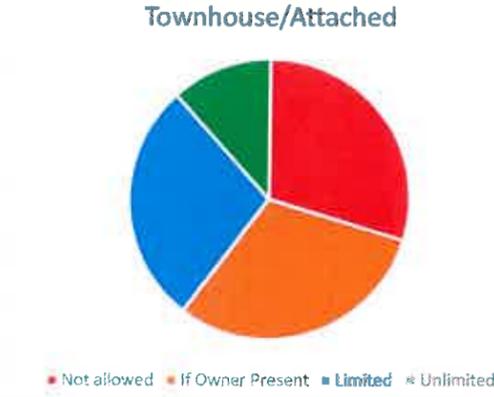
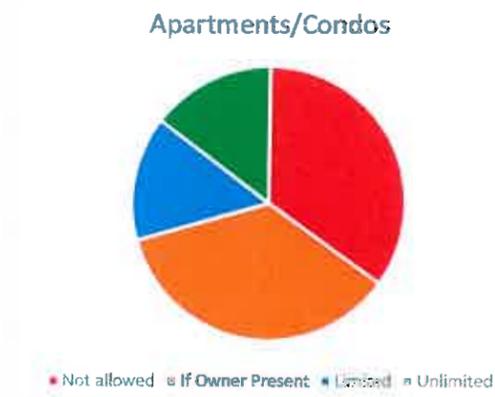
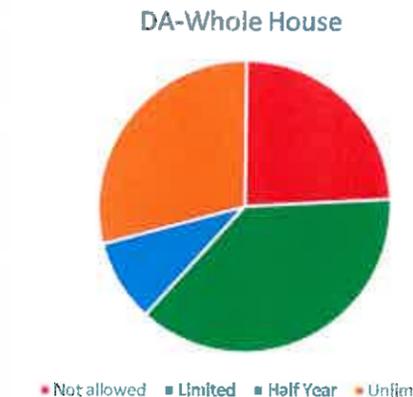
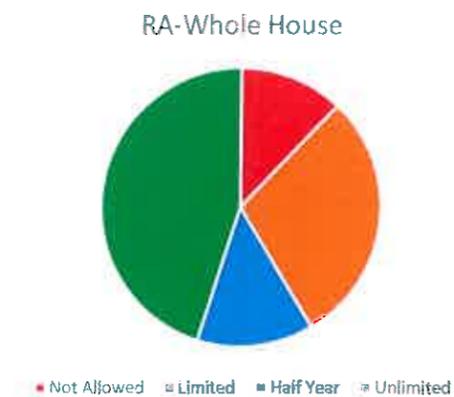
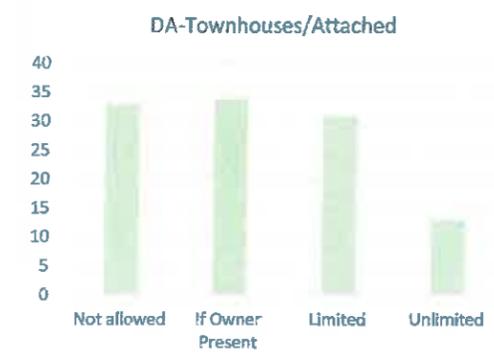
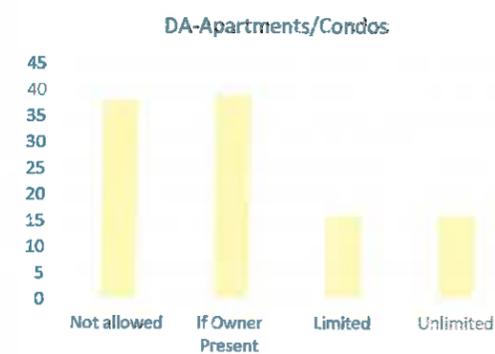
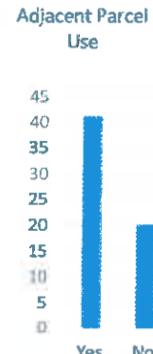
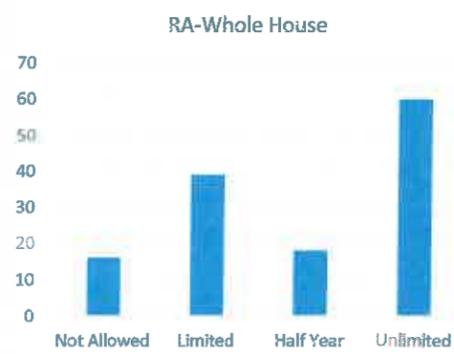


SUMMARY OF SEPTEMBER 2017 TOURIST LODGING PUBLIC INPUT MEETINGS (DOT EXERCISE)

Attendees	Rural area-Whole House Rentals				Optional Question		Development Area-Whole House				Development Area-Apartments/Condos				Development Area Townhouses/Attached			
	Not Allowed	Limited	Half Year	Unlimited	Yes	No	Not allowed	Limited	Half Year	Unlimited	Not allowed	If Owner Present	Limited	Unlimited	Not allowed	If Owner Present	Limited	Unlimited
Open House	0	3	4	14	na	na	0	0	1	7								
White Hall 9/11	4	1	0	6	1	0	2	0	2	6	2	6	0	1	2	8	0	0
Stony Point 9/12	0	1	0	6	7	9	0	1	0	6	0	0	1	6	0	0	4	3
Red Hill 9/14	0	1	0	4	4	0	0	3	0	0	3	0	0	0	1	2	0	0
PL29 Hydraulic 9/18	0	4	0	4	0	0	1	3	1	3	0	6	0	2	0	5	1	2
VOR 9/18	1	3	0	0	2	3	1	3	0	0	1	2	1	0	2	2	0	0
Crozet 9/20	6	5	12	3	4	2	6	15	4	1	10	12	2	1	8	6	10	1
PL29 North 9/21	0	1	0	7	7	0	0	6	1	1	2	1	5	0	1	2	5	0
5th & Avon 9/21	0	8	2	0	2	1	6	6	0	0	8	2	2	0	7	4	1	0
Pantops 9/25	0	3	0	6	0	0	0	5	1	3	1	8	0	0	1	4	3	1
PL29 Rio 9/28	4	5	0	1	5	1	9	2	0	0	10	0	0	1	11	0	1	0
Online	1	4	0	9	9	4	4	1	1	8	1	2	5	5	1	2	4	6
TOTAL	16	39	18	60	41	20	29	45	11	35	38	39	16	16	33	34	31	13



SUMMARY OF SEPTEMBER 2017 TOURIST LODGING PUBLIC INPUT MEETINGS (HOSTS ROUNDTABLE SEPTEMBER 7, 2017)

Primary use of my home is a home	My lodging facility is not a house or home for anyone on a permanent basis	Primary use of my home is for tourist lodging	I have a zoning permit	I have a business license	I am interested but don't have a bnb now	Problems that have been experienced getting a zoning permit or business license	What can the County do to improve the process?	What are potential benefits for the County or hosts if the regulations are changed?	What concerns you about changing the regulations?	What other changes would you suggest to the regulations?
	X			X		a bit of confusion on what is required	have a clear written statement on what is required	More tourism and people want this kind of thing		clarity on laws
X	X					complete lack of information. Zoning and Finance don't work together to HELP hosts understand what they need to do and/or what is permitted	Make the information more easily/readily available as a COMPLETE package	More ATL hosts come into compliance and provide more revenue to the County	That BOS does not listen and already has their minds decided about what to do.	If carriage houses are designed for affordable housing, they should be grouped with whole house rentals since they are more similar, instead of grouped with apartments, condos & townhouses
X	X			X		We have a business license and at the time they said we were in compliance we had nothing else we had to do.	Please be precise and finalize what we are expected to do. It is frustrating to have some people tell you one thing and another person tell you something completely different.	The regulation of having the host/manager stay on site is problematic. We are available at all times during rentals.	We need to change the host on site regulations.	Get rid of host on site would solve a lot of problems.
X	X	X			X	In RA, adjacent parcels with one owner should be considered one property, e.g. owner lives in house on one parcel and rents house on adjacent parcel.	Ease regulations, e.g., make regulations for owner/manager be based on "property" not parcels. (where "property" is all parcels owned by the same person)	more compliance!		
					X			I agree with the goal of balancing the desire for neighborhood preservation with rentals		Personal property tax on your home furnishings for 1 weekend rental /year is INSANE! Using "parcel" as determined for "residing" on the property is irrational - we have a farm and the rental is on a separate parcel.
		X				None, but it sure is a hassle - far from streamlined and clear. Most of us do this for side and not as a primary source of income.	Wait until all this is clear and set before pushing for compliance.	More tax revenue, more tourism, more restaurant & visitor \$ spent in Albemarle County	Black and white regs won't fit all. We will need to building in some flexibility.	Make them flexible -- there are large tracks of land in the DAs, et.
X						attached structure (duplex) not permitted	remove restriction for attached single family structures	County - additional tax revenue, hosts - additional income, tourists - affordable accommodations when visiting Cville	seems an arbitrary distinction between attached and detached single family homes. Allow HOAS to set their own regulations - not countywide	

Primary use of my home is a home	My lodging facility is not a house or home for anyone on a permanent basis	Primary use of my home is for tourist lodging	I have a zoning permit	I have a business license	I am interested but don't have a bnb now	Problems that have been experienced getting a zoning permit or business license	What can the County do to improve the process?	What are potential benefits for the County or hosts if the regulations are changed?	What concerns you about changing the regulations?	What other changes would you suggest to the regulations?
		X - 2nd home on adjoining parcel in RA		X		The "resident manager" requirement is unnecessary and would shut down the majority of the legitimate short term rentals - driving us underground or costing us \$\$.	Be proactive! Work with Airbnb, VRBO, Stay. Remove unnecessary requirements - like resident manager	More tax revenue! By my calculations approx. 300 rentals * \$12K = \$180K in revenue. More economic growth in area - same figures = \$3.6 m in the economy	Limiting number of days is silly. Parcel requirement is silly. I'm concerned that restrictions reasonable for the residential area are unnecessary for the Rural Areas.	
X			X			There were no real problems	A package of licensing and tax info would be great	It will allow those who want to do this legally get licensed	getting shut down	parking requirements! 2/rental unit rather than room
					X	County website is not user friendly regarding this issue. All info is not available in one place	the tax information is not with the transient lodging information	increased revenue for County, state, and locals\$ stays here unlike hotels where \$ goes to headquarters		transient lodging should include parcels on same property in RA
X			X (had)	X (had)		I found it difficult to navigate the system. It was not clear what steps I would need to follow. After months of visiting various offices and spending money on our house to meet the requirements, our homeowners association forced us to close the day after receiving our license.	Have a clear process and instructions step by step. Leave associations out of it.	I don't know what the proposed changes are.	Homeowners Associations should not be allowed to prevent people who have the permits and licenses from hosting.	
X	X					Business license are being giving out for R1 neighborhoods since 1980 - one house one area of land				things on their lots. We have a house on Huntington Road has 20 labors living in the house. Another man has gotten permit to build a two car garage with 2 story with water and plumbing and divided his lot - zoning - In both cases, Zoning is telling me they have business license. I have lived in this house for 44 years -- People are moving in and getting "business license" they are doing bad
	X		X	X		none				1. level the playing field -- all accommodations should pay tax and be in compliance. 2. Finance - make the transient tax payment to the County as easy as the state - online, pay from bank acct, quarterly. 3. Enforce the regulations

Primary use of my home is a home	My lodging facility is not a house or home for anyone on a permanent basis	Primary use of my home is for tourist lodging	I have a zoning permit	I have a business license	I am interested but don't have a bnb now	Problems that have been experienced getting a zoning permit or business license	What can the County do to improve the process?	What are potential benefits for the County or hosts if the regulations are changed?	What concerns you about changing the regulations?	What other changes would you suggest to the regulations?
X				X in the process		No issues with trying to obtain zoning. My issue is its not user friendly to whole house rentals. The way the law is set up.	Be more user friendly with whole house and not make the owner stay in the property during rental. The rules should be the same as the city.	The County would get more \$ since most rental the owners don't stay during the rental	Changes for the better, opening up more option in the countryside, rural area	making the regs more
		x for 2nd home		x		While second house is on the same farm as main house, it isn't on same tax parcel	Allow lodging on adjoining tax parcels as on same property	continue to receive increasing lodging tax and encourage more visitors to come to the County		
x (M-F)						not able to - we own a townhouse. We want to though	More streamlined process, everything in one place, should have had regulations nailed down before taxation commenced.	I have had at least 5 families that rented our place while considering a move to Charlottesville.	The regulations benefit wealthy folks. My family wants to stay in town all week and rent our townhouse on the weekends. We bought our townhouse in an HOA that did not prohibit short-term rentals. We had no idea that the County would have such strict regulations. Now we are caught in a catch 22. We can rent our townhouse out for 30 days or more but we can't stay there during the work/school week.	
x			x			I submitted an application (& yes, it was confusing), got the appropriate inspection (was told I only need fire marshal), paid the \$108 fee. Fire Marshall told me I was set to begin Air BnB operations and my check was cashed but I never received confirmation from the County (I did email), nor did I receive an actual permit. I am assuming I am in compliance! Final communication needs to be improved.	Improve communication when permit is approved. Let homeowners know how re-permitting happens. Inform them of transient occupancy tax requirement. The requirements need to be all in one place.			

Primary use of my home is a home	My lodging facility is not a house or home for anyone on a permanent basis	Primary use of my home is for tourist lodging	I have a zoning permit	I have a business license	I am interested but don't have a bnb now	Problems that have been experienced getting a zoning permit or business license	What can the County do to improve the process?	What are potential benefits for the County or hosts if the regulations are changed?	What concerns you about changing the regulations?	What other changes would you suggest to the regulations?
		x						Periodic whole house rentals provide income necessary to keep large inherited homesteads intact, for forestry and agriculture. They offer unique, family style spaces, diversifying the county's lodging options.	Applying standards intended for dense, commercial lodging like hotels and motels to residences would create unnecessary barriers. Health and safety requirements for short-term rentals should be the same as the long term rentals and residential use.	Pro-rate business person property tax to the number of days in business use. Permit periodic whole house rentals in RA zone, either create a separate use category for homestays or rename "Bed and Breakfast" to something more generic. Proprietors should be able to know which regs apply to them.
		x	x	x		Currently in process. Requirements have been difficult to understand and follow.	Provide a complete flow chart of the process readily available to a prospective applicant to educate and guide with no room of variations within the process once an applicant begins within a specified time frame.	I perceive these acts of regulation to be nothing more than a "backdoor" method for Albemarle County to regulate the private rights of home owners and are of no benefit to the hosts. Regulating will prohibit entry for the occasional low volume host.	I have concerns about the legitimacy of requiring the host to pay personal property tax on all furniture/furnishings throughout the residence. Seem inappropriately advantageous to the county while financially and administratively burdensome to the host.	Eliminate the use of the word transient in describing this type of business. Transient carries a negative and questionable connotation. Short term tourist lodging is much more appropriate and neutral. This activity is positive for the guest, host, and the County.

SUMMARY OF SEPTEMBER 2017 TOURIST LODGING PUBLIC INPUT MEETINGS (RURAL AREA AND DEVELOPMENT AREA MEETINGS)

Meeting Date	Location	What are some potential benefits for the County or homeowners if the regulations are changed?	What are some of the concerns you have about changing the regulations?	What else should the Planning Commission and Board of Supervisors know before making any changes to the regulations?
11-Sep	White Hall	NO COMMENTS RECEIVED		
12-Sep	Stony Point	Homeowners can more freely rent out rooms in any capacity or mode therefore allowing for another source of income to the renters and shelter for the renters.	More regulations could hamper the change of the renter to acquire another source of income to make ends meet.	
12-Sep	Stony Point	We should have less regulations let the property owner use their properties.	Property owners should be able to rent houses next to the one property they live on if the own an adjacent house.	1st consider the property owner's rights.
12-Sep	Stony Point	Opening up the opportunity for transient lodging to more people.	regulations should be changed to better accommodate "properties" that consist of multiple parcels that may have multiple dwellings/structures as well as properties that are one very large parcel with multiple dwellings/structures	should always lean toward relaxing regulations so that more people can participate in the sharing economy
12-Sep	Stony Point	The ability to have the freedom to use their property, any part of their property, for transient lodging.	How it could affect the local economy..	
12-Sep	Stony Point	Having lodging opportunities beyond motels in the rural areas.	Not necessary to have owner live there, but should be available close by.	What are the issues/problems for those currently not meeting the regulations.
12-Sep	Stony Point	The regulations would help families keep their properties. If the regulations are changed so that it allows whole hose rental without a manager living on site it would make it a lot more doable. That factor if kept would kill our business. We need this regulation removed. This will also bring more money into the county. It will give people places to stay in all areas of the county.	In the development areas it could cause some concerns, the rural areas would be less of a concern. The rural and development areas need to be treated separately.	Without us being able to do short term rental we will not be able to keep our house. This house has been in our family for 75 + years. This would be a huge emotional loss for our family.
12-Sep	Stony Point	The percentage of the money they would be receiving, and just the same for the homeowners.	People deciding if they would or would not let people rent out their land, if the renters will respect their property, if the owner would know the renter's backgrounds or not.	How it will effect the owners of their properties, conflict between owner/renter (if it happens) and taxes owners will still have to pay.
12-Sep	Stony Point	I just don't want any family loss their home from having to pay higher taxes.	Be able to have more affordable housing for people specially if your buying up a lot of properties. Limit amount of property being bought up/make some for affordable housing.	Get more input from the community.
18-Sep	VOR	Expands cottage industry opportunities.	Loss of affordable rentals for long-term residents. On my street alone, out of ~50 homes, 3 long-term rentals have been lost to Airbnb. I see the effects on rent in large urban areas with long term residents forced to rent rooms in order to afford rising rents.	Study the effects on long-term affordable housing.
18-Sep	Greer	Allow residents to make some additional income with their houses/apartments.	Property devaluation due to transient risks. Erosion of community in neighborhoods, noise/parking concerns.	review noise ordinance(prevent parties and loud music. Temporary versus permanent transient facilities, formal process to allow neighbors to address concerns.
18-Sep	Greer	should allow for whole house rental without homeowner. Additional income available to residents.	no concerns with changes	The rural areas are easy and we should be open. The urban areas can be very disruptive.

Meeting Date	Location	What are some potential benefits for the County or homeowners if the regulations are changed?	What are some of the concerns you have about changing the regulations?	What else should the Planning Commission and Board of Supervisors know before making any changes to the regulations?
18-Sep	Greer	Rental income for homeowners- especially retirees on fixed income. Increase variety of rentals-not everyone wants to stay at a hotel/motel.	Negative impact on long-term residents of short-term renters who misbehave. Parking is a big concern if there are multiple adults in same rental. Pollution, trash, undesirable renters-like the alt-right, neo-Nazis who came here. Changes the nature of a neighborhood if a large percentage are short term rentals.	
20-Sep	Crozet	Make noise and parking rules, not one [illegible] usage rules. If I Live there, I can (should) be able to utilize my own home as part of my livelihood.		
20-Sep	Crozet	Get on the bandwagon of growing AirBnB business to claim some income/ revenue for the County. Keep some of the "abusers" at bay.	How to control or keep track of activities & possible revenue generated. Not to change too much as some families may not really need that extra income.	
20-Sep	Crozet	County and residents should benefit from the assets here. Unless problems area reported, residents should be able to use their property as they wish. And the County should tax. Everyone benefits. If noise or crowding complaints occur, then rules should be invented to solve those problems.	Unfairness to owners of personal homes . Why and by what right can the county forbid a homeowners use of their own home as they wish?	Regulations should favor residents (homeowners) not the hotel lobby. Primary residence should be allowed to be used (within the HOA rules) as homeowner wishes. County should have a tax on profits. Parking and noise regulations should apply but all areas should be able to rent accessory structures. Multiple properties by one owner should have to meet hotel regulations. Multiple properties by one owner also has adverse effects on housing availability, especially low-income rental market. If owner exceeds 100 days/year of short term renting, that is a hotel. Owner should not have to be present during rental.
21-Sep	P29 North	If regulations are relaxed it allows for the market to determine the economic need. Right now the County is flying blind and losing the ability to regulate an unregulated market.		Really dive into the date in order to crack down on the 1/3.
21-Sep	P29 North	Safety, tax revenue, service for tourism	need to streamline process and fees, repeat inspections	impact on neighborhoods, HOAs
21-Sep	P29 North	Tax revenue, tourism	I worry it will restrict the use more. It should be easy as possible.	Add street parking along frontage to available Parking. Combine building inspections and fire marshal review. Combine Fees. Allow properties adjacent w/ at least 50% similar ownership be considered single property. Can combine multiple properties. Allow one week (or more) rentals without owner 8 week max.
21-Sep	5th and Avon	Increase tax revenue from both the AirBnB rental as well as from tourists.	Significant disruption in subdivisions, especially for townhouses where parking is limited & space is at a premium. Security and sense of safety can be impacted when excessive strangers are coming and going. Landlords not following current rules will not have an incentive to follow new rules without oversight, maybe involve HOA boards in notification.	Current rules are being circumvented by falsely listing rentals as 30 days aggregated, but actually renting for weekends. In subdivisions with townhouses there needs to be a means to notify HOAs and find out if rentals are permitted under subdivision rules.

Meeting Date	Location	What are some potential benefits for the County or homeowners if the regulations are changed?	What are some of the concerns you have about changing the regulations?	What else should the Planning Commission and Board of Supervisors know before making any changes to the regulations?
		Homeowner gets under the table cash, which they may or may not report as taxable income. County of Albemarle collects "occupancy" tax and fees for application processing, etc.	Negative impact on neighbors and neighborhoods in residential districts in which "Businesses" are not allowed. Unsupervised "transients" coming in and out of otherwise stable neighborhoods, at a financial gain for the owners and County, and a loss to neighbor's sense of safety and security.	Drop condos and townhouses without residential manager from any consideration. It would be unconscionable for the County Development Staff not to develop forms that require an endorsement by any HOA Board of Directors and the management company required by state law to prevent processing every application in any HOA governed development whose by-laws, covenants and restrictions, which forbid any business activity operations in any member property.
26-Sep	Pantops	NO COMMENTS RECEIVED		
28-Sep	Woodbrook	Increased revenue, increased safety	CAC does not represent all neighborhoods in area. Need more outreach. Not all neighborhoods have HOAs . Need outreach to neighborhood associations. How will you reach all residents who nor or will have rentals. Reapplications based on complaints is short sighted, I can not determine if my neighbor has a rental or is in compliance. Neighborhood (Woodbrook) is already under siege with homeless folks (1 a sex offender), zoning violations (>2 unrelated renters). It is hard to maintain a neighborhood watch with so many people. We have had a 1 drug overdose death in home violating number of unrelated renters.	Recommend periodic re-application with inspections for compliance.
28-Sep	Woodbrook	I do not see any benefits to changing regulations to add additional dwellings to allow short term rentals.	Changes character of community from residential to "business." Hard to enforce-turns neighbor against neighbor. Could increase crime with multitude of strangers coming in and out of neighborhood.	Should determine why there are not enough commercial hotel rooms of all price ranges that be can encouraged to build in this area.
28-Sep	Woodbrook	Hone to the Canterbury Hills Neighborhood Association	Our association is comprised of about 150 single family houses. We have a very active association and take pride in the character of our development is quite and residential. By changing the regulations to allow short term transient lodging would cause great concern. There could be an increase in noise and disturbances. Some of our residents have had such experiences in other residential neighborhoods.	Perhaps conducting a formal survey to all county residents prior to adopting an changes to the regulations followed up by a Board of Supervisors Public Hearing.
28-Sep	Woodbrook	Revenue unless regulating costs more than revenue.	serious concerns about allowing in townhouses and condos, parking is a huge issue. Contrary to my POA documents, rentals must be minimum of 6 months.	
28-Sep	Woodbrook	Clarity, less confusion with regulations.	Getting word our to all owners. Enforcement will be difficult with limited staff.	Periodic re-inspections of rental properties should be performed ever 5 years. Properties deteriorate and change.

Meeting Date	Location	What are some potential benefits for the County or homeowners if the regulations are changed?	What are some of the concerns you have about changing the regulations?	What else should the Planning Commission and Board of Supervisors know before making any changes to the regulations?
	Online	The only benefit would be if regs are made more strict and enforced. My neighborhood has quite a few illegal B&Bs. They are destroying property values. One has been renting his entire house out since 2013. One is an attached owner who rents multiple rooms out. All give access to the amenities homeowners pay for and do not pay their share.	Do not loosen any regs. Tighten them. Decreased property values, increased crime will result in allowing more B&Bs.	Before you allow this, ask yourselves: do you want a steady stream of multiple transients in the house next door to you?
	Online	Allows homeowners to generate income from a property, which is likely to be well cared for since no one would want to rent a badly kept property. In addition, very careful screening takes place and should inconsiderate weekenders show up, I know I can pick up the phone and call my neighbors. I see benefits to the county in giving it a reputation for being a place where entrepreneurship thrives. I also see a county with entrepreneurs as a more stable place to live. Counties that depend on large corporations, government grants, etc. are vulnerable to fluctuations in that income. Usually they give up a great deal more than they receive at taxpayers' expense.		
	Online	added income		
	Online	The County will definately benefit from the transient lodging tax. And homeowners would be able to benefit from keeping their home in good condition as opposed to long term renters		There is a great need for whole house rentals as we are one on the most popular places to have a wedding in the United States! We also draw in many winery tourist. Our county benefits GREATLY from these vacationers spending their money here.
	Online	Happy tourists who will enjoy our county (spending \$) ... Homeowners will have opportunity to upkeep their rental property...		
	Online	Direct positive economic impact. We would invest more in a property, landscaping, and everything related to homeownership, if there was a way we could benefit from it. Also, it helps the community directly from the money spent by guests. Many people greatly prefer a home setting over a hotel particularly larger groups. and the larger groups are the ones most likely to have a positive economic impact on the surrounding retail markets.	none	If you don't change the regulations to make them more friendly to AirBnB style lodging agreements, you will have many people investing outside of Albemarle, and you will be going against the mission of our city of being a 'Support Local' city.
	Online	tourism, improvements	government control	decrease laws/regulations

Meeting Date	Location	What are some potential benefits for the County or homeowners if the regulations are changed?	What are some of the concerns you have about changing the regulations?	What else should the Planning Commission and Board of Supervisors know before making any changes to the regulations?
	Online	I see no benefits to further regulation	I am considering finishing and renting out my basement on AirBnB as a way to supplement my household income when my husband retires, and I worry that regulations will make it less profitable and make it a far more work-intensive undertaking filled with red tape. If the property is mine, I should be able to have people come stay in my home and pay me money for it. Current Airbnb policies and homeowner laws are sufficient frameworks for managing the process as is.	You need to do more outreach work to engage more of the community before decisions are made. I only heard about this survey by chance. Many people I know are considering Airbnb an optional form of future income but haven't set it up yet- they need to be informed and allowed to weigh in more.
	Online	Additional revenue. People staying in Albemarle County instead of City of Charlottesville and shopping/eating at county businesses.	Accessory structures (carriage houses) are not listed in this survey and should also be added as permitted lodging.	The county needs to expand legislation to remain competitive with property owners residing in the city of Charlottesville.
	Online	Better control	unexpected consequences	nothing
	Online	More household income and tourist revenue	Loss of a sense of neighborhood community, potential noise disturbances. reduction in community pride	
	Online	Unsure	Making sure that all the potential options that someone who is sneaky might try to use.	Put short examples of compliance and non-compliance with a reg. People understand these better than rules
	Online		I think government should stay out of it if possible	don't cut off your nose to spite your face