into a viable means of maintaining and improving their properties, and thus the value of the real estate in the neighborhood. Regulation that is not warranted by any actual events or incidents should be minimized. Host homes should adhere to basic standards, and an inspection might be reasonable, but beyond that, the freedom of hosts to welcome guests should not be substantially limited. Neighborhoods where homes are put to use and occupied are more vibrant than neighborhoods with empty houses suffering from disrepair. Short-term rental hosts work hard to assure the positive experiences of their guests. This would mean they are taking good care of homes, whether they are occupying them, or only fixing them up, and maintaining them as short-term residences. The ability to earn a living while enhancing the vibrancy of a neighborhood is a win-win for everyone - the neighbors, the City, the Law Enforcement teams, the visitors, and the HOSTS!

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Penny Aguirre outside Saint Paul (registered)

June 4, 2017, 1:15 PM

What do you see as the benefits of short term rentals?

Provides a city life experience when in a home, people, can share a living space with friends, allows residents to raise their income, people may rent in a different city and the city would lose the revenue of having them visit, Homes are well maintained to entice renters, spending in city which would otherwise sit vacant,

What issues or concerns do you have with short term rentals?

None really

What are ways to ensure that short term rentals benefit neighborhoods?

Make sure that renters are supplied with house rules that respect the neighbors

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Kelli McCully inside Ward 4 (registered)

June 3, 2017, 9:59 PM

What do you see as the benefits of short term rentals?

A way for families to make extra money to cover the cost of living and high property taxes. It's a way for visitors to stay in the neighborhood and not downtown or in the burbs especially if visiting friends or family in the neighborhood, keeping their money in town and not spent at the establishments nearest those hotels.

What issues or concerns do you have with short term rentals?

Only maybe too many whole-house rentals in a given area. I think that's unlikely, actually. But for those where the owner is home? Over-regulation by the city squashing the opportunity for residents and renters alike.

What are ways to ensure that short term rentals benefit neighborhoods?

Don't over-regulate it. The systems in place through the main services take care of screening, reviews, etc. If those services are too tightly restricted, people will figure out another unregulated way to do this with more risk.

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Sarina Stone inside Ward 1 (registered)

June 3, 2017, 6:32 PM

What do you see as the benefits of short term rentals?

Short term rentals offer a travel experience that connects our global community with our city (through tourism) by allowing for a more personal and affordable travel experience. Joining our global community in offering our home to travelers also helps Saint Paul families create needed income.

What issues or concerns do you have with short term rentals?

Hosts who do not pay taxes on income or use a proper service with built-in protections for hosts and travelers could compromise our participation with the current trends of our global community.

What are ways to ensure that short term rentals benefit neighborhoods?

Use a service that helps connect hosts with guests who have been verified and have references.

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Name not available (unclaimed)

June 3, 2017, 6:03 PM

What do you see as the benefits of short term rentals?

It provides passive income for folks who want to provide this type of service.

What issues or concerns do you have with short term rentals?

I'm concerned with zoning and the potential for restricting the number STRs to one per lot. Also banning STRs from providing their home for social events like weddings and graduation parties seems unnecessary.

What are ways to ensure that short term rentals benefit neighborhoods?

No response

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Name not available (unclaimed)

June 3, 2017, 5:55 PM

What do you see as the benefits of short term rentals?

No response

What issues or concerns do you have with short term rentals?

No response

What are ways to ensure that short term rentals benefit neighborhoods?

No response

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Rowan Glaser inside Ward 4 (registered)

June 3, 2017, 8:22 AM

What do you see as the benefits of short term rentals?

I have used short term rentals when traveling for business. It decreases costs and lets me meet the local community, learning where to go and what to avoid.

What issues or concerns do you have with short term rentals?

That they will be regulated and no longer viable income for people who have rooms to rent.

What are ways to ensure that short term rentals benefit neighborhoods?

The property owner is already paying taxes, what other benefit is needed to those who rent out a room in their home?

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Bryce Singleton inside Ward 4 (registered)

June 2, 2017, 9:43 PM

What do you see as the benefits of short term rentals?

In our neighborhood of Mac/Groveland there really isn't any hotels/motels in the area. Friends and family have to stay either downtown or most stay in Eagan, Roseville, or Bloomington.

What issues or concerns do you have with short term rentals?

I really don't have any issues if the short term rental owners live on site or close to the short term rental.

What are ways to ensure that short term rentals benefit neighborhoods?

It's bringing in more visitors to our neighborhood restaurants and shops. The money is staying in St. Paul, not going to another community. It's also having family and friends staying closer in the neighborhood for visits.

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Name not available (unclaimed)

June 2, 2017, 6:35 PM

What do you see as the benefits of short term rentals?

It's great for the economy and let's visitors stay with friends and family during there stay in the twin cities

What issues or concerns do you have with short term rentals?

I don't have any concerns. Homeowners should have the right to do what they want without the government being involved.

What are ways to ensure that short term rentals benefit neighborhoods?

More visitors = more money in local businesses.

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Michael-jon Pease inside Ward 2 (registered)

June 2, 2017, 5:46 PM

What do you see as the benefits of short term rentals?

More housing options in more neighborhoods for short term, budget conscious visitors.

What issues or concerns do you have with short term rentals?

On the regulation side, I'm concerned about rules and fees that outweigh the benefits for owner-occupied single room rentals. On the neighborhood side, I'm most concerned with multiple properties that aren't occupied by actual residents.

What are ways to ensure that short term rentals benefit neighborhoods?

Involve property owners and neighbors in a fair process. We've been hosts for the past year and our highly vetted guests (no more than one couple at a time in a three room suite in our home) bring economic impact and no noise, parking issues, etc. For us and our neighbors it's been a win/win.

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Name not available (unclaimed)

June 2, 2017, 2:52 PM

What do you see as the benefits of short term rentals?

people can get a more personal visit to the city

What issues or concerns do you have with short term rentals?

none

What are ways to ensure that short term rentals benefit neighborhoods?

I believe the city as a whole would benefit from this option..

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Name not available (unclaimed)

June 2, 2017, 11:49 AM

What do you see as the benefits of short term rentals?

Money to keep up property

What issues or concerns do you have with short term rentals?

Criminal activity

What are ways to ensure that short term rentals benefit neighborhoods?

On site proprietors or managetes

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Name not available (unclaimed)

June 1, 2017, 11:52 PM

What do you see as the benefits of short term rentals?

Some of the benefits to the community are increased tourism and traffic for local business by referral. STR's often cover a niche that the hotel industry lacks. An additional income for many in a time when additional income is greatly needed. In my neighborhood the streets are cleaner because I pick up trash on a regular basis so as not to have a poor review because my neighbors are trashy. Owner occupied STR's are more likely to keep up on health and safety concerns based on this as well. Non STR landlords in my area often neglect their properties.

What issues or concerns do you have with short term rentals?

I am concerned that the city will impose cost prohibitive fees. I am also concerned that the proposed zoning restrictions are overly restrictive! One STR per single household? Also restrictive is the notion that Bed and Breakfasts can't have social events? What if we don't serve breakfast or any food for that matter? More like a Bed and Bath... are we then exempt and thus able to host events?

What are ways to ensure that short term rentals benefit neighborhoods?

Airbnb has a great way for neighbors to bring up concerns about trouble hosts/listing... <https://www.airbnb.com/neighbors> and they take it very seriously. I also whole heartedly agree with the person that wrote this: "I'm an owner/occupant host, St Paul should insist on owner occupancy. I provide off-street parking for my guests and maintain a quiet and respectful environment for my guests and neighbors. The additional income, which rarely exceeds what I'd be able to charge for a long-term renter, has allowed me to maintain my home in a way that makes it an asset to the neighborhood. Additionally, my guests have all enjoyed the many local commercial establishments in my neighborhood. These are all benefits of allowing owner/occupants to offer short-term rental in their home." anon

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Anthony Didier inside Ward 2 (registered)

June 1, 2017, 9:06 PM

What do you see as the benefits of short term rentals?

It has provided me with some needed additional income. I could make more money having a long-term renter, but the short term rental works out much better for my personal situation. Additionally, I've been able to direct many of my guests throughout the past year to many locally-owned restaurants and stores (which my guests have enjoyed)

What issues or concerns do you have with short term rentals?

Commercial short-term rentals that aren't owner occupied are a problem. Without the monitoring an owner/occupant provides, parking, noise, and disrespectful behavior becomes a potential issue for the neighborhood.

What are ways to ensure that short term rentals benefit neighborhoods?

I'm an owner/occupant host, St Paul should insist on owner occupancy. I provide off-street parking for my guests and maintain a quiet and respectful environment for my guests and neighbors. The additional income, which rairly exceeds what I'd be able to charge for a long-term renter, has allowed me to maintain my home in a way that makes it an asset to the neighborhood. Additionally, my guests have all enjoyed the many local commercial establishments in my neighborhood. These are all benefits of allowing owner/occupants to offer short-term rental in their home.

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Jane McGrath inside Ward 1 (registered)

June 1, 2017, 8:25 PM

What do you see as the benefits of short term rentals?

It has the ability to introduce visitors to a more community based view of travel, rather than the commercial view one gets from a hotel. It can introduce them to a neighborhood, promotes the commercial business in the neighborhood, etc.

What issues or concerns do you have with short term rentals?

None as long as the property owner is held accountable for any issues or disturbances that they could have controlled in some way.

What are ways to ensure that short term rentals benefit neighborhoods?

Ensuring that the owners of the properties maintain the properties and renters are respectful of the surrounding neighbors. Surveys are expensive but maybe a periodic survey of neighborhoods where there are short term rentals and/or the surrounding business community to gauge how the rental has positively / negatively impacted the neighborhood, As with any neighborhood measuring police calls, incidents, complaints in proportion to other long term rental and no rental neighborhoods.

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Name not available (unclaimed)

June 1, 2017, 6:45 PM

What do you see as the benefits of short term rentals?

Short term rentals help home owners by providing needed income.

What issues or concerns do you have with short term rentals?

I don't have concerns.

What are ways to ensure that short term rentals benefit neighborhoods?

Typically, a homeowner is likely to keep their property nicer with the extra income to capture short term renters.

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Suzy Feine outside Saint Paul (registered)

June 1, 2017, 6:51 AM

What do you see as the benefits of short term rentals?

Websites like VRBO and Homeaway are popular for a reason: this is the way the next generation wants to take a vacation, not in a mundane hotel but in a home and to experience St. Paul the way residents experience it with the modern conveniences of being a resident, not a stranger to the city. Short-term rentals also allow vacationers the opportunity to share space with their extended families and not stay in separate hotel rooms. This may hurt the hospitality industry, but this is the way the world is moving and St. Paul needs to support that.

What issues or concerns do you have with short term rentals?

I have no issues or concerns with short-term rentals. There is no downside to this issue - vacationers get an opportunity to select the type and location of home that appeals to them and homeowners can provide empty beds to those that want/need them - and I'm unclear why it's even illegal in St. Paul.

What are ways to ensure that short term rentals benefit neighborhoods?

I am not clear on why they need to benefit neighborhoods, they are a benefit to people all over the world. But if there are some that are causing issues in certain neighborhoods, there are definitely ways to regulate that. Certain restrictions could be enacted such as number of people allowed, quiet hours, parking restrictions, etc.

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Anthony Aguirre outside Saint Paul (registered)

May 31, 2017, 7:13 PM

What do you see as the benefits of short term rentals?

I see plenty of benefits for the owner, the city, and neighborhood. Everyone I know who runs STR is strict with their noise rules and does not allow parties. Most STRs have quiet time rules that align with neighborhood laws. The STR pushed the owner to maintain the house more effectively, keep it cleaner, and invest more into making the house and landscape nice. There is also a benefit to the city because you are drawing in more tourists and people who know the neighborhoods can make personalized travel plans and recommendations for the renters. The neighbors can always call the cops if there is a disturbance which would lead to a corrective action by the owner and poor reviews if not managed correctly. The owner will also be able to save more money to invest back into the economy and local businesses.

What issues or concerns do you have with short term rentals?

As long as there are clear guidelines of how to manage STRs there shouldn't be an issue with Air BnB and VRBO. The city should provide clearer expectations and people limits for a specific house and make sure the owner is managing a well kept house.

What are ways to ensure that short term rentals benefit neighborhoods?

Clearer guidelines, rules, and expectations for managing an STR. Make sure the noise laws apply and ensure they aren't renting out to too many people who are looking to throw parties. Parties should be regulated regardless of whether they are doing an STR or not.

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Greg Smith inside Ward 4 (registered)

May 31, 2017, 3:38 PM

What do you see as the benefits of short term rentals?

There is an obvious financial benefit for the property owner. Beyond that however I don't see where short term rentals would have a particularly positive impact on the neighborhood. Specifically with regard to situations where the owner of the home isn't present and the entire house is rented to a group that, however well intended they may be, aren't going to necessarily be concerned with or even aware of their impact on surrounding homeowners.

What issues or concerns do you have with short term rentals?

I have no issues with single room – owner present rentals. My concern is with an entire house being rented out while the owner is away. Specifically with noise and parking issues. If someone is renting their entire house and yard to a large group of people, it feels an awful lot like a commercial transaction. I am a strong proponent of individual property rights but I have no desire to live next door to a hotel.

What are ways to ensure that short term rentals benefit neighborhoods?

I'm not sure how the current single family zoning regulations speak to this situation but I would suggest the following: There needs to be a limit placed on the number of occupants, irrespective of the size of the dwelling or the amount of bedrooms. The primary concern here is with outdoor activity and the potential for excessive noise so I would also like to see some limitations placed on the hours of operation as well as the number of additional guests that can be present for any single event.

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Jon Reynolds inside Ward 1 (registered)

May 30, 2017, 2:58 PM

What do you see as the benefits of short term rentals?

Most people I know enjoy short term rentals like Air BNB because they offer a more personalized, unique travel experience. You get to experience St. Paul's neighborhoods in a way that you're unable to when staying in a conventional hotel. You get to meet interesting people who can point you to great local destinations that might fly under the radar. They offer safe, comfortable accommodations on a budget.

What issues or concerns do you have with short term rentals?

No concerns when used through conventional sites like AirBNB and VRBO

What are ways to ensure that short term rentals benefit neighborhoods?

Provide neighborhood guides for free, so that AirBNB hosts are able to give easy and clear tips for where to go and how to get around. Walking guides, winter weather guides, "best kept secrets" guides ... those would be really fun and would make a big impact!

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Jenny Kramm inside Ward 1 (registered)

May 30, 2017, 2:36 PM

What do you see as the benefits of short term rentals?

Use the extra space in the neighborhood, generate necessary income for residents struggling with high property taxes to help them keep up with their mortgages, expose tourists to St. Paul

What issues or concerns do you have with short term rentals?

I've heard few concerns about AirBNB, but don't know anything about other options for short term rentals.

What are ways to ensure that short term rentals benefit neighborhoods?

Don't over-regulate it. People that are renting their house have plenty of other things to think about (cleaning their space, talking with their neighbors that they are doing it, keeping on top of inquiries, and making guests feel welcome). It will leave spaces unused and property owners interested in moving outside of the cities of they can't make it financially feasible to maximize unused space in their home that they are getting taxed on. If any regulation is needed, make it super easy, like a checklist on the St. Paul website and have an easy to register process online for homeowners to fill out a 3 question online postcard informing officials it's happening.

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Kathleen Dickinson inside Ward 4 (registered)

May 29, 2017, 1:29 PM

What do you see as the benefits of short term rentals?

I think it sounds like a great idea when I want to go stay in a different city for a few days with a larger group to save on money (although I never have so far) but I realize that I have never considered the neighbors perspective until it has impacted me. A way for people to get extra income occasionally when they are out of town or if they have an extra bedroom. If they are living in the home at the same time they have more control over how the home is used. It especially makes sense to me for busy times for the city, like when the Superbowl comes and there isn't enough housing.

What issues or concerns do you have with short term rentals?

I live in a neighborhood that I love and I so enjoy my neighbors and the community we have. I enjoy sitting out in my backyard and hanging out with friends and neighbors. We understand that people will have parties and make noise but that is not most weekends and often the neighbors are even included. Short term rentals have the risk of people coming to party and make noise without taking the neighbors into consideration, especially when they are large homes with many people that are not related and dont have any commitment to the neighbors. I especially have concerns when the short term rentals are being used for commercial or large social events.

What are ways to ensure that short term rentals benefit neighborhoods?

The requirement of a family unit with no more than 2 unrelated parties or 4 total unrelated parties be upheld and strictly enforced. otherwise these short term rentals can become places for partying in a residential neighborhood. If homeowner's are in the residence at the same time. Regulations should be enforced and commercial events should not be allowed unless a permit is obtained.

Short Term Rental Study and Proposed Zoning Amendments

Saint Paul is studying short term rentals and considering how to more effectively regulate them, as they are currently illegal under Saint Paul zoning code. Share your thoughts in this short survey to help inform the City's work.

Shelly Campbell inside Ward 2 (registered)

May 26, 2017, 9:16 AM

What do you see as the benefits of short term rentals?

Short term rentals essentially regulate the upkeep of neighborhoods. How so? If a STR owner wants good reviews on their property, they need to continually keep the property well-maintained and clean—inside and out. This is a heckuva lot more than most long-term landlords even begin to put into their properties (and yes, even some "regular" homeowners...).

What issues or concerns do you have with short term rentals?

Folks that are in the business of STR need to make sure they screen their renters for potential parties. And yes, if there is a problem with a renter, neighbors need to call the police—just as they would with any disturbance in their neighborhood. Eventually, if the property has too many poor reviews, it won't be rented.

What are ways to ensure that short term rentals benefit neighborhoods?

Maybe cap the number of rentals/ square mile? (disclaimer: I run a STR, and yes, I do believe in community. I wouldn't want a STR run in every other house on my block—but the few that do exist greatly benefit the visiting relatives of neighbors in my hood).

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Richard Jones inside Ward 4 (registered)

May 22, 2017, 3:15 PM

What do you see as the benefits of short term rentals?

Can provide a residential option for in town families to house out of town family members.

What issues or concerns do you have with short term rentals?

If short term rentals evolve to a consistent pattern, every weekend or several weeks a month, I feel this could affect balance of the residential community not renting and create ill will amongst neighbors.

What are ways to ensure that short term rentals benefit neighborhoods?

I would like to see Zoning remain the same and controls put in place to limit rentals to a certain # of weekend or weeks a year or possibly a certain \$ amount of rent that would be taxed by the city. Perhaps the \$ limit could be limited to the amount of taxes paid on each property.

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Jackie Reeves inside Ward 4 (registered)

May 21, 2017, 10:46 PM

What do you see as the benefits of short term rentals?

I think there are financial benefits to the property owner. I also think there can be city-wide benefits when short-term rentals are available to support large events like a city hosted Super Bowl or political convention.

What issues or concerns do you have with short term rentals?

I am most concerned with having a home close by that doesn't have consistent occupancy and is primarily used as a "hotel" type dwelling. In my neighborhood, I am seeing a home being used as a large group rental, primarily used for parties. The renters are on vacation and want to have a good time but the neighboring houses are filled with people that need to sleep and go to work and school the next day. I'm also concerned with the lack of on-street parking in front of our houses. We all expect our neighbors to have parties occasionally and understand that parking won't be easy on that day, but to consistently have trouble would negatively impact our neighborhood.

What are ways to ensure that short term rentals benefit neighborhoods?

I think short-term rentals need to be regulated. I would recommend if in a residential neighborhood, the number of rentals per year be restricted. I'm not sure what the right answer is - but it shouldn't be very often and if the owner wants it to be more, they should have to get neighbor approval. I do think supporting events like hosting the super bowl with the availability of short term rentals makes a lot of sense. I also think the definition of short-term rental needs to be fully defined. I might feel differently about a short-term renter that is renting a property for 6 months compared to a renter that is renting for a night or a week. I think the use of the property is very different depending on the length of time the property is rented.

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Charles J (Chip) Michel inside Ward 4 (registered)

May 19, 2017, 10:07 AM

What do you see as the benefits of short term rentals?

I do believe that one should be able to do with their home what they wish as this is America. The idea of someone able to supplement their income, defray expenses and potentially meet people from other areas and walks of life is all positive.

What issues or concerns do you have with short term rentals?

I have deep concerns and reservations on the possibility of short term rentals, if they are not strictly controlled, diluting the goal of a single family residential family neighborhood. The requirement of a family unit with no more than 2 unrelated parties or 4 total unrelated parties be upheld and strictly enforced. otherwise these short term rentals can become party homes. Short term rentals should not be allowed unless the homeowner is in residence. Non resident short term rentals are no more than hotels and should be governed as such.

What are ways to ensure that short term rentals benefit neighborhoods?

Keep current enforcement of R1R4 single family zoning rules in force. Define clearly as to how many individuals can be rented to in a single day. Right now the way I read the rules is no more than 4 unrelated people. But I am just a citizen and not an expert on these matters. That it also be stipulated very clearly that the short term rental is for Bed & Breakfast only. Short term rentals that include bridal showers, stag events, family reunions and on & on turn the situation into a commercial entity. This type of activity will be a source of agitation to other neighbors and undermine the solidarity of knowing and caring about the neighborhood and it's residents.

Short Term Rental Study and Proposed Zoning Amendments

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Addy Free inside Ward 4 (registered)

May 9, 2017, 12:41 PM

What do you see as the benefits of short term rentals?

Short term rentals can, under ideal circumstances, provide homeowners and renters flexibility and encourage excellent maintenance and improvements to property interiors and exteriors. It also can provide flexible options for visitors. Convention accommodations are often located outside of neighborhoods where expensive options are well-connected and affordable options are located in transit deserts. Short term rentals, such as Airbnb, afford better located options for visitors.

What issues or concerns do you have with short term rentals?

If properties are used exclusively as short term rentals it is difficult for neighbors to develop community with those at that property. And not all short term rental hosts and guests are equal in quality and concern for community. These as justified concerns and could be addressed in a well-considered ordinance revision. In places like Duluth, the ordinance put in place is so restrictive that short term rentals are not viable for the average user; severely limited access to the option for homeowners or renters is a potential issue of equity. Airbnb and other short term rentals can also be a force that pushes people from their neighborhoods when neighborhoods become too popular with visitors. This is more common in dense, tourist driven cities.

What are ways to ensure that short term rentals benefit neighborhoods?

Limiting the number of days in a year that a short term rental can exist in a property would significantly mitigate the issues or concerns I think are most common and justified. Providing neighborhood support for local attraction brochures that are easily accessible to short term rental providers and optimized for search engines would help drive visitor business to local businesses. "Staying in a Hamline-Midway Airbnb while visiting your daughter at Hamline? Check out Fasika or Turf Club!"

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Name not available (unclaimed)

May 4, 2017, 10:03 PM

What do you see as the benefits of short term rentals?

Tourism, community and business support, property value increases with awareness and sharing of hip places, affordable travel options, people connecting.

What issues or concerns do you have with short term rentals?

Irresponsible homeowners or rental properties would have to be dealt with; homestead houses that are fulltime rentals is an epidemic in St Paul and it destroys stability in communities, NOT airbnb hosts necessarily.

What are ways to ensure that short term rentals benefit neighborhoods?

Thank you for championing this and actually caring about the opinions of those of us who have hosted! Such an amazing world we live in with these opportunities to get a REAL feel for place and community! I'm ok with minimal regulation. Maybe permitting for those who run it "like a business;" i.e. taking in more than say \$7,500/yr. We want to encourage homeowners who open their homes out of adventure, curiosity, love of travel and people, and their community to still participate in airbnb but permit or tax those who are just in it for sole income or "rental" property.

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Svein Berg inside Ward 1 (registered)

May 3, 2017, 10:56 AM

What do you see as the benefits of short term rentals?

Ability for property owners to rent their properties while away, or when a long term rental agreement is not a good fit. Ability for visitors to experience living in St. Paul for a short time in a personal setting. Short term rentals encourage the property owner to pay attention to their property.

What issues or concerns do you have with short term rentals?

I think short term rentals can have a bad rep from properties in "Party destinations", where short term rentals equal noise and disturbances. My experience with short term rentals in St. Paul is that it is mostly families and responsible adults who consider staying in a short term rental instead of a hotel.

What are ways to ensure that short term rentals benefit neighborhoods?

If needed, a permit system can limit concentration of short term rentals in a neighborhood. There should be a way for residents to voice their issues if they arise.

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Name not available (unclaimed)

May 3, 2017, 9:34 AM

What do you see as the benefits of short term rentals?

More dollars brought to the community

What issues or concerns do you have with short term rentals?

None

What are ways to ensure that short term rentals benefit neighborhoods?

Relationships between local businesses to promote spending locally

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Sarah Caffarello outside Saint Paul (registered)

May 2, 2017, 10:04 PM

What do you see as the benefits of short term rentals?

More bang for your buck. 3 separate bedrooms, a full kitchen, finished basement and a nice yard for about the same price as a hotel room!

What issues or concerns do you have with short term rentals?

None. We've had nothing but nice and responsible people

What are ways to ensure that short term rentals benefit neighborhoods?

Keep the per night fee fairly high. The purpose of a VRBO rental is to get more for your money-- not to get something for cheap!

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Lucas Schuster outside Saint Paul (registered)

May 2, 2017, 8:58 PM

What do you see as the benefits of short term rentals?

An opportunity to share a great experience with the visitors of the city

What issues or concerns do you have with short term rentals?

Taxation is challenging to comply with on Airbnb

What are ways to ensure that short term rentals benefit neighborhoods?

Effective licensing and inspection through state lodging

Short Term Rental Study and Proposed Zoning Amendments

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Name not available (unclaimed)

May 2, 2017, 8:23 PM

What do you see as the benefits of short term rentals?

Its a wonderful way to experience the city in a real and authentic way

What issues or concerns do you have with short term rentals?

None really.

What are ways to ensure that short term rentals benefit neighborhoods?

When they are booked through reputable websites, VRBO, Airbnb, Home Away, ect quests are thoroughly vetted so I think that eliminates the need for city involvement.

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DeAnna Racquel inside Ward 6 (registered)

May 2, 2017, 8:19 PM

What do you see as the benefits of short term rentals?

It provides a different option to our travelers. Most of my guests are relocating to the area, getting medical care or on extended work assignment. They get more space and privacy at a better price than hotels can offer. Bed and breakfasts simply can't offer the amenities that this demographic needs. (full kitchens, living spaces, private parking etc.)

What issues or concerns do you have with short term rentals?

I worry about some rentals that are modified basement space as far as egress and other safety issues.

What are ways to ensure that short term rentals benefit neighborhoods?

Responsible owners. Owners need to vet their tenants and take responsibility for the element they bring into their neighborhoods. Problem owners should be warned and shut down if necessary.

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Name not available (unclaimed)

May 2, 2017, 4:15 PM

What do you see as the benefits of short term rentals?

Supplement income to homeowners with free space and time

What issues or concerns do you have with short term rentals?

None we love them

What are ways to ensure that short term rentals benefit neighborhoods?

They keep neighborhoods vibrant and desirable and help with homeowners to update their exteriors and maintain their homes to higher standards when renting to others.

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Renee Spillum inside Ward 4 (registered)

April 27, 2017, 7:40 PM

What do you see as the benefits of short term rentals?

I believe short term rentals for owner occupied single family homes could be a mechanism to help families stay in areas where prices are increasing, in a much more feasible way than the accessory dwelling unit policy would.

What issues or concerns do you have with short term rentals?

The above benefit would only be achieved if fees are kept low. Perhaps a different fee for non-owner occupied would be appropriate. I would consider doing short term rental at my house, and would want to comply with all taxes, but a \$650 fee like the one in Duluth cited in your report would be prohibitive for our family.

What are ways to ensure that short term rentals benefit neighborhoods?

I think it benefits neighborhoods to allow homeowners to stay in place, even as taxes rise, to take advantage of the improving neighborhood around them. Short term rentals are one way to accommodate that with very little up front expense to the homeowner. Noise, overcrowding, etc, are already illegal. Condo associations can make rules preventing short term rental if they become a problem in a building, which seems outside the city's role. I say, collect the taxes by making it easy and simple to comply.