



WASHOE COUNTY

REPORT FOR SHORT TERM RENTALS PUBLIC INPUT

Report as of 09/13/2019



WASHOE COUNTY

EXECUTIVE SUMMARY

Collection Method

Public Input Meeting

Hosted: August 20, 2019

5:30-7:00 pm, Rancho San Rafael's May Museum

Number of Attendees: Estimated at 25

Hosted: August 26, 2019

5:30-7:00 pm, The Chateau at Incline Village

Number of Attendees: Estimated at 195

Hosted: August 22, 2019

5:30-7:00 pm, Parasol Tahoe Community Foundation

Number of Attendees: Estimated at 95

Survey

Posted: August 19, 2019

Date of Data Pull for this Report: August 30, 2019

Number of Respondents: 569





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Survey Demographics

Location of Primary Residence:	Responses
Incline Village	359
City of Reno	43
Other	23
South Truckee Meadows (ex. Montreux, Arrowcreek, Virginia Highlands, Toll Road, Hidden Valley, etc.)	24
South Valleys (ex. Steamboat, Washoe or Pleasant Valleys)	16
I live outside Washoe County	51
City of Sparks	14
North Valleys	12
Spanish Springs	11
Verdi/West Truckee Meadows	6
Warm Springs	2
Sun Valley	1
Truckee Canyon/Wadsworth	1

What best describes you?	Responses
Full time neighbor/resident, but not a host	360
Owner/host of a short-term rental	109
Part time neighbor/resident, but not a host	38
Representative of a Property Management Company	7
Representative of the Lodging Industry	0
Representative of another neighborhood/community group	5
Other	44

Public Input Methodology

The process to solicit and accumulate public input regarding short-term rental regulations in unincorporated Washoe County included two separate methods; public input sessions held in-person and an online survey promoted via press releases and featured at www.washoecounty.us/str.

Both methods of gaining public input allowed residents to provide qualitative feedback in areas of potential concern, including permitting process, fire and guest safety, occupancy limits, parking, trash, and noise. The public provided input regarding specific issues associated with top areas of concern, including suggested solutions. Survey and public input session participants were also able to select an “other” area of concern not highlighted.





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Based on community feedback public input sessions held in Incline Village attendees were provided an opportunity to provide input to areas of concern specific to Incline Village.

Public session input was collected using round-table discussions hosted by County staff. Each round table discussion was dedicated to a specific area of concern where hosts collected input from participants regarding specific issues and suggested solutions.

Additionally, both the survey and public input sessions held in Incline Village allowed respondents or participants to capture positive impacts short-term rentals may have in local communities.

KEY LEARNINGS

Overall, community sentiment supports regulation of short-term rentals, but is polarized to the degree and magnitude of regulations, which should be implemented.

Most survey respondents and public input session participants believe a need exists to regulate short-term rentals in unincorporated Washoe County, especially Incline Village/Crystal Bay. This is true among current short-term rental hosts, community residents of Incline Village, and residents of the Reno/Sparks area. The difference is to what degree regulations should extend, which extends from banning short-term rentals altogether to the adoption of permitting requirements with any enforcement of renter regulations being the responsibility of the host. A minority of public input participants suggest the County should play no role in regulating a property owner's rights, whatsoever.

Property management companies believe they have strict rules and guidelines in place protecting guests, residents, and owners.

Property management companies representing short-term rentals in Incline Village/Crystal Bay are confident they have strict renter rules and guidelines governing the actions and behaviors of STR renters. These acknowledgements are written contracts signed by each renter of a short-term rental. Property management representatives claim to enforce check-in, check-out procedures and respond to noise, trash, and parking issues experienced by neighbors. Existing licenses maintained by property management companies, including brokers license, property management permit, business license, and RSCVA lodging license should be enough to address permitting needs of properties represented.

Enforcement of regulations is critical.

Vast majority of participants agree sustainable enforcement is critical to the successful regulation of short-term rentals. Whether it's responding to noise, trash, parking, or over occupancy concerns dedicated resources must be available to adequately respond to complaints or concerns. Many people believe existing laws or ordinances exist, which simply need to be enforced, which apply to all residents, guests, and visitors. Others believe specific regulations specific to STR guests should be enforced with fines applied.





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Community residents, especially in Incline Village/Crystal Bay, believe short-term rentals are commercial businesses operated by owners not living in the local community.

Residents of Incline Village/Crystal Bay who are not hosts believe many short-term rentals are commercial operations managed by homeowners/operators not living in the local area. Many cite residents do not know the identity of owners providing short-term rentals in their neighborhoods. Challenges exist in contacting someone, other than renters, regarding complaints or concerns with renter activity or behaviors.

Hosts believe renter education and awareness of neighborhood practices, including rules associated with noise, parking, and trash can mitigate resident concerns.

While hosts represented a minority of public input participants many are confident that it is the responsibility of the host and owner of the property to educate renters on appropriate activities and behaviors, including noise, trash, and parking. Many of these hosts live in the communities where the rental properties reside. A concern exists that responsible hosts will be penalized for the actions of hosts not properly managing the rental dwellings they own.





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AREA OF PRIMARY CONCERN SUMMARY

Top 3 Area of Concern	# Session Responses	# Survey Responses	Total
Occupancy Limits	122	268	390
Permitting Process	150	195	345
Noise	73	260	333
Parking	89	223	312
Fire & Guest Safety	60	147	207
Trash	28	155	183
Other	N/A	71	71

The above table represents the number of responses by survey participants asked to select “up to three” areas of primary concern related to the impacts of short-term rentals. While Occupancy Limits ranked highest among areas of concern specific issues associated with Occupancy Limits often included issues in the areas of noise, parking, and trash.





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AREA OF CONCERN DETAIL: OCCUPANCY LIMITS

Issues & Concerns Relating to Occupancy Limits – Public Sessions

- Regulating occupancy numbers and limiting the number of guests at STRs. (52)*
- Infrastructure concerns (roads, trash, utilities, sewer, etc.) as a result of higher occupancy due to STRs. (4)
- Increase in issues related to parking, trash and noise due to higher occupancy of STRs. (4)
- Should code enforcement be considered as criminal or civil? (3)
- Disregard of HOA regulations by renters. (3)
- Property damage as a result of too many occupants. (2)

Issues & Concerns Relating to Occupancy Limits – Survey

- People (148 related responses)
 - There are too many people in houses. For example, a house indicated for X adults may have many more people than advertised.
 - Renters are not always honest about how many people will be coming.
 - Occupancy limits is also directly related to the other issues such as trash, noise, safety and parking.
 - There is no simple way to address overoccupancy of short-term rentals.
 - Areas that are not set up to accommodate an increased number of people are becoming overpopulated – small streets, neighborhoods, walking paths and beaches.

Potential Solutions

- Limit the number of guests allowed based some measure such as square footage, number of rooms, number of parking spaces, number of bedrooms, etc.
- Define a “bedroom” and enforce a 2 person/bedroom maximum.
- Require annual inspection to assess how many people are allowed in one unit and to set a limit of total number of people allowed in the home.
- Require a local property manager to act as a contact person in the event of overoccupancy.
- Require liability insurance if properties are damaged as a result of renters.
- Consider what other successful counties/communities have implemented and mimic their guidelines. Consider how property management companies enforce their properties.
- Allow residents to file complaints, provide a hotline phone line for complaints, enlist the HOA to help with management of complaints, and require STRs to post a permit number and phone number of who to contact with complaints.
- Post regulation information on the Washoe County website.

*Numbers are reflective of number of session participants that identified the issue across Public Sessions 1, 2 & 3.



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- Revoke permits of repeat offenders.
- Include infrastructure fees in the permitting process; a portion of tax from rentals is apportioned to towns to fix infrastructure.
- Have the owner provide a monetary bond to the County to ensure they are responsible for enforcing the reasonable number of occupants.
- Advertise financial penalties for guests that exceed the occupancy limit.
- Mandatory local rental firm or agent who checks on the number of occupants, parking, trash and who residents can contact when there are issues.
- There should be as many people allowed as beds permit.
- Very hard to monitor, but somehow place the responsibility of that on the owner
- All properties that are advertising and renting on a regular basis need to have someone to be accountable to, whether the owner wishes to be personally responsible or that there is a governing agency that can be called.
- Strict adherence to occupancy limits must be in contract.
- Consider how property management companies enforce occupancy limits.
- HUD has occupancy limits that are allowable for residential units. May use their guidelines.

AREA OF CONCERN DETAIL: PERMITTING

Issues & Concerns Relating to Permitting – Public Sessions

- How to structure fees - Are these properties commercial? Should they pay fees like commercial properties? Should they be taxed like property managers? How to find the sweet spot for the expense of fees so people actually get permitted. (48)*
- Different types of permits for different properties (i.e. 15-unit condos vs single family homes). (18)
- Area specific permits and limitation of permits by HOA, neighborhood, etc. (11)
- Burden of enforcement and owner accountability to respect ordinances created. (11)
- Encapsulating the correct requirements to get a permit (bear box requirement, ADA compliance, insurance, etc.) (10)
- Lack of coordination/input on permitting process with other entities (RSCVA, TRPA, HOAs, etc.). (10)
- Burden of compliance falling entirely on host. (4)
- Zoning considerations – commercial? Should STRs be held to commercial zoning standards? (2)
- Education and public outreach to inform the public of STR ordinances and permits created. (1)

Issues & Concerns Relating to Permitting – Survey

- Fees, Fines, and Taxes (132 related responses)

*Numbers are reflective of number of session participants that identified the issue across Public Sessions 1, 2 & 3.



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- Most people are accepting of reasonable permitting processes and fees but worry that the process could become a burden.
- Many people are concerned that they are already paying a 13% tax to the county, but they are not seeing any benefit from it.
- Any money collected from fees, fines and existing taxes should go back to enforcement of existing noise, fire, parking and other safety regulations. Many feel that an enforcement agency outside of the sheriff's office should be created to enforce regulations created around short term rentals and manage complaints by residents.
- Generally speaking, regulations people are approving of are for stricter limits on the number of occupants based on the size of the house, smoke and CO detectors as well as fire extinguishers, enough parking spots for the occupants, bear boxes for trash, noise ordinances, litter and dog poop.
- STR hosts already pay an occupancy tax, and there is concern that additional permitting fees would be excessive on top of the taxation already in effect.
- There is a consensus that research should be conducted on counties that have successfully implemented short term rental permitting processes for insights and direction.

Potential Solutions

- Structuring fees on a fixed or % of revenue or establish a tiered fee system.
- Ensure fees are high enough to dissuade violations by hosts/renters, increase fines with more complaints or violations and revoke permits after X number of infractions.
- Keep regulations simple and start small.
- Permit structure should be different for different types of properties (i.e. condominium buildings vs. single-family home, owner-present vs. owner not present) and the 28-day limit should potentially be different for different properties.
- Limit the total number of permits granted (potentially a lottery system).
- Coordinate with organizations such as the RSCVA and TRPA, consult with HOAs while creating ordinances, and don't reinvent the wheel – consider what other successful communities have implements for STR permitting.
- Incline should have its own limit on permits versus other areas in the county (i.e. Spanish Springs).
- Establish local contact person to handle complaints as they are reported, revoke permits after too many ordinance violations, implement host fines, create individual accountability for renters (i.e. renter fines), require that hosts be locally present to handle complaints, require permit to be displayed at residence, and implement hotline to report unregistered STRs.
- Require bear boxes, ADA compliance, health code compliance, fire and safety system compliance, proof of insurance, etc. in order to obtain a permit.
- A permit by a property management company should cover the permitting requirements of short-term rental dwellings they represent.
- Require a point of responsible point of contact to be within a certain mileage of the STR to respond to guest and neighbor concerns.



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- To avoid cumbersome permitting process, allow permitting to be completed online by hosts.
- Hire additional staff to enforce compliance of permitting processes created.
- Create an app or website for hosts to easily gain permits, and for local residents to identify short-term rentals, the permits obtained, and contact persons for specific properties.

AREA OF CONCERN DETAIL: NOISE

Issues & Concerns Relating to Noise – Public Sessions

- Excessive late-night noise from renters. (10)*
- High occupancy of STRs lead to high noise volume. (9)
- Renters that have barking dogs at the STR property. (4)
- Enforcement by neighbors and/or law enforcement. (4)

Issues & Concerns Relating to Noise – Survey

- Sounds & Parties (226 related responses)
 - Renters make lots of noise and disturb the full-time residents' quiet ambience that they paid for when buying their properties.
 - Any current noise ordinance that is already existing should be given greater enforcement.
 - Renters generally visit the lake to celebrate life events and part while on vacation, which causes a great deal of noise.
 - Loud music and loud people are outside after 9:00/10:00 PM and disturb the neighbors.

Potential Solutions

- Establish quiet hours village-wide or by neighborhood.
- Increase presence of police or neighborhood security.
- Require signage to be posted on STRs with a contact person to reach if there is too much noise.
- Limit the density of STRs allowed in neighborhoods.
- Develop a way to communicate noise and quiet hour standards or guidelines.
- Implement steep fines if noise ordinances are not followed.
- Create a way to let the community review the STR host on past problems.
- Owners should be held responsible for excessive noise complaints with financial penalties.
- Contracted requirements. Short-term rentals we have used have clauses indication eviction without refund in the event of noise complaints.
- Implement a 24/7 hotline to report noise issues and have follow up and appropriate fines to owners.

*Numbers are reflective of number of session participants that identified the issue across Public Sessions 1, 2 & 3.





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- The rental owner should have a local presence or hire a local property manager to respond so our sheriff can focus on their real and important job of public safety.
- Owners should be more aggressive about informing their renters about late night noise issues and withhold some if the cleaning deposit if neighbors complain.

AREA OF CONCERN DETAIL: PARKING

Issues & Concerns Relating to Parking – Public Sessions

- Renters parking in right of ways, blocking emergency/first responder access, and blocking pedestrian paths. (15)*
- Street parking is scarce and overflowing. (8)
- Too many guest vehicles at a single property. (6)
- Boat and trailer parking at STR properties. (5)
- Proper enforcement of parking regulations. (5)
- Homes are rented out for too many days of the year and the owner does not ever occupy the home. (3)

Issues & Concerns Relating to Parking – Survey

- Land Resources (233 related responses)
 - There are not enough parking spots in Incline Village and visitors parking cars, RV's and boats make the problem worse.
 - Any vehicle that blocks the roadway or impedes snow removal should be fined.
 - Many streets do not get plowed in winter because someone parked in the street and blocked access for the snowplow.
 - Areas that are marked a "No Parking" are not enforced.
 - Cars, boats and RVs park in fire easements. Lack of information for renters on where they are legally allowed to park.
 - Sheriff's Department is not able to keep up with increased need to enforce parking regulations.

Potential Solutions

- Establish an enforcement hotline to call with parking complaints.
- Fine property owners/renters for parking infraction and revoke permits after a determined number of infractions/complaints.
- Limit parking per home and set occupancy limits for the STR based on available parking.
- Improve public transportation options to reduce the number of cars in need of parking.

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- Allow boat/trailer parking only if there is off-street or appropriately permitted parking spots – do not allow overnight parking/eliminate the 72hr rule.
- Post parking restrictions on websites of businesses in the area.
- Require renters to sign contract on parking limitations and confiscate their deposit if limitations are not followed.
- Enforce a 28-day/year maximum rental time on STRs.
- Limit number of vehicles to 1st On Property including req garages to be employed, and then limit to 1-2 off property spots.
- Owners should limit the number of vehicles allowed
- Assign street parking permits to residents and renters so that each unit has one or two street permits. A reminder of parking laws for Nevada could be printed on the back of each permit.
- No street parking, only on property parking allowed
- Annual inspections paid by permit fees. Inspections would determine max parking in both summer and winter.
- On site or local agent who can be contacted when there are issues.
- Must have LOCAL representation who will enforce rules on-demand.
- Enforce current laws concerning street parking and snow removal.
- a 24/7 monitored hotline (like South Lake Tahoe) to report parking and other issues, and Washoe County personnel available to investigate and impose fines, tickets, and towing.
- “No parking” signs on the street except for residents with parking permits that own the property.
- Owners who use VRBO or Airbnb must have a local management company to react quickly to neighbor's complaints.
- There are rules listed on Air BnB and VRBO websites re occupancy, parking, noise, etc. The person filling out the rsvp needs to agree to abide by them.
- Do not allow large RVs and trailers to park in residential areas for more than 48 hours.
- Issue owner's parking permits for Incline Village. No more than one permit to park on the street other than driveways. Then the sheriff' office could issue parking tickets for cars parked on residential streets for more than 2 hours. The fees collected could offset the cost of enforcement.
- Establish a 2-car maximum on short-term rentals.

AREA OF CONCERN DETAIL: FIRE & GUEST SAFETY

Issues & Concerns Relating to Fire & Guest Safety – Public Sessions

- Renters are not informed on evacuation processes. (19)*
- Renters are not informed on safety procedures, such as burning, fire danger, ice, snow melt, etc. (18)

*Numbers are reflective of number of session participants that identified the issue across Public Sessions 1, 2 & 3.



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- Inadequate inspections and unsafe spaces. (13)
- Lack of maintenance standards and ability for community members to file complaints if they are not met. (13)
- STRs are resulting in an increased number of emergency calls. (11)
- Hosts are not present to respond to issues as they arise. (5)
- Managing the guests of renters (i.e. guests that renters invite to the property). (2)
- Decline in property values for neighbors of STR properties. (2)
- Insurance stipulations are not being enforced. (2)

Issues & Concerns Relating to Fire & Guest Safety – Survey

- Fire Safety (47 related responses)
 - Properties not having smoke alarms.
 - Properties not having defensible space.
 - Renters generally not being fire safe by having outdoor fires, barbeques, or tossing cigarettes. There is interest in enacting a smoking ban in Incline Village.
 - In the event of a fire, it may be difficult to evacuate due to all of the cars.
 - STR properties should have clear posted rules and regulations pertaining to safety – including evacuation routes and information on fire safety.
 - Many people want basic safety inspections as part of the permitting process to ensure proper protections, such as fire alarms, sprinkler systems, fire extinguishers, defensible space, carbon monoxide detectors, etc.

Potential Solutions

- Require permits and do not issue permit until inspection is passed.
- Require that hosts must be local or have a local property manager.
- Give neighbors the ability to file complaints if maintenance standards are not met; complaints go to both the property manager as well as an enforcement agency or other outside group to regulate.
- Offer county-wide safety education for all properties in the county on ordinances and enforcement.
- Making sure renters understand when fires can occur (time, spaces, firepits, barbeques, etc.) with a safety info binder at all STRs and have renters sign agreement about requirements upon arrival.
- Ban outdoor fires and fine renters if they are caught having an outdoor fire.
- Create zoning restrictions for STRs.
- Require evacuation plans for every STR that is posted inside the home. Post evacuation maps in public places.
- Limit the number of STRs allowed in case evacuation is needed.
- Raise fines for lack of insurance.



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- Allocate a portion of the STR tax to fund first responders.
- Allow the fire district to implement an inspection and permitting process for our community.
- Develop commercial areas where commercial fire and safety codes can be enforced.
- Have STR's prove they have properly working smoke detectors.
- Require homeowners to clear dead branches and litter around homes.
- Informational pamphlet that can be placed in homes or a signed disclosure by renters.
- any request for approval should have a fire marshal inspection for defensible space and unauthorized fire concerns, such as fire pits without adequate space around them for embers and other related issues.
- use a portion of the short-term rental taxes for evacuation planning and defensible space projects
- Any monies collected from STR licenses should come back to Incline Village/Crystal Bay to migrate the Safety issues fire and police issues promoted by the STR increase in our population.
- There should be a checklist, publicly available, that a householder could use. There should be an inspection but NOT by a county employee but rather the county should identify persons who could perform inspections and would be engaged by the householder.
- A point of contact easily available to report noncompliance to the owner.
- Solicit volunteers to help with inspections. Yes, there are many things they can't do, but they can be officially sanctioned to gather info, such as take pictures, confirm addresses, be contact person to help renters thru process, etc.
- Solicit volunteers to help with inspections. Yes, there are many things they can't do, but they can be officially sanctioned to gather info, such as take pictures, confirm addresses, be contact person to help renters thru process, etc.

AREA OF CONCERN DETAIL: TRASH

Issues & Concerns Relating to Trash – Public Sessions

- Incorrect treatment of trash and visible trash at STR properties. (8)*
- Bear presence in neighborhoods and bears getting into improperly stored trash. (8)
- Dog feces and trash on STR neighbors' properties. (4)
- Lack of 24/7 contact for trash concerns. (4)

Issues & Concerns Relating to Trash – Survey

- Bears (97 related responses)
 - STRs are causing issues with wildlife, particularly bears.

*Numbers are reflective of number of session participants that identified the issue across Public Sessions 1, 2 & 3.



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- Renters are filling up bear boxes, dumpsters and leaving trash piled up unsecured until collection days.
- Bear boxes should be a requirement of STR properties.
- Responsible parties should be fined for littering or feeding the wildlife when animals do get into trash.

Potential Solutions

- Require STRs to have bear boxes and a designated area for trash to be out of sight when guests are present.
- Require guidelines/info is provided to guests so they know how to properly take care of trash, including storage, collection days, etc.
- Distribute a portion of the permit fee to fund trash collectors around the village.
- Fine renters for breaking trash rules as opposed to owners.
- Establish a hotline to contact 24/7 with concerns.
- A local management company responsible for who they allow to rent out the units so and they do a walkabout as the group is leaving so they can have them "do it right" or take responsibility and charge the renters out of the damage deposits.
- Again it is the landlord's responsibility to impose fees that would be punitive enough if garbage and is not picked up and disposed of properly.
- Rental unit must have appropriate container capacity.
- Maybe a good solution would be to have the owner be required to have double the amount of trash collection bins on site during the rental period.
- It must be in a contract that the facility must be left trash free and all trash is to be put in acceptable receptacles. A deposit must be collected at time of booking and if trash is left behind, the proceeds for deposit are utilized to clean up the facility.
- Renters are not being given adequate instruction on trash removal and do not feel ownership and our beautiful community.
- Owner responsibility to inform renters, simple solution.
- Have renters drop off at the transfer station or recycling center (or the cleaning staff do it.)
- Hosts should pay for trash to be collected every time a renter leaves their property.





ADDITIONAL COMMENTS

Other Issues & Concerns – Public Sessions

- STRs need to have coordination with HOAs, IVGID, TRPA, and other local compliance organizations. (6)*
- Too heavy of ordinances or permitting processes will infringe on the rights of property owners. (5)
- There is no current means of quantifying complaints about guests. (5)
- The definition of a “Short-Term Rental” should be clear. (4)
- RSCVA fee structure and room taxes need to have greater transparency. (4)
- Repeat rule offenders should be noted and given steeper fines. (4)
- STRs have negative psychological issues on neighborhoods – it wears on the psyche of the community as well as alienates hosts from their neighbors. (4)
- Honoring the existing HOA rules that are in place. (2)

Other Issues & Concerns – Survey

- Some respondents feel that current zoning rules should preclude STR decisions.
- Many respondents commented that property owners should have the right to use their property as they see fit. Concern that regulations will have negative impacts on hosts’ ability to rent properties to pay for property expenses and cost of living.
- No one seems to be accountable with the renters if there is an issue. If you contact the owners- they don't live here so they can't help. There needs to be a local contact for short-term rentals, such as a property manager.
- Address the other issues equally for all homes and people in Washoe county.
- Location of STR's in residential zones which become primarily "instant hotels" and are not carefully overseen/actively managed by the resident owner with an interest in the community.

Other Issues & Concerns Specific to Incline Village – Public Sessions

- STRs are creating a lack of availability for long-term renters and seasonal workers. (8)[†]
- IVGID is providing too many beach passes to renters, causing the beaches to be overcrowded. (6)
- Locals are outnumbered and there is a decline of civic pride in the community. (3)

Additional Comments – Survey

- Many voiced support for STRs by expressing that renting is the only way they afford their home in Incline Village

*Numbers are reflective of number of session participants that identified the issue across Public Sessions 1, 2 & 3.

[†]Numbers are reflective of number of session participants that identified the issue across Public Sessions 2 & 3.



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- Concern about traffic conditions if there was a fire during tourist season and we had to evacuate.
- STR should be every property owners right
- short term rentals are an asset to the community & a valuable source of income for not only the landlord but also the tourist industry.
- Main issue is not having local hosts.
- STRs are destructive to the community.
- Local families are being forced out of affordable housing.
- Negative impacts to the sense of community in Incline Village.
- STRs are replacing long-term rentals.
- Limit short-term rentals in the Incline Village area, the property values will fall as most homes are second homes and the owners need additional income

Additional Comments – Survey & Public Input Sessions/Positive Impacts of STRs

- Bring money into the community/local economy (11)
- Makes living in Incline more affordable by offsetting income (7)
- Allows for affordable places for visitors to stay (particularly young families) (4)
- Reduces need for major lodging/big hotels (3)
- Protects homeowners' right to use property as they chose (3)
- Makes visitors aware of the beauty of our environment and caretaking that environment (3)
- Residents and guests bring life into the community
- Brings in money to support RSCVA
- Business taxes collected go to support the police force, schools, etc.
- STRs bring in more business to local merchants.





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INSERT APPENDIX HERE WITH SURVEY VERBATIMS

