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Planning Commission Work Session Agenda

Monday, March 27, 2023 – Noon

Perry City Hall – Council Chambers, 1211 Washington Street, Perry

1. Call to Order
2. Roll Call
3. Invocation
4. Citizens with Input
5. New Business
 - Update of Capital Improvement Projects C. McMurrian
 - Discussion of Short-term Rental Density B. Wood
6. Other Business
7. Adjournment

All meetings of the Planning Commission are open to the public.

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Department of Community Development

To: The Planning Commission

From: Emily Carson, Community Planner

Date: March 17, 2023

Subject: Short-term Rental Density Study Information

Context: The City of Perry is receiving an influx of Short-Term Rental applications. Applicants are mandated to have Special Exception Use permits from the Planning Commission; however, the Commission requests guidance regarding the recent reporting on the relationship between short-term rental density and crime from Northeastern University. The staff has prepared information for the Commission's consideration.

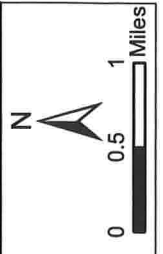
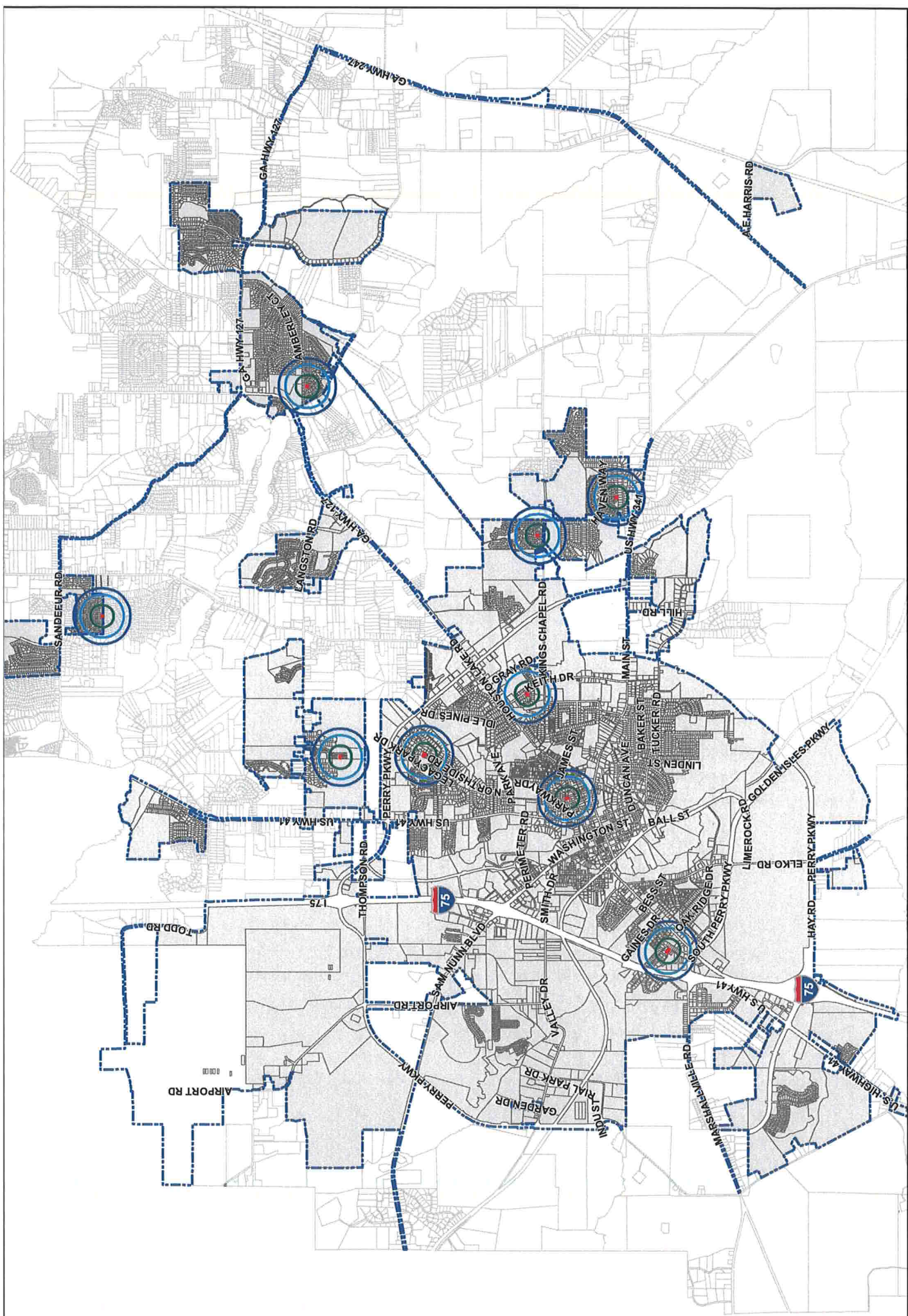
Northeastern University Research: The research paper entitled: "Airbnb and neighborhood crime: The incursion of tourists or the erosion of local social dynamics?" highlights a potential relationship between crime and short-term rentals (STRs) occurring one and two years after introduction of short-term rentals in Boston, MA. This is the first attempt by researchers to quantify the effect of marketplaces like Airbnb, VRBO, etc. on the market beyond a rise in local housing costs. The paper tests the perception of an increase in crime resulting from the presence of STR marketplaces by "examining Airbnb usage, penetration and density, and three types of social disorder and crime: public disorder (e.g., drunkenness, loitering), private conflict (e.g., landlord disputes, vandalism), and violence (e.g., fights) all per 1000 persons in a neighborhood." The researchers reviewed 911 calls, "host since" information on the marketplace site, and InsideAirbnb.com which provides approximate locations of Airbnb listings within an area. Penetration was described as buildings with at least one listing; density is the ratio of STR listings to total households. (Ke, O'Brien and Babak 2021)

While the one-year lagged results do suggest an increase in penetration resulting in an increase in violent crime, the results are not drastic. The same holds true for an increase in the density of Airbnb listings, there is a mild uptick in violence in that same period. The results also show an increase in private conflict and public disorder after two years, but, again, the results are not drastic. The study does not differentiate between types of dwellings, either. The reader has no way to determine whether listings were in multifamily buildings or single-family homes.

Moreover, the researchers themselves assert the increase in crime could be a result of a downward trending neighborhood prompting real estate investors to ascend in hopes of turning a profit. A review of the article on thecrimereport.com cautions municipalities against taking drastic measures because of this article since the findings are in their nascency. However, proactively establishing an overview body or appropriate policy measures is in order. (Bausman and Staff 2021)

Current Practices in Municipalities: Reviews of several ordinances across the state reveal the following similarities:

- Annual licensing fees, safety inspections
- Taxes levied in accordance with House Bill 317
- Documented buy-in from surrounding neighbors
- Cap on the number of guests and/or nights per unit
- Restriction of STRs to main dwelling spaces (no accessory units, RVs, tiny homes, etc.)
- Local management or STR agent available 24 hours (can be the owner); contact information distributed to neighbors.
- Registration & permitting requirement in the form of a special exception, home occupation license, or STR certificates (non-transferrable)
- Placard featuring 24hr contact information, EMS numbers, emergency exit and shelter-in-place plans, and ordinances on in-house decorum, parking, excessive noise, and trash displayed prominently within the dwelling
- Violation tracking, max 3 allowed per dwelling. Once a dwelling has three violations, all applications and pending licenses for that dwelling are revoked for 12 months. All other properties remain active *unless* they also have three violations.
 - o Violations incur a fine of \$500 each
 - o Each day without correction is counted as a separate violation
 - o Owners can appeal; fully adjudicated violations are charged at a rate of \$500/violation



- Short Term Rental
- 1000 ft
- 500 ft
- Municipal_Boundary
- County Parcels
- City Parcels