

Short-Term Rental Committee
Minutes October 19, 2021

Present: Bea Phear, Dan Rossi, Sheila Morse, Karen Overtoom, John Rau
Also Sara Carr-Looks, Doug Ruskin (members of the public)

The minutes of the meeting of October 5, 2021 were approved as amended.

Bea reported that the Planning Assistant in Oak Bluffs left her a message that they had no regulations currently. Bea failed to talk with the point person in Salem, with crossed messages, but they require owner-occupied unless grandfathered. They contract with Harmari to manage their program.

Karen reported that she spoke with Doug Finn in Edgartown. They have no short-term rental bylaw, but they have set select districts for time-shares and allow no new time-shares from hotels. Doug referred her to the court case in Lynnfield, which supported the town in not allowing a rental, as a business in a residential zone.

Sheila reported that she had talked with Elaine Miller of the Tisbury Planning Board. They have a by-law in effect that requires registration (\$115) and health and safety inspection (\$75). They contract with Granicus to comb the Internet, and they use a software program through the building department. Both Karen and Sheila said that they had not known of this program, despite being realtors.

John reported that he spoke with Julie, the executive director of Ack Now. They have a proposal that differentiates between residents and non-residents. Resident owners are charged \$150 for registration and have unlimited ability to rent their homes and accessory buildings. Non-resident owners are charged \$500 for registration and are limited to a maximum of 45 days. He said that Laura Silber told him she believed it failed at Town Meeting because of a perception that rich summer people were pushing it. (That was when the proposal was more restrictive on resident owners.) Laura also told him that Marriott now owns six Vineyard homes in their rental program. She pressed for all six Island Towns to coordinate.

Dan reported on his conversation with Bill Rossi, Selectman and liaison to the Affordable Housing Committee. They have nothing on their radar regarding short-term rentals. He did bring up the possibility of the Housing Bank using funds to subsidize the differential between year-round rental income and vacation rental income so owners would be able to afford year-round. Dan also reported his conversation with Chief Mincone, who told him landlord/tenant disputes were down recently, presumably because of fewer annual rentals.

Doug said the goal of the Housing Bank was to build a mechanism for income to create affordable year round residencies, and they had not decided yet on use, other than they will not develop or manage property. He is hoping there is a uniform, Island-wide, short-term rental set of rules. He said we have lost 600 units in the last

decade. He also alerted the committee that if there are multiple properties, the towns may invoke an additional 3%.

Bea reported that she had given Reid's name to Mitzi Pratt in Aquinnah, but did not know if they spoke. John said he was under the impression that Aquinnah was not doing anything.

Bea asked the committee if they wanted to prioritize collaborative planning or forging ahead for West Tisbury. John thought it would be best if we all started at the same place. Sheila will ask Elaine why they chose not to restrict rentals. Karen pointed out that if Nantucket passes its ordinance, the investors will come here fast, and we should go ahead for our town, as reaching consensus will be very slow. Dan agreed.

Bea said there was an issue with town capacity and staffing. Cambridge gives a five-year permit for \$500; what if we did three years for \$300? John will talk with Omar about the possible burden of inspections and staffing costs. Would the fees pay for a part-time summer person?

Karen asked what was the benefit of inspections, as they would not stop the under-the-table people. Doug said septic and water quality are major issues as well as fire and health.

Sheila asked about the tax collection, and are we getting what we should be? How do we find these people? Bea will talk to Bruce Stone, town accountant, to see if he has any handle on this. Sheila said maybe we should regionalize to engage one of the web crawling services to check the whole Island. Tisbury is paying \$20,000, but we should get a better deal if we collaborate.

Next meeting: Wednesday, November 3, at 5:30 pm (NOTE: This will be changed)

Respectfully submitted,
Bea Phear

Approved on 11.2.21