

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26

PROPOSED FIRST AMENDMENT

BILL NO. 2017-16

ORDINANCE NO. _____

AN ORDINANCE TO AMEND THE CITY'S LICENSING AND ZONING REGULATIONS TO DELETE CATEGORIES FOR "BED AND BREAKFAST INN" AND "BOARDING OR ROOMING HOUSE," REVISE REGULATIONS AND REQUIREMENTS PERTAINING TO SHORT-TERM RESIDENTIAL RENTALS, AND PROVIDE FOR OTHER RELATED MATTERS.

Sponsored by: Councilwoman Lois Tarkanian
Councilman Bob Beers

Summary: Amends the City's licensing and zoning regulations to delete categories for "bed and breakfast inn" and "boarding or rooming house," and to revise regulations and requirements pertaining to short-term residential rentals.

THE CITY COUNCIL OF THE CITY OF LAS VEGAS DOES HEREBY ORDAIN AS
FOLLOWS:

SECTION 1: Title 6, Chapter 46, Section 20, of the Municipal Code of the City of Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

6.46.020: (A) Except as otherwise provided in Subsection (B), [No] no person shall engage in the business of operating a hotel, motel, [roominghouse, bed and breakfast establishment] or other establishment that rents or holds out for rent rooms or other temporary accommodations on a daily basis or for a period of thirty days or less, with or without meals included in the rental rate, without first obtaining and thereafter maintaining a valid unexpired license pursuant to this Chapter.

(B) The provisions of Subsection (A) do not apply to a short-term residential rental subject to licensing under LVMC Chapter 6.75.

SECTION 2: Title 6, Chapter 46, Section 140, of the Municipal Code of the City of Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

6.46.140: (A) Except as otherwise provided in Subsection (B), [Persons] persons operating a hotel, motel, [roominghouse] or other establishment wherein rooms or other temporary accommodations are rented on a daily basis or for a period of thirty days or less, with or without meals included in the rental

Submitted At Meeting

Date 6/19/17 Item 3

1 rate, shall [provided,] provide, keep and maintain a public register and shall require every person who rents
2 or occupies a room or other temporary accommodation in such hotel, motel, roominghouse or
3 establishment to write in such register his or her name and place of residence. Such registration shall be
4 made on a page of the register properly dated with reference to the day of the year, month and week and the
5 time of day the person rents or arranges to occupy a room or temporary accommodation shall also be
6 therein entered. Such register shall be permanently and firmly bound and shall not be of a loose-leaf
7 nature.

8 (B) The provisions of Subsection (A) do not apply to a short-term residential rental
9 subject to licensing under LVMC Chapter 6.75.

10 SECTION 3: Title 6, Chapter 75, Section 10, of the Municipal Code of the City of Las
11 Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

12 **6.75.010:** "Commercial vehicle" means a vehicle customarily used as part of a business for the
13 transportation of goods or people.

14 ["Daytime" means the period of time between 9:00 a.m. and 10:00 p.m. on a given day.

15 "Nighttime" means the period of time between 10:00 p.m. on one day and 9:00 a.m. on the
16 next succeeding day.]

17 "Hosting platform" means any electronic or other operating system, functioning in the
18 nature of a marketplace, by which an operator markets, advertises, offers, solicits customers for, or makes
19 available for commercial use a short-term residential rental.

20 "Operator" means any person who owns, leases, controls, manages or operates a short-term
21 residential rental unit or property.

22 "Short-term residential rental" means the commercial use, or the making available for
23 commercial use, of a residential dwelling unit for dwelling, lodging or sleeping purposes, wherein any
24 individual guest rents or occupies the entire dwelling unit or one or more individual rooms within the unit
25 for a period of less than thirty-one consecutive calendar days. The term does not include a "community
26 residence," "facility for transitional living for released offenders," or any other facility with dwelling units

1 that is specifically defined in LVMC Chapter 19.18.

2 SECTION 4: Title 6, Chapter 75, Section 20, of the Municipal Code of the City of Las
3 Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

4 **6.75.020:** (A) No person shall engage in the business of offering or operating a short-term
5 residential rental without first obtaining and thereafter maintaining a valid unexpired license pursuant to
6 this Chapter for each short-term residential rental unit. Where there are multiple dwelling units on the
7 same property, each unit must be licensed individually.

8 (B) If a short-term residential unit is managed by a person other than the licensee or a
9 principal of the licensee for that unit, that person must possess a valid license from the State of Nevada and
10 the City to manage property.

11 (C) The holder of a license under this Chapter is the person primarily responsible for
12 compliance with the obligations that are imposed on an operator by this Chapter, whether or not that person
13 owns the real property on which the short-term residential rental is located. In the case of a short-term
14 residential rental whose affiliated licensee is not the property owner, the property owner is secondarily
15 responsible for compliance.

16 (D) Commencing on July 1, 2017, no person is eligible for a new license for a short-
17 term residential rental under this Chapter unless the person qualifies as an owner of the parcel on which the
18 short-term residential unit is located. For purposes of the preceding sentence, "owner" includes any person
19 who is listed as an owner of record of the unit in the records of the Clark County Assessor or, in the case of
20 a unit that is owned by a trust or other corporate or legal entity, a trustee or principal of that trust or entity.
21 Short-term residential rentals that are licensed as of July 1, 2017, shall have two years from that date within
22 which to terminate operations or achieve licensing by an owner.

23 SECTION 5: Title 6, Chapter 75, Section 40, of the Municipal Code of the City of Las
24 Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

25 **6.75.040:** Each application for a short-term residential rental license shall contain or include the
26 following information and documentation:

1 (A) The name, signature, address and telephone number of the owner of the residential
2 dwelling to be associated with the license.

3 (B) The name, address and telephone number of any property manager or property
4 management firm that will be operating the short-term residential rental.

5 (C) The name, address and telephone number (including a telephone number that
6 provides for communication twenty-four hours a day) of the local contact person who will respond to
7 complaints regarding the condition, operation, or conduct of the occupants of the short-term residential
8 rental unit.

9 (D) The address of the residential dwelling proposed to be used as a short-term
10 residential rental.

11 (E) The number of bedrooms, [per the documentation listed with the Clark County
12 Assessor, and the applicable nighttime and daytime occupancy limit of the residential dwelling.] as
13 determined by the City pursuant to the conditional use verification process described in LVMC
14 19.12.040(C).

15 (F) If the proposed short-term residential rental unit is located within a gated
16 subdivision or controlled-access building that is governed by an owners' association, a letter or other
17 documentation from the association acknowledging the proposed use and, if necessary, granting access to
18 occupants of the proposed rental unit.

19 (G) A list of all hosting platforms that the applicant proposes to use to market,
20 advertise, offer, solicit customers for, or make available for commercial use the short-term residential rental
21 applied for.

22 (H) Proof of current, valid liability insurance coverage in a minimum amount of
23 \$500,000.

24 (I) An affidavit attesting that there are no delinquent room tax liabilities or liens
25 regarding the property to be used as a short-term residential rental.

26 SECTION 6: Title 6, Chapter 75, Section 80, of the Municipal Code of the City of Las

Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

6.75.080: (A) An evacuation map and list of procedures shall be placed within each guest room used for sleeping. Maps and lists of procedures shall be mounted on a wall or door in a horizontal position, either made of a durable material or encased within a durable frame or enclosure. Each map and list shall have a minimum size of ten inches by eight inches, with the color of text contrasting to the background. Maps shall have a "you are here" star with a directional arrow to the nearest exit, and shall also indicate the location of all available fire extinguishers.

(B) At a minimum, there must be at least one fire extinguisher:

(1) In the kitchen area, located under the sink;

(2) In any garage, mounted on the wall no higher than forty-eight inches above the finished floor; and

(3) Located on each floor level of the short-term residential rental unit, to the extent not otherwise covered by Paragraphs (1) and (2) of this Subsection (B).

→Each fire extinguisher shall have a current service tag from a State of Nevada Fire Marshal-certified contractor.

(C) All sleeping rooms shall be equipped with smoke alarms and shall be installed in accordance with applicable codes. A record of monthly testing and battery replacement shall be available for verification by the Fire Prevention Division.

(D) Carbon monoxide alarms shall be installed in accordance with applicable codes.

(E) Each short-term residential rental shall be maintained in accordance with all applicable provisions of City building-related and technical codes adopted pursuant to LVMC Title 16.

SECTION 7: Title 6, Chapter 75, Section 90, of the Municipal Code of the City of Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

6.75.090: (A) The operator shall post a copy of the license along with a copy of this Section 6.75.090 in a conspicuous place within the short-term residential rental unit.

(B) The maximum [nighttime] occupancy of a short-term residential rental unit shall

1 [comply with the maximum occupancy limits for residential dwellings established by the Uniform Housing
2 Code, as adopted in LVMC Chapter 16.20. The total daytime occupancy of the unit shall be limited to a
3 maximum of one and one-half times the nighttime occupancy limit.] not exceed either of the following
4 limits:

5 (1) Two persons per bedroom (but excluding children under the age of
6 twelve); or

7 (2) The maximum occupancy limits for residential dwellings established by
8 the Uniform Housing Code, as adopted in LVMC Chapter 16.20.

9 (C) All occupant vehicles shall be parked on site, and shall not be parked in the
10 adjacent public right-of-way. No commercial vehicles shall be permitted on the short-term residential rental
11 unit property or parked in the adjacent public right-of-way, except where otherwise permitted in
12 commercial zoning districts.

13 (D) Notwithstanding the provisions of LVMC Chapter 9.16, the use of any radio
14 receiver, stereo, musical instrument, sound amplifier or similar device which produces, reproduces or
15 amplifies sound shall take place only within an enclosed short-term residential rental unit. The property
16 owner or operator of a short-term residential rental unit shall use reasonably prudent business practices to
17 ensure that the occupants or guests of the rental unit do not create unreasonable noise or disturbances.

18 (E) The operator shall make available a local twenty-four-hour phone number that
19 provides the capability of producing a response within two hours to complaints regarding the condition,
20 operation, or conduct of the occupants of the short-term residential rental unit. Failure of the operator or an
21 employee or agent to respond [or provide for a response] to the complainant within two hours shall
22 constitute a violation of [these regulations.] this Chapter. In the case of a short-term residential rental unit
23 with more than five bedrooms, compliance with this Subsection (E) requires the operator to engage as its
24 agent for the purpose of responding to complaints a company licensed to provide security pursuant to NRS
25 Chapter 648. For purposes of the preceding sentence, a dwelling unit is presumed to have the number of
26 bedrooms indicated in the records of the Clark County Assessor's Office that pertain to that unit, but that

1 presumption may be rebutted by inspection or other competent evidence.

2 (F) [With respect to any short-term residential rental unit with more than four
3 bedrooms, a placard shall be displayed on the exterior of the unit listing the twenty-four-hour contact
4 information for complaints regarding the operation or conduct of the occupants of the unit. The placard
5 shall be in plain view for the general public at all times the short-term residential rental unit is occupied.
6 The placard shall be a minimum of eight and one-half inches by eleven inches in size, clearly depicting the
7 twenty-four-hour contact information. Contact information shall include the full name and telephone
8 number and must be in a minimum legible font of seventy-two-point or a minimum of one and one-half
9 inches in height.] A placard shall be displayed on the exterior of each short-term residential rental unit
10 listing the information set forth below in this Subsection (F). The placard shall be in plain view of the
11 general public at all times the short-term residential rental unit is occupied and shall be a minimum of eight
12 and one-half inches by eleven inches in size. The placard must specify the maximum occupancy allowed
13 pursuant to this Section, as well as the twenty-four-hour contact information required by Subsection (E) of
14 this Section. The information required by the preceding sentence must be in a minimum legible font of
15 seventy-two-point or a minimum of one and one-half inches in height. The required contact information
16 shall include a full name and telephone number of the contact.

17 (G) Trash and refuse shall not be left or stored in public view, except in proper
18 containers for the purpose of collection in accordance with the requirements of Chapter 9.08. The owner of
19 the property or manager of the short-term residential rental unit shall be responsible for notifying occupants
20 of trash disposal procedures and for maintaining compliance with the requirements of Chapter 9.08.

21 (H) Consistent with and as a reflection of the definition of the term "short-term
22 residential rental" set forth in this Chapter, no short-term residential rental unit may be rented for the
23 purpose of holding weddings, parties, receptions or similar events that typically are held at a banquet
24 facility or other facility that is made available for the holding of events on a commercial basis. Any use of
25 the short-term residential rental unit is limited to activities that are incidental to its use for dwelling,
26 lodging or sleeping purposes.

1 (I) All written or visual advertising for the short-term residential rental must include
2 the business license number assigned to the rental unit.

3 SECTION 8: Title 6, Chapter 75, Section 110, of the Municipal Code of the City of Las
4 Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

5 **6.75.110:** In addition to any other remedy available for a violation of this Chapter, the Director may
6 suspend or revoke a license issued under this Chapter in connection with a particular short-term residential
7 unit for the [third] second or subsequent violation of this Chapter regarding that unit within any twenty-four
8 month period. Such action is appealable to the City Council or the Council's designee. In addition, the
9 renewal of a license issued under this Chapter or an application for a new license under this Chapter may be
10 denied if the licensee or applicant has been found guilty of any provision of this Chapter or has been
11 determined to be in violation of any provision of this Chapter in connection with a civil proceeding.

12 SECTION 9: Ordinance No. 6289 and the Unified Development Code adopted as Title
13 19 of the Municipal Code of the City of Las Vegas, Nevada, 1983 Edition, are hereby amended as set forth
14 in Sections 10 to 15, inclusive, of this Ordinance. The amendments are deemed to be amendments to both
15 Ordinance No. 6289 and the Unified Development Code adopted as Title 19.

16 SECTION 10: Table 2 of the Land Use Tables adopted in Title 19, Chapter 12, Section
17 10, is hereby amended by deleting the entries for the uses "Bed & Breakfast Inn" and "Boarding or
18 Rooming House."

19 SECTION 11: Table 2 of the Land Use Tables adopted in Title 19, Chapter 12, Section
20 10, is hereby amended by amending the entry for the use "Short-Term Residential Rental" to indicate that
21 the use is not allowed in the R-MH District and to add the P-O, O, C-1, C-2 and C-PB Zoning Districts to
22 the list of districts in which the use is allowed as a conditional use. In order to reflect the amendments:

23 (A) The letter "C" shall be removed from the box that represents the intersection of the
24 row for the use "Short-Term Residential Rental" and the column for the R-MH Zoning District.

25 (B) The letter "C" shall be inserted in the box that represents the intersection of the
26 row for the use "Short-Term Residential Rental" and the column for each of the P-O, O, C-1, C-2 and C-PB

1 Zoning Districts.

2 SECTION 12: Title 19, Chapter 12, Section 70, is hereby amended by deleting in their
3 entirety the entries for the uses “Bed & Breakfast Inn” and “Boarding or Rooming House.”

4 SECTION 13: Title 19, Chapter 12, Section 70, is hereby amended by amending the entry
5 for the use “Short-Term Residential Rental” to read as follows:

6 **Short-Term Residential Rental**

7 **Description:** The commercial use, or the making available for commercial use, of a residential dwelling
8 unit for dwelling, lodging or sleeping purposes, wherein any individual guest rents or occupies the entire
9 dwelling unit or one or more individual rooms within the unit for a period of less than 31 consecutive
10 calendar days. This use does not include a “Community Residence,” “Facility for Transitional Living for
11 Released Offenders,” or any other facility with dwelling units that is specifically defined in Chapter 19.18.
12 For purposes of this Title, this use does not include the rental or occupancy of an accessory structure (Class
13 I or II), a tent, a trailer or a mobile unit. In the case of a single parcel containing more than one dwelling
14 unit, each dwelling unit constitutes a separate short-term residential rental use.

15 **Conditional Use Regulations:**

- 16 1. The operator must obtain a business license to operate the use.
- 17 2. The use must comply on an ongoing basis with all governmental licensing and regulatory
18 requirements, including the payment of applicable room taxes and licensing fees.
- 19 3. The use must comply with the City’s noise regulations as they apply to residential uses.
- 20 4. The use may not be located closer than 660 feet to any other Short-Term Residential Rental use
21 (measured from property line to property line).
- 22 5. Vehicle parking associated with the use shall comply with applicable parking regulations, and vehicles
23 of guests and invitees shall not obstruct traffic or access to other properties in the area.
- 24 6. In addition to and independent of any enforcement authority or remedy described in this Title, the
25 failure to comply with a Conditional Use Regulation associated with this use may be enforced as in the case
26 of a violation of Title 6 by means of a civil proceeding pursuant to LVMC 6.02.400 to 6.02.460, inclusive.

1 7. On any particular parcel, the use is limited to a single residential dwelling unit that is occupied by its
2 owner during each period the unit is rented and that has no more than [four] three bedrooms, with a
3 maximum occupancy not to exceed the limits set forth in LVMC 6.75.090. For purposes of the preceding
4 sentence, "owner" includes any person who is listed as an owner of record of the unit in the records of the
5 Clark County Assessor or, in the case of a unit that is owned by a trust or other corporate or legal entity, a
6 trustee or principal of that trust or entity. The dwelling unit is presumed to have the number of bedrooms
7 indicated in the records of the Clark County Assessor's Office that pertain to that unit, but that presumption
8 may be rebutted by inspection or other competent evidence.

9 8. The use is allowed in the P-O, O, C-1, C-2 and C-PB Zoning Districts only in connection with the
10 residential component of a mixed-use development or in a dwelling unit permitted as a legal
11 nonconforming use.

12 **Minimum Special Use Permit Requirements:**

13 *1. The operator must obtain a business license to operate the use.

14 *2. The use must comply on an ongoing basis with all governmental licensing and regulatory
15 requirements, including the payment of applicable room taxes and licensing fees.

16 *3. The use must comply with the City's noise regulations as they apply to residential uses[.], as well as
17 any applicable provisions of the Municipal Code that may pertain to odor nuisances.

18 *4. Vehicle parking associated with the use shall comply with applicable parking regulations, and vehicles
19 of guests and invitees shall not obstruct traffic or access to other properties in the area

20 *5. In addition to and independent of any enforcement authority or remedy described in this Title, the
21 failure to comply with a Minimum Special Use Permit Requirement or other condition of approval
22 associated with this use may be enforced as in the case of a violation of Title 6 by means of a civil
23 proceeding pursuant to LVMC 6.02.400 to 6.02.460, inclusive.

24 *6. [The use may not be located closer than 660 feet to any other Short-Term Residential Rental use
25 (measured from property line to property line).] The use is allowed in the P-O, O, C-1, C-2 and C-PB
26 Zoning Districts only in connection with the residential component of a mixed-use development or in a

1 dwelling unit permitted as a legal nonconforming use.

2 *7. The maximum occupancy of the residential dwelling unit shall not exceed the limits provided for in
3 LVMC 6.75.090.

4 8. The use may not be located closer than 660 feet to any other Short-Term Residential Rental use
5 (measured from property line to property line).

6 **On-site Parking Requirement:** [No] For any short-term residential rental that has no more than 5
7 bedrooms, no additional parking is required beyond that which is required for the principal use on the site.
8 For units with more than 5 bedrooms, 1 additional space shall be required for every 2 additional bedrooms
9 or fractional portion thereof.

10 SECTION 14: Title 19, Chapter 18, Section 20, is hereby amended by deleting in their
11 entirety the definitions for the uses “Bed & Breakfast Inn” and “Boarding or Rooming House.”

12 SECTION 15: Title 19, Chapter 18, Section 20, is hereby amended by amending the
13 definition of the term “Short-Term Residential Rental” to read as follows:

14 **Short-Term Residential Rental:** The commercial use, or the making available for commercial use, of a
15 residential dwelling unit for dwelling, lodging or sleeping purposes, wherein any individual guest rents or
16 occupies the entire dwelling unit or one or more individual rooms within the unit for a period of less than
17 31 consecutive calendar days. The term does not include a “Community Residence,” “Facility for
18 Transitional Living for Released Offenders,” or any other facility with dwelling units that is specifically
19 defined in Chapter 19.18. For purposes of this Title, the term does not include the rental or occupancy of
20 an accessory structure (Class I or II), a tent, a trailer or a mobile unit. In the case of a single parcel
21 containing more than one dwelling unit, each dwelling unit constitutes a separate short-term residential
22 rental use.

23 SECTION 16: For purposes of Section 2.100(3) of the City Charter, Sections 19.12.010,
24 19.12.070 and 19.18.020 are deemed to be subchapters rather than sections.

25 SECTION 17: The Department of Planning is authorized and directed to incorporate into
26 the Unified Development Code the amendments set forth in Sections 10 to 15, inclusive, of this Ordinance.

1 SECTION 18: Short-term residential rental uses that are existing on the effective date of
2 this Ordinance, that would require a special use permit under this Ordinance in order to be established as a
3 new use, and that were not approved by means of special use permit shall have two years from the effective
4 date of this Ordinance within which to apply for and obtain a special use permit. If by that date special use
5 permit approval has not been obtained, the use must terminate as of that date.

6 SECTION 19: If any section, subsection, subdivision, paragraph, sentence, clause or
7 phrase in this ordinance or any part thereof is for any reason held to be unconstitutional or invalid or
8 ineffective by any court of competent jurisdiction, such decision shall not affect the validity or
9 effectiveness of the remaining portions of this ordinance or any part thereof. The City Council of the City
10 of Las Vegas hereby declares that it would have passed each section, subsection, subdivision, paragraph,
11 sentence, clause or phrase thereof irrespective of the fact that any one or more sections, subsections,
12 subdivisions, paragraphs, sentences, clauses or phrases be declared unconstitutional, invalid or ineffective.

13 SECTION 20: Whenever in this ordinance any act is prohibited or is made or declared to
14 be unlawful or an offense or a misdemeanor, or whenever in this ordinance the doing of any act is required
15 or the failure to do any act is made or declared to be unlawful or an offense or a misdemeanor, the doing of
16 such prohibited act or the failure to do any such required act shall constitute a misdemeanor and upon
17 conviction thereof, shall be punished by a fine of not more than \$1,000.00 or by imprisonment for a term of
18 not more than six months, or by any combination of such fine and imprisonment. Any day of any violation
19 of this ordinance shall constitute a separate offense.

20 ...

21 ...

22 ...

23 ...

24 ...

25 ...

26 ...

SECTION 21: All ordinances or parts of ordinances or sections, subsections, phrases, sentences, clauses or paragraphs contained in the Municipal Code of the City of Las Vegas, Nevada, 1983 Edition, in conflict herewith are hereby repealed.

PASSED, ADOPTED and APPROVED this _____ day of _____, 2017.

APPROVED:

By CAROLYN G. GOODMAN, Mayor

ATTEST:

LUANN D. HOLMES, MMC
City Clerk

APPROVED AS TO FORM:

Val Steed,
Deputy City Attorney

Date _____

1 The above and foregoing ordinance was first proposed and read by title to the City Council on the _____
2 day of _____, 2017, and referred to a committee for recommendation, the committee
3 being composed of the following members _____;
4 thereafter the said committee reported favorably on said ordinance on the _____ day of
5 _____, 2017, which was a _____ meeting of said Council; that at said
6 _____ meeting, the proposed ordinance was read by title to the City Council as
7 amended and adopted by the following vote:

8 VOTING "AYE": _____

9 VOTING "NAY": _____

10 ABSENT: _____

11 APPROVED:

12
13 By _____
CAROLYN G. GOODMAN, Mayor

14 ATTEST:

15 _____
16 LUANN D. HOLMES, MMC
City Clerk

Pam Maher
718 Lacy Lane
Las Vegas, NV 89107
702-875-1375
pamaher@me.com

June 18, 2017

RE: Bill #2017-16 Before the City of Las Vegas Recommending Committee

For the record my name is Pam Maher, I live at 718 Lacy Lane, Las Vegas, NV 89107.

Good Morning;

I'd like to thank Councilwoman Tarkanian and Councilman Beers for sponsoring this bill. I live in Ward 1 and I support Las Vegas City Council Bill No. 2017-16 revising regulations and requirements pertaining to short-term rentals.

In preparing this statement I looked into the public record at the speaker cards and comments made to the Recommending Committee at the May 15 meeting. I live in the Alta historic district and in our neighborhood there are two licensed Short Term Rentals (one is a notorious "party house") but there is also many unlicensed Short Term Rentals too.

The speaker cards and comments paint a rosy picture of happy families with the family dog that want to spend their vacation in a neighborhood living like the locals in low-density single family residential settings away from casinos.

I'm not seeing this. What I witness constitutes a public nuisance – people urinating in areas visible to the public, traffic and parking issues that create an undue burden on neighbors, litter in the public right of way, multiple overflowing trash cans lined up at the curb on garbage day, many people coming and going at night, and even disregard for city leash laws. One day one of the Short Term Rental "residents" drove down the street at 30mph and then backed up at 30mph for about a half a block backtracking back to the Short Term Rental house. She must have forgotten something and couldn't be bothered to turn around. This is in a neighborhood with only bridle paths, no sidewalks, so schoolchildren walk in the street on their way to and from school. I'm not seeing family friendly rentals in my neighborhood, I'm seeing out of state investor owned luxury party houses where people are packed in to live out their dream vacation in Las Vegas where every night is a party.

I support Las Vegas City Council Bill No. 2017-16 because I want input in the licensing process, I want the minimum 660 foot limit between Short Term Rentals, and I want a placard listing the owner and a complaint phone number that is answered at all hours, I want operators of Short Term Rentals to have to undergo

Submitted At Meeting

Date 6/19/17 **Item** 3

the minimum Special Use Permit requirements, and I want the Short Term Rental to be occupied by the owner during each period the unit is rented. In regards to this last requirement of Bill No. 2017-16 a resident of Ward 2 put in this written comment,

"I'm against this bill, having owner or employee stay in the same house put their life at risk. Who is responsible if rape or murders happen?"

So if having unrestricted short-term rentals is so dangerous even owners who promote them don't want to be around their guests. Doesn't sound like the picture of happy families on vacation if the owner's life is at risk for being required to reside in their Short Term Rental house.

I'm not an advocate of abolishing vacation rental houses and there is no doubt there is a demand for this service but I want to know where these houses are, I want to know that they are licensed under these new provisions and I want the special use permit process to provide neighbors an opportunity to offer public testimony on short-term rental operations in residential neighborhoods. I support Bill 2017-16.

Thank you, for this opportunity to comment.

A handwritten signature in blue ink, appearing to be "J. B.", is centered below the text.

Recommending Committee

06/19/2017

Bill 2017-16

This really isn't a complicated issue. It is a standard zoning issue, plain and simple. Although websites like VRBO and AirBnB made it *easier* for people to use their properties in a non-conforming manner, they certainly did not make it *legal* to do so. A website cannot change laws. A phone app cannot change an ordinance. These companies did not change what R-1 or R-E zoning has meant for decades in this city. So let's remove these confusing elements from the discussion and ask ourselves a few simple questions. How would something like a motel, in a R-1 neighborhood, not require an SUP *at a minimum*? How would something like a boarding house, in an established neighborhood, not require an SUP *at a minimum*? Residential zoning was *never* intended for transient occupancy and all that goes with it. Any argument to the contrary is disingenuous and self-serving.

Let's make it clear. The STR industry is against this bill because they want to continue to use residential properties in a commercial manner without the input of the neighborhood residents, the advice from planning and deliberation of City Council, and that is unconscionable in my opinion. This bill is the right action at the right time, and if we wait any longer irreparable damage will be done to many of our most established neighborhoods which are also crucial to downtown redevelopment. But don't take my word for it...take the City's. The Vision2045 Downtown Master Plan, passed by this council's very members, explicitly speaks on this. Goal *number one* of the Land Use and Housing Policy section is the conservation of established residential neighborhoods and this is to be accomplished by, and I quote, "limiting commercial encroachment on established residential neighborhoods, ***in particular, by restricting the conversion of homes to commercial use.***" Please take note that already over 50% of the licensed STRs in the City are within the Vision2045 study area.

I trust you will do the right thing and allow the City's residents to have the proper voice in the future of their homes and neighborhoods by voting for this bill and the SUP requirement. Thank you.

Respectfully,

Mark Scott
1508 Kirkland Ave
Las Vegas, NV 89102

Submitted At Meeting

Date 6/19/17 Item 3

Good Morning Councilmen Anthony, Barlow and Coffin:

The LVCVA advertises and attracts the whole world to come and enjoy the Vegas experience!

Along with international tourists traveling with their families and sometimes,

generations of families for that one- in-a-lifetime trip to Vegas,

we attract family reunions,

conventioneers,

weddings,

the filming industry, whether it is filming a movie or hosting award ceremonies,

contractors for the new stadium, or any contractors,

World Series of Poker players,

sporting events and playoffs for all age groups,

celebrities and professional athletes who wish to remain anonymous,

other discrete individuals,

performers on the strip,

families of professional sports teams that are not able to be housed with their family members,

divorced parents with limited custody arrangements for a week during the school year or for a month-long vacation during the summer,

the family that lives locally who experiences a home fire or flood that requires insurance to house them during the repair and replacement of their family home...

The list goes on and on. All may need and request housing other than the hotel room.

Some of the guests listed above require a higher-end property similar to their personal residence.

If we don't license all short-term rentals, Vegas won't have the houses available for the families and groups mentioned above. If the house is not an already licensed STR, then a property will not be available for the guests for their 7 day, 10 day, 2 week, 3 week, rental. The only properties that would be available are 30 day or longer rentals and the guests do not need a rental that long nor do they want to pay for days they do not need.

The hotel room is not a "one size fits all" guests' accommodations.

When your required Special Use Permit does not get approved, Las Vegas is basically saying to the WHOLE WORLD, please come to Vegas, spend your money here, but leave your family behind unless you can all fit in and share a hotel room with 2 double beds in it. That isn't hospitality.

Thank you,

Submitted At Meeting

Date *9/19/17* Item *3*

①

Good Morning Councilmen Anthony, Barlow and Coffin:

In March of this year, the City of Las Vegas requested a Business Impact Study on how the proposed ordinance would affect short term rentals in the city.

There were 108 responses and 107 of them were positive and supporting short term rentals and only 1 was negative.

Responses came in from travelers from all over the world asking to please keep the short-term rental options open.

There were also responses from owners and managers and local supporters of short term rentals.

I will clarify that the 107 responses that were positive about short term rentals; they were not in support of the proposed ordinance changes that are being presented today.

We have not heard one mention of this study during any of the hearings or media discussions on short term rentals.

We have copies of those with us and would be happy to read all 108 responses for you now in case you have not already read them. These Las Vegas residents and travelers deserve to have their voices heard also.

In the interest of time here today, we are happy to submit them to you now.

Thank you,

KENDALL HEATH

Submitted At Meeting

Date 9/19/17 Item 3

City of Las Vegas
Business Impact Study for Short Term Rental's
March 2017

Total responses: 113
(2 duplicates)
111 positive responses
1 negative (# 92)

Responses from: owners, managers, guests from all over the world, conventioners, adult sports teams, neighbors that benefitted from the upgraded house, neighborhoods that benefitted from multiple STR upgraded houses, current license holders of 21 licenses and more.

March 20, 2017 City of Las Vegas Department of Planning 333 North Rancho, 3rd Floor Las Vegas, NV 89106 To Whom it May Concern: We are writing to advise you of our opposition to the proposed changes described in the text amendment number 65071 relating to LVMC 6.46, 6.75, and 19.12.040(c), regarding the licensing and management requirements for Short Term Rentals in Las Vegas. Addicted Realty, LLC is licensed and permitted by the State of Nevada Department of Business and Industry Real Estate Division and the City of Las Vegas as a Real Estate Broker and Property Manager though both George Anderson (B.1001398.LLC, PM.0164970, G65-00707) and Kenneth Calder (B.1001776.LLC, PM.0165690). We currently operate six (6) legally permitted Short Term Residential Rentals in the City of Las Vegas on behalf of various property owners. We manage two (2) properties in Ward 1, one (1) property in Ward 2, two (2) properties in Ward 3, and one (1) in Ward 5. As current lawful operators of Short Term Residential Rental permits as well as permitted Property Managers, the proposed changes to the above referenced city codes and titles has a direct impact on our business. A search on the City of Las Vegas Business License portal on the evening of March 19, 2017 returned 134 "Active" S01 permits. Searching on the popular website AirBnB on the same date, we received over 300 properties in the Las Vegas area available to book. Searching on the popular websites VRBO (Vacation Rental By Owner) and HomeAway on the same date for short term residential rentals in the Las Vegas area, returned a whopping 1,600 available properties. We are of the opinion that before modifications or additions are made to the regulatory climate regarding Short Term Residential Rentals, something must be done to address those properties currently operating unlawfully. By knowingly allowing properties within the City of Las Vegas to be used as Short Term Residential Rentals without obtaining the appropriate permit/license, the City is allowing an unfair marketplace to perpetuate. We frequently receive requests from prospective guests who are interested in hosting a wedding or reception at our properties and we must decline their request only to watch them book with an unlawful competitor/operator. Without a permit, the unlawful operator has no mechanism to submit to the City the required Occupancy / Room Tax on a monthly basis. This creates an unfair price advantage as those operators can advertise a lower overall rental rate since they are not collecting taxes. The City and County are harmed as the occupancy tax revenue from those guests is lost. Additionally, unlawful operators allow their guests to engage in activities which lawful operators actively guard against. The proposed regulatory changes are making the overall "lawful" route much more difficult. The rate of compliance to the current regulation is very low and by increasing the difficulty of the permit process, there is high likelihood of even less compliance. The City isn't effectively combatting the unlawful operators and lacks a public and comprehensive plan for doing so. Modifying the existing codes and titles will put additional burdens on the lawful operators, making it difficult for the expansion of lawful operations, and even push the lawful operators out of business. Playing ostrich by ignoring their existence or trying to regulate this new market activity out of existence will not bode well for the City of Las Vegas or our world-wide reputation as a premier vacation and convention destination. The sharing economy is upon us. Leveraging technology, relying on peer reviews and social media standing is how modern business is conducted worldwide. The last thing any of us needs is for Las Vegas to get pegged as being "out of touch" with modern consumer practices. If Las Vegas expects to compete against other major metropolitan cities for tourist and convention dollars, we are expected to offer the technological options. When the "status quo" was disrupted with the introduction of Uber and Lyft into the local economy, there was

We hold 21 STR licenses and currently operate at 12. We are a real business operating out of a 10,000 + sq. ft. facility and employ a staff of 10. We have had zero complaints from the city or our neighbors since January 2016. We have great relationships with our neighbors. We do not allow "Parties" or run "Party Houses". We conduct extreme vetting and only accept bookings from family vacationers, small business groups and small family gatherings. We limit 12 guests to our premium homes and 10 guests to our standards, however, the majority of the groups are 4-8 guests. We maintain \$1,000,000 liability commercial insurance policies at each property. We pay all business taxes on time. We have worked very closely with Senior Licensing Specialist Bridgette Babington and Senior Building Inspector Tony Nybo as well as various fire inspectors and use officers. We have made some drastic changes to our properties when asked and believe anyone of the above mentioned people will verify that we have the resources, the business acumen as well as the like mindedness to conform with the STR guidelines. I PERSONALLY, AND/OR MEMBERS OF OUR STAFF, HAVED INTRODUCED OURSELVES TO ALL OF OUR NEIGHBORS AND THEY ALL HAVE OUR PERSONAL CELL PHONE NUMBERS AND OF COURSE OUR OFFICE NUMBER, WHICH FEATURES A PBX AFTER HOURS DISPATCH SYSTEM. SO, WE HAVE A TRUE 24 HOUR EMERGENCY RESPONSE SYSTEM IN PLACE. BUT GUESS WHAT? OUR PHONES AREN'T RINGING. NOT FOR THE WRONG REASONS ANYWAY. THAT IS SIMPLY BECAUSE, WE DO OUR JOB WHEN IT COMES TO VETTING OUR GUESTS. OUR PHILOSOPHY WHEN IT COMES TO PROTECTING OUR NEIGHBORS IS TO BE "PROACTIVE" NOT "REACTIVE". AT THE RISK OF SOUNDING BOASTFUL, OUR PROPERTIES ARE SO TASTEFUL AND DESIRABLE, THAT WE HAVE AN INCREDIBLE BOOKING REQUEST RATE. DO WE GET BOOKING REQUESTS FROM YOUNG PARTIES, BACHELOR/BACHELORETTE PARTIES, VIDEO SHOOTS, WEDDINGS, LARGE FAMILY REUNIONS? ... YOU BET WE DO. WE DO NOT ACCEPT THEM. WE HAVE DRAFTED AND POSTED IN LARGE BOLD FONT ON ALL OF OUR BOOKING CHANNEL WEBSITES, THAT WE DO NOT ACCEPT PARTIES, EVENTS, VIDEO SHOOTS, WEDDINGS OR OVERSIZED GROUPS. WE ALSO STATE, VERY CLEARLY, THAT SHOULD WE RECEIVE A COMPLAINT REGARDING PARKING, EXCESSIVE NOISE, OR ANY DISTURBANCE WHATSOEVER, THE GUEST WILL BE IMMEDIATELY REQUIRED TO LEAVE THE PROPERTY WITHOUT A REFUND. WE CATER TO FAMILY VACATIONERS, SMALL BUSINESS GROUPS AND SMALL FAMILY GATHERINGS. AGAIN, TO DATE, WE HAVE NOT HAD AN ISSUE. OUR VACATION HOSTS ARE PROPERLY TRAINED AND GREET EVERY GUEST AT THE PROPERTY AT CHECK IN WHERE THEY VERIFY THEIR I.D., SHOW THEM WHERE THEY CAN AND CANNOT PARK, GO OVER POOL EQUIPMENT, HOUSE AMENITIES AND REITERATE HOUSE RULES. EVERYTHING IS FOCUSED 100% ON THE GUESTS ENJOYING THEIR STAY WHILE NOT INTERFERING WITH OR DISRUPTING OUR NEIGHBORS LIFESTYLE. THEY HAVE A RIGHT TO PEACE AND ENJOYMENT. WE CARE ABOUT OUR NEIGHBORS. PEOPLE WORK HARD TO ACHIEVE AND MAINTAIN HOME OWNERSHIP. THIS IS NOT FLUFF. THIS IS SOMETHING I PERSONALLY, AND AS PRESIDENT OF THIS COMPANY, DO NOT TAKE LIGHTLY, SPEAKING TO YOU AS THE SON OF A LIFELONG IRONWORKER AND HAVING A MOTHER WHO DROVE AN HOUR EACH WAY TO ATLANTIC CITY THROUGH ALL KINDS OF WEATHER TO A CASINO SURVEILLANCE JOB SHE DIDN'T MUCH ENJOY. I GET IT. WE ARE ENJOYING WONDERFUL RELATIONSHIPS WITH OUR NEIGHBORS. JUST LAST WEEK, WHEN WE HAD THAT BIG WIND STORM, I RECEIVED A CALL FROM ONE OF OUR NEIGHBORS LETTING ME KNOW THAT OUR FRONT DOORS HAD BLOWN OPEN ON ONE OF OUR PREMIUM HOMES. TWO FRIDAYS AGO, AN ELDERLY NEIGHBOR OR OURS ASKED ME IF I KNEW A REASONABLE HANDYMAN FOR A CLOGGED TOILET. I HAD MY GUY IN THE NEIGHBORHOOD AND SENT HIM OVER THERE TO TAKE

1. **From:** James M [mailto:jamesmitchell300@gmail.com]
Sent: Monday, March 06, 2017 10:41 AM
To: [REDACTED]
Subject: STR Restriction - a major impact on Las Vegas economy and families

Dear city of Las Vegas,

As you guys know, salaries in Las Vegas are low, jobs are not many, real estate is very volatile.

Thousands of honest residents of Las Vegas and Clark County rely on small income from hosting guests to pay their bills, afford their property. This income stream, adopted nearly everywhere in the world, is crucial for thousands of families and residents in Las Vegas.

Putting a massive restriction on hosting guests while having to be in the property for the owner will close to kill the entire business and have an impact on tourism revenue to Las Vegas. Ironically, most QUALITY visitors want their privacy and don't want to share rented space with the owner, while low and problem visitors want to get "super cheap deals" and willing to share property or even room.

I heard there have been bad incidents (unauthorized parties, noise, etc), but these should be taken care of by local HOA and condo communities. People whose homes are known to cause trouble should be punished and their business of home vacation rental shut down.

But to punish thousands of people for few poorly managed businesses is incredibly unjust. It's as unjust as finding 2 city bars known for fights and violence, and shut down every bar and lounge in town in a knee jerk reaction.

Many people, especially minorities, rely on this income to put food on the table. This rule is especially unjust to lower income families who can afford to keep their property with this extra help.

Let's work together to have a sound plan, that brings tax revenue to the county, provides needed income to thousands of vacation rental hosts, and attracts MORE tourists to give them an opportunity to rent from a variety of properties based on their taste.

--

Cheers!

James

2. **From:** Brenan Jiran [redacted]
Sent: Friday, March 17, 2017 1:51 PM
To: [redacted]
Subject: Comments Amendment to Title 6

Wow – they are trying to monopolize the hotel industry by giving no other options to people ... lame!!

This limits a lot of families and large groups that want to stay together in a home and have the accommodations of laundry, kitchen, and pool without the riff-raff Vegas can sometimes bring.

Such groups staying in homes ensure that tourists in groups can still afford to come to the city, and have more of a budget to spend at the strip/ bars/ or whatever convention they are attending.

The price for hotel rooms alone for SEMA with our staff almost ruled us out last year.

DO NOT pass this bill !!!

Brenan Jiran | Director of Sales
Bondurant Racing School
PO Box 51980 Phoenix, AZ 85076

[redacted]
[redacted]
[redacted] 3

3. **From:** Nicole Rose [mailto:[redacted]]
Sent: Friday, March 17, 2017 1:51 PM
To: [redacted]
Subject: Feedback from short term rental client.

Please read below a comment from our recent short term rental tenant who brought his management team to Las Vegas for a retreat.

Wow – they are trying to monopolize the hotel industry by giving no other options to people ... lame!!

This limits a lot of families and large groups that want to stay together in a home and have the accommodations of laundry, kitchen, and pool without the riff-raff Vegas can sometimes bring.

Brenan Jiran | Director of Sales
Bondurant Racing School
PO Box 51980 Phoenix, AZ 85076

Bjiran@Bondurant.com

[redacted]
[redacted] 3

4. **From:** Ross, Donald L. [REDACTED]
Sent: Friday, March 17, 2017 2:20 PM
To: AmendTitle6 [REDACTED]
Cc: [REDACTED] (johnpeterproperties@gmail.com)
[REDACTED]
Subject: Comments Amendment to title 6

To whom it may concern,

My family and I just returned from a long weekend in Las Vegas. We were there to attend a sporting event our 16 and 14 year old grandchildren were participating in. 10 of us came because we were able to rent a lovely home away from the strip. We shopped at the local stores, had meals at local restaurants and part of the economy of your beautiful city for 4 days.

We just learned that the City of Las Vegas is considering a ban against sort term private rentals. In our opinion that would be a mistake. Our group consisted of ages from 8 to 70 years old. There is no way we would have considered bringing the family if we did not have this option available to us.

Private vacation properties provide a stress free, non-smoking, quite family experience. My guess is only a small number of visitors to your city require this option and the large hotels and casino's should not feel threatened.

I would urge you NOT to place a ban or restriction on short term rental. Taking this option away from visitors to Las Vegas would be a mistake for many reasons.

Thank you for taking the time to read my comments and for your consideration not to support this ban.

Sincerely,

Donald L. Ross

5. **From:** Aisha Fields [REDACTED]
Sent: Friday, March 17, 2017 2:24 PM
To: AmendTitle6 [REDACTED]
Subject: Comments Amendment to Title 6

To Whom This May Concern,

We have recently learned of the threats for a ban on short term private vacation rentals in Las Vegas. We are very against this proposal for many reasons. My husband, myself and our closest family and friends had the pleasure of renting the Las Vegas Valadez Estate in March of 2016 for the wedding experience of our dreams. The opportunity to rent a beautiful, private estate for our very special, intimate event was incomparable to any

other options available in Las Vegas. The rental allowed us the privacy and freedom to enjoy our family and friends in a quiet, safe environment which was suitable for all of our guests. The "home" environment allowed us to all enjoy a comfortable space, with a retreat-like luxury at the same time-- the gorgeous, spacious interior, the kitchen for our chef, the private pool and backyard for our wedding and reception, as well as the ever so convenient short ride to the strip for the pre- and post- wedding festivities. We look forward to going back soon and renting the space out again. We would be devastated if this opportunity was stripped away from us.

Please, these reasons I have mentioned are only a few of the endless reasons I could name concerning the benefits of staying in a vacation-home rental in Las Vegas. City officials most definitely should NOT pass a ban on short term rentals in Las Vegas. We deserve to have this option available.

Thank you kindly for your time and consideration.

Regards,

--

Aisha & Justin Johnson

6. **From:** 看你漂洋过海 [mailto:████████████████████]
Sent: Friday, March 17, 2017 2:42 PM
To: AmendTitle6 <AmendTitle6@LasVegasNevada.GOV>
Subject: Las Vegas short term residential rental homes

Dear Las Vegas city officials,

We have been guests of Las Vegas short term residential rental homes. We were traveling from China in the summer of 2016 with kids and families. We stayed in a short term residential home. We had an amazing experience staying in such accommodation. We got to live in a residential area, feel like locals and the house provides us more space than hotel rooms. The house was beautiful maintained inside out like a model home. We were traveling with 2 families that has 2 couples and 2 teenage children. So we stayed in a house that allows us all live together but has separate rooms and we can gather around all together in the living room etc. which hotel rooms can never provided. Originally we were going to stay for only couple of nights to see the Las Vegas Strip, but we enjoyed so much to stay in a house, we extended our stay. We went visited the parks outside of Las Vegas and enjoyed local restaurants.

We really hope Las Vegas will allow and keep promoting such accommodation option for all kinds of travelers. We would like to come back and stay longer!

Sincerly,
Guofeng Li
Fang Hua
Xuejuan Zhang
Peng Zhang
Dawei Li
From Shenzhen China

7. **From:** Denise [REDACTED]
Sent: Friday, March 17, 2017 9:36 PM
To: AmendTitle6 <AmendTitle6@LasVegasNevada.GOV>
Subject: I support Short Term Rentals in Las Vegas

Hello,

Me and my family support Short Term Rentals in Las Vegas. Please do NOT take this valuable option away from us or place more restrictions on people offering this option. We want to experience a home away from home when we travel to Las Vegas and a casino hotel cannot offer us that option. We are not looking to throw loud parties or disturb neighbors (anybody looking to do that should be fined and/or evicted from the house). We enjoy spending time with our relatives or co-workers in a peaceful, smoke free environment away from the Strip. We still like to go the Strip and gamble, see shows, go to fine restaurants and clubs while we are in Las Vegas but when we are not doing that we enjoy the private pool, private kitchen, a safe environment for our kids, meeting space in a house to do team-building exercises with my co-workers. Vacation Rentals offer this - casino hotels do not. If I don't have the option of staying in a house when I come to Las Vegas then I will not visit Las Vegas nearly as often or not at all. Thank you for your time and consideration.

Cordially, Denise and Frank

8. **From:** Robert Weinberg [REDACTED]
Sent: Saturday, March 18, 2017 1:33 AM
To: AmendTitle6 <AmendTitle6@LasVegasNevada.GOV>
Subject: TXT-65071: Short Term Residential -- I SUPPORT SHORT TERM RENTALS IN LAS VEGAS

Hi,

My family supports Short Term Rentals in Las Vegas. Please do NOT take this valuable option away from me or place more restrictions on people offering this option. We want to experience a home away from home when we travel to Las Vegas and a casino hotel cannot offer us that option. We are not looking to throw loud parties or disturb neighbors (anybody looking to do that should be fined and/or evicted from the house). We enjoy spending time with our relatives or co-workers in a peaceful, smoke free environment away from the Strip. We still like to go the Strip and gamble, see shows, go to fine restaurants and clubs while we are in Las Vegas but when we are not doing that we enjoy the private pool, private kitchen, a safe environment for our kids, meeting space in a house to do team-building exercises with my co-workers. Vacation Rentals offer this - casino hotels do not. If I don't have the option of staying in a house when I come to Las Vegas then I will not visit Las Vegas nearly as often or not at all.

PLEASE support your Short Term Rental Owners and work with them to come up with an ordinance that works well for the City, the County, the Short Term Rental Owners, the Short Term Rental Managers, the Neighbors, the Police, Code-Enforcement, the Casinos and everybody that is affected (and can benefit) from a well run Short Term Rental program. There is WAY too much demand for Short Term rentals nationwide (especially in a tourist destination city like Las Vegas) to ban them or place unreasonable regulations on them that effectively bans them. If the rules are reasonable and owners do not have to operate in the shadows then the city, owners, and managers can work together in the OPEN to ensure that Vacation Rentals do not negatively impact the community and help bring more people and business to Las Vegas.

Sincerely,

Robert Weinberg

Robert L. Weinberg, MBA, RCM, A.C.C.I.

President / CEO

PERCEL INC.

[REDACTED]

North York, Ontario
M3J 2B9

Tel: [REDACTED]

Fax: [REDACTED]

email: [REDACTED]

website: [REDACTED]

9. **From:** David Lewenberg [mailto:██]
Sent: Saturday, March 18, 2017 4:21 AM
To: AmendTitle6 <AmendTitle6@LasVegasNevada.GOV>
Subject: TXT-65071: Short Term Residential -- I SUPPORT SHORT TERM RENTALS IN LAS VEGAS

Twice a year we come for a hockey tournament and the only way is to do it is in a short term rental. We have a garage to lay out our equipment, do the laundry and enjoy time together by our pool or going out as a group. If we have to stay at a hotel we will go to the same tournament in another city .



My family supports Short Term Rentals in Las Vegas. Please do NOT take this valuable option away from me or place more restrictions on people offering this option. We want to experience a home away from home when we travel to Las Vegas and a casino hotel cannot offer us that option. We are not looking to throw loud parties or disturb neighbors (anybody looking to do that should be fined and/or evicted from the house). We enjoy spending time with our relatives or co-workers in a peaceful, smoke free environment away from the Strip. We still like to go the Strip and gamble, see shows, go to fine restaurants and clubs while we are in Las Vegas but when we are not doing that we enjoy the private pool, private kitchen, a safe environment for our kids, meeting space in a house to do team-building exercises with my co-workers. Vacation Rentals offer this - casino hotels do not. If I don't have the option of staying in a house when I come to Las Vegas then I will not visit Las Vegas nearly as often or not at all.

David Lewenberg | Executive VP & COO



GENUMARK |



Toronto, ON, M2H 2S6 | genumark.com

Co-chairman of the Scotiabank Pro-Am Hockey Tournament

10. **From:** Kate Hayden [redacted]

Sent: Saturday, March 18, 2017 4:21 AM

To: AmendTitle6 <AmendTitle6@LasVegasNevada.GOV>

Subject: TX-65071: SHORT TERM RESIDENTIAL RENTALS

To whom it may concern:

My name is Katie Hayden. I am writing this email to ask City of Las Vegas and Clark county Nevada to permit residential short term rentals.

We came to Las Vegas to attend an outdoor wildlife convention last year.

We brought a big sculpture for the show. There's no way we could have stayed in a hotel. We had to rent a residential house in order to keep the sculpture in the garage.

There was three of us that came to the convention. Each of us had our own bedroom and we could get together at the living areas to discuss business. We loved total privacy and convenience of staying in a house.

We didn't come to Las Vegas to party. We had great time attending our business convention and enjoyed playing in casinos. The house was very well taken care of inside and outside and the owner was always available whenever we contacted her.

We spent 10 days total in Las Vegas for a 3 day convention thanks to the comfortable and affordable house that we could stay at. We are looking forward to come back to Las Vegas next year and be able to use the same accommodation.

Best regards,
Kate Hayden

11. **From:** Mikhail Sniatovsky [REDACTED]
Sent: Saturday, March 18, 2017 4:28 AM
To: AmendTitle6 <AmendTitle6@LasVegasNevada.GOV>
Subject: TXT-65071: Short Term Residential

To Las Vegas City officials,

We are a family with two toddlers and one infant. We came to Las Vegas for a 4 day vacation stayed at a short term rental home. We absolutely loved it. We love to come to Las Vegas but since we had young children we didn't really want to stay on the Strip. The short term rental home provided the opportunity for us to be able to enjoy the bustling gaming city life but still have the children stay at a normal residential environment. It is perfect for families like us.

We would like to ask the city of Las Vegas and Clark county officials to keep this kind of travel accommodation available to families like ours.

As guests we love it and want to come to Las Vegas more often.

Mia and Tony Nelson from Bellevue, WA

12. **From:** David Sisak [REDACTED]
Sent: Saturday, March 18, 2017 5:51 AM
To: AmendTitle6 <AmendTitle6@LasVegasNevada.GOV>
Subject: TXT-65071: Short Term Residential -- I SUPPORT SHORT TERM RENTALS IN LAS VEGAS

To whom it may concern,

I visit Las Vegas at least twice a year, and some times more for both business and pleasure.

"Short Term Rental" homes are always my preference of accommodations! They allow my family, myself, and my business guests an opportunity to go to the strip and see shows and gamble when we like, but have the refuge of peace and quiet to just relax away from all the Millennials in the heart of the excitement.

In short, not having access to short term rentals would most certainly force me to unfortunately take my business elsewhere in America, somewhere more accommodating and understanding of my vacation/business needs.

I trust your better judgement will side with keeping visitors like myself coming back to Las Vegas by continuing to offer them the option of different accommodations such as short term rentals, and not making them feel forced to stay where they don't want to stay!!

Thank you for your time and consideration.

Sincerely yours,

David SISAK

Toronto Canada

13. **From:** Joey Arfin [REDACTED]
Sent: Saturday, March 18, 2017 7:31 AM
To: AmendTitle6 <AmendTitle6@LasVegasNevada.GOV>
Subject: TXT-65071: Short Term Residential -- I SUPPORT SHORT TERM RENTALS IN LAS VEGAS

To whom it may concern,
I have enjoyed the opportunity to rent homes in your beautiful city. This type of accommodations brings me back to your city over and over.

Joey Arfin
jarfin@rogers.com

14. **From:** Donna Olsen [REDACTED]
Sent: Saturday, March 18, 2017 8:36 AM
To: AmendTitle6 <AmendTitle6@LasVegasNevada.GOV>
Subject: Support Short Term Rentals

My family supports Short Term Rentals in Las Vegas. Please do NOT take this valuable option away from me or place more restrictions on people offering this option. We want to experience a home away from home when we travel to Las Vegas and a casino hotel cannot offer us that option. We are not looking to throw loud parties or disturb neighbors (anybody looking to do that should be fined and/or evicted from the house). We enjoy spending time with our relatives or co-workers in a peaceful, smoke free environment away from the Strip. We still like to go the Strip and gamble, see shows, go to fine restaurants and clubs while we are in Las Vegas but when we are not doing that we enjoy the private pool, private kitchen, a safe environment for our kids, meeting space in a house to do team-building exercises with my co-workers. Vacation Rentals offer this - casino hotels do not. If I don't have the option of staying in a house when I come to Las Vegas then I will not visit Las Vegas nearly as often or not at all.

15. **From:** Joe Arfin [mailto:████████████████████]
Sent: Saturday, March 18, 2017 9:24 AM
To: AmendTitle6 <AmendTitle6@LasVegasNevada.GOV>
Subject: TXT-65071: Short Term Residential -- I SUPPORT SHORT TERM RENTALS IN LAS VEGAS

To whom it may concern,
I have enjoyed the opportunity to rent homes in your beautiful city. This type of accommodations brings me back to your city over and over.
I often travel to your city in large groups for events and these short houses are perfect for your travels.



My family supports Short Term Rentals in Las Vegas. Please do NOT take this valuable option away from me or place more restrictions on people offering this option. We want to experience a home away from home when we travel to Las Vegas and a casino hotel cannot offer us that option. We are not looking to throw loud parties or disturb neighbors (anybody looking to do that should be fined and/or evicted from the house). We enjoy spending time with our relatives or co-workers in a peaceful, smoke free environment away from the Strip. We still like to go the Strip and gamble, see shows, go to fine restaurants and clubs while we are in Las Vegas but when we are not doing that we enjoy the private pool, private kitchen, a safe environment for our kids, meeting space in a house to do team-building exercises with my co-workers. Vacation Rentals offer this - casino hotels do not. If I don't have the option of staying in a house when I come to Las Vegas then I will not visit Las Vegas nearly as often or not at all.

Joe Arfin

16. **From:** Dailey, Matt [mailto:[REDACTED]]
Sent: Saturday, March 18, 2017 11:42 AM
To: AmendTitle6 <AmendTitle6@LasVegasNevada.GOV>
Subject: Comments Amendment to Title 6

To whom it may concern,

I was tasked to plan a meeting for our group of business owners. I was pleased to find a home for rent in Las Vegas that accommodated our group and allowed us to enjoy all that Vegas has to offer while providing privacy and comfort. I can easily say that our group would not have considered going to Vegas for this meeting if we had to stay in multiple rooms at a hotel. Our group will likely spend \$5,000+ in Las Vegas over a 2 day period. This is revenue that Vegas wouldn't have had a shot at realizing if a private home rental wasn't an option.

Regards,
Matt

Matt Dailey President & CEO
Chemical Services Group, Inc.

Royal Chemical Company, DeFOREST Enterprises, Inc, Innoleo, LLC and Paraflow Energy Solutions LLC

1755 Enterprise Parkway | Suite 600 | Twinsburg, OH 44087
Phone: [REDACTED] 5552 | **Direct:** [REDACTED] 7457 | **Mobile:** [REDACTED] 7355
Email: matt.dailey@royalchemical.com

17. **From:** Jeff Roberson [mailto:[REDACTED]]
Sent: Saturday, March 18, 2017 1:39 PM
To: AmendTitle6 <AmendTitle6@LasVegasNevada.GOV>
Cc: [REDACTED]
Subject: TXT-65071: Short Term Residential -- I SUPPORT SHORT TERM RENTALS IN LAS VEGAS

- A vacation rental was well suited to our travel needs
- Vacation rental provides privacy and quiet environment that is not available on the Strip
- Prefer a private pool
- Corporate group looking for strategizing/gathering opportunity without the distraction of casino
- Large families traveling with children seek security and quiet for family gathering
- Families desiring a destination to gather for the holidays; you can't have a Christmas tree in a hotel room

- Non-smokers looking for a non-smoking environment
- Non-gamblers who wanted to enjoy Las Vegas but did not want to stay at a hotel casino
- A short Uber ride from the Strip allowed for quiet family time as well as a night out for Mom/Dad
- Family attending a child's sporting event
- Group retreat desiring quiet environment not offered by accommodations on the Strip
- Las Vegas in March offers warm weather relief from other parts of the country but Las Vegas hotels do not provide an opportunity for family-time.
- Small corporate groups that cannot justify private banquet room rental, prefer a living room for meetings/retreat

Jeff Roberson
J & J Homes, LLC.

18. From: [REDACTED]
Sent: Saturday, March 18, 2017 2:32 PM
To: AmendTitle6 <AmendTitle6@LasVegasNevada.GOV>
Cc: Mike Jensen [REDACTED]
Subject: TXT-65071: Short Term Residential -- I SUPPORT SHORT TERM RENTALS IN LAS VEGAS

We visit Las Vegas 3 to 5 times a year. Usually half of those trips are short term rentals. While we like the casino hotels for short trips, there is no way i would want to stay in a hotel for our long trips. To have to walk through a smoke filled casino and lobby to get to my room for a week to ten days would be very unappealing. Nor could i stand to be crammed into 400 sq ft for that long. When we stay at a short term rental we patronize numerous businesses that we would not if we were staying in a hotel. We also enjoy spending time with our extended family in a house, off the strip. That wouldnt happen if we were forced into a casino. Without short term rentals, Las Vegas will lose half my business.

Sent from my iPhone

19. **From:** Jacob Campbell [REDACTED]
Sent: Saturday, March 18, 2017 2:46 PM
To: AmendTitle6 <AmendTitle6@LasVegasNevada.GOV>
Subject: TXT-65071: Short Term Residential -- I SUPPORT SHORT TERM RENTALS IN LAS VEGAS

To whom it make concern,

I am writing you to voice my support for short term rentals in the Las Vegas area.

Last year, my wife-to-be and I took group trip to Las Vegas to celebrate our engagement. We need something to accommodate right people and found anything above plan basic hotel rooms to be unreasonably priced. We found a very nice house that fulfilled all our needs at a price we could afford.

This savings allowed us to spend more of our money on area attractions and shows, such as the new ferries wheel, Penn and Teller, fancy dinners, and of course, time in the casino! If not for our short term rental, we would not have been able to enjoy as much of Las Vegas.

I urge you to not pass any initiatives that put undo burdens on short term rentals.

Thank you,

Jacob Campbell

20. **From:** Frank Viellevoye [REDACTED]
Sent: Saturday, March 18, 2017 2:54 PM
To: AmendTitle6 <AmendTitle6@LasVegasNevada.GOV>
Subject: TXT-65071: Short Term Residential -- I SUPPORT SHORT TERM RENTALS IN LAS VEGAS

Dear sir, madam,

I am very disturbed that you are considering to ban the short term vacation rentals in Las Vegas.

I always rent a house in Las Vegas. A vacation rental provides privacy and quiet environment that is not available on the Strip.

Please reconsider and keep de short term vacation rentals in Las Vegas possible.

Best regards,
Frank Viellevoye

21. **From:** Henry Glob [mailto:h.glob@att.net]
Sent: Saturday, March 18, 2017 3:13 PM
To: AmendTitle6 <AmendTitle6@LasVegasNevada.GOV>
Subject: Title 6

Do not allow the Amendment to Title 6 to be passed. This amendment, if passed, would restrict families from enjoying the Las Vegas experience.

22. From: Kathy Allison [REDACTED]
Sent: Saturday, March 18, 2017 3:21 PM
To: AmendTitle6 <AmendTitle6@LasVegasNevada.GOV>
Subject: Please keep Short Term Rentals my family depends on them!!!

Dear Friends,

I do not wish to expose my kids to undesirable behavior of mostly naked with too much body hair, drunk, high, over excited, or otherwise impaired individuals, that are at a hotel to score with like minded folks. Our choices are limited enough and I BEG you to consider keeping our FREEDOM OF CHOICE. Hotels have a place in life. Unfortunately, I believe they are becoming rather greedy as they influence people of political positions to vote against Short Term Rentals because they fear the loss of business. I do not fear for the hotels. There will always be plenty of party goers of legal age that will have the choice to stay at hotels. Just don't take away my freedom to stay at Short Term Rentals. It should remain a personal choice. Short Term Rentals are the only thing we depend on when we are away from home. They are clean individual spaces that feel most like being at home. This is an ethical and moral decision that you can influence. Please make the right choice to KEEP Short Term Rentals available across this great nation.

Our Family and the future thanks you,

Kathy Allison

23. From: Nathalie [REDACTED]
Sent: Saturday, March 18, 2017 3:32 PM
To: AmendTitle6 <AmendTitle6@LasVegasNevada.GOV>
Subject: Short rental in Las Vegas

Nothing is better than short rental to stay in Las Vegas with a family !!!

No hotel would have offered us what we had in Las Vegas in a short terme rental !!

Please dont amend anything so that we can come back in your beautiful city or recommend our relatives to travel to Las Vegas.

Thanks.

24. **From:** Shauna Lea Evanczik-Olrogg [mailto:shauna@evanczik.com]
Sent: Saturday, March 18, 2017 3:46 PM
To: AmendTitle6 <AmendTitle6@LasVegasNevada.GOV>
Subject: Do Not rid Vegas of short Term Rentals!!

To Whom it May Concern:

I was just made aware of the current attempt to rid Las Vegas of short term rental properties. I am writing to try to **discourage you from doing this**, as I have taken advantage of this before and it made the entire Vegas experience different and incredibly enjoyable for my entire family. I am a resident of New York and have been to Las Vegas several times in my life as my grandparents and parents traveled there each year, and I went to college about 5 hours from Vegas, making it a great weekend getaway.

This past spring I planned a vacation for my family of five to Las Vegas. They had never been and I wanted to give them the best that Vegas has to offer!! We like to "spread out" and be comfortable while we vacation and we usually like to get 2 hotel rooms if we are staying over night anywhere. As I was pricing hotels, I immediately was dismayed to learn that the hotels that were available were not geared for families, most of them permitted smoking on the premises, and they would have cost us about 25-40% MORE to stay there than a short term rental would.

Due to these reasons and more, I decided to use VRBO and rented a 3 bedroom home with a private pool in a nice neighborhood. My family felt at home, we had the option of cooking in or eating out, and we were able to enjoy our trip to Las Vegas so much more than we would have had we stayed in an overpriced, cramped, smoke filled hotel that was geared towards the Vegas "night life."

You may wonder what became of the money that we saved on NOT staying in a hotel and cooking some meals at the house? I can assure you, that money STILL profited Las Vegas in the form of souvenirs, sightseeing at the casinos, visiting the local historical places, and of course a little gambling!

Please do not rid the city of this option for your residents and visitors! It is an important asset. There is **no other way I would want to enjoy Las Vegas now that I have experienced it.**

Sincerely, Hoping to Have Made a Difference in This Fight,

Shauna Evanczik-Olrogg

Dunkirk, N.Y.

25. **From:** Natalie Ramsey [REDACTED]
Sent: Saturday, March 18, 2017 3:46 PM
To: AmendTitle6 <AmendTitle6@LasVegasNevada.GOV>
Subject: TXT-65071: Short Term Residential -- I SUPPORT SHORT TERM RENTALS IN LAS VEGAS

To whom it may concern,

I am writing this email because I had such a positive experience at a short term rental in Las Vegas, and I support Short Term Rentals in Las Vegas!

There are many reasons why my experience was so great, and why I chose to go this route. We needed a bigger place than just a hotel room/suite, but wanted privacy and something away from the Strip area. My rental experience was amazing, from the initial contact, right up to the departure. I have always recommended this to my friends who are coming to Las Vegas and don't necessarily want the "Vegas Strip" experience.

I urge you to reconsider these proposed changes, as it will impact a lot of people negatively and unnecessarily.

Sincerely,

Natalie Ramsey

26. **From:** dmalka26@gmail.com [mailto:REDACTED] **On Behalf Of** Michael L
Sent: Saturday, March 18, 2017 3:52 PM
To: AmendTitle6 <AmendTitle6@LasVegasNevada.GOV>
Subject: TXT-65071: Short Term Residential -- I SUPPORT SHORT TERM RENTALS IN LAS VEGAS

Hi!

Please legalize, regulate and allow short-term rentals in Vegas and Clark County. If you incorporate a system to provide permits and receives occupancy taxes, you will continue to receive increased revenue from tourism and taxes. If you hire a data analysis group I'm sure the numbers would support that given there are thousands of rentals in Vegas bringing in hundreds of millions in tourism. Noise complaints and party houses should be shut down with an iron fist.

My family is one that would be negatively affected by a ban as we have been having annual gatherings in Las Vegas every year since 2009 and it was only possible through Vacation Rental homes. My kids and parents cannot handle the strip - we like having a quiet gathering in a vacation home, enjoying Red Rock, local restaurants, Zion, and perhaps the parents seeing a show or two, but historically staying on the strip has always been a nightmare, especially for my kids.

Vacation homes allow us to continue visiting Vegas and if they were taken away I don't think we would ever visit again. I can't understand how a ban would come about naturally unless lobbied for specifically by hotels or rich people - if there was a ban I would

dissapointingly assume this is the case as both myself and the owners I've rented from are happy to pay taxes to continue enjoying this luxury.

Thank you,
Michael

27. **From:** Erlene Domke [REDACTED]
Sent: Saturday, March 18, 2017 4:11 PM
To: AmendTitle6 <AmendTitle6@LasVegasNevada.GOV>
Subject: short term vacation rentals

To whom it may concern: **I SUPPORT SHORT TERM RENTALS IN LAS VEGAS**

A vacation rental is well suited to our travel needs because they can provide us with privacy and a quiet environment that we cannot get on the Strip. We prefer a private pool, jacuzzi, BBQ, and kitchen accomodations, a home away from home. We cannot have Christmas get togethers in a hotel room with a Christmas tree, or an anniversary or Birthday party BBQ's, love the independence that a vacation rental affords us. Please reconsider and continue with vacation rentals, that is what I look for when I go to Vegas, not a hotel room. I love my privacy and freedom with family around me in a NON Smoking environment. Thank you!!!



Erlene & Robert Domke
[REDACTED]

28. **From:** Lan Duong [REDACTED]
Sent: Saturday, March 18, 2017 6:10 PM
To: AmendTitle6 <AmendTitle6@LasVegasNevada.GOV>
Subject: TXT-65071: Short Term Residential -- I SUPPORT SHORT TERM RENTALS IN LAS VEGAS

Hi,

My family supports Short Term Rentals in Las Vegas. Please do NOT take this valuable option away from me or place more restrictions on people offering this option. We want to experience a home away from home when we travel to Las Vegas and a casino hotel cannot offer us that option. We are not looking to throw loud parties or disturb neighbors (anybody looking to do that should be fined and/or evicted from the house). We enjoy spending time with our relatives or co-workers in a peaceful, smoke free environment away from the Strip. We still like to go the Strip and gamble, see shows, go to fine restaurants and clubs while we are in Las Vegas but when we

are not doing that we enjoy the private pool, private kitchen, a safe environment for our kids, meeting space in a house to do team-building exercises with my co-workers. Vacation Rentals offer this - casino hotels do not. If I don't have the option of staying in a house when I come to Las Vegas then I will not visit Las Vegas nearly as often or not at all.

PLEASE support your Short Term Rental Owners and work with them to come up with an ordinance that works well for the City, the County, the Short Term Rental Owners, the Short Term Rental Managers, the Neighbors, the Police, Code-Enforcement, the Casinos and everybody that is affected (and can benefit) from a well run Short Term Rental program. There is WAY too much demand for Short Term rentals nationwide (especially in a tourist destination city like Las Vegas) to ban them or place unreasonable regulations on them that effectively bans them. If the rules are reasonable and owners do not have to operate in the shadows then the city, owners, and managers can work together in the OPEN to ensure that Vacation Rentals do not negatively impact the community and help bring more people and business to Las Vegas.

Sincerely,
Lan Duong

29. From: [REDACTED]
Sent: Saturday, March 18, 2017 6:34 PM
To: AmendTitle6 <AmendTitle6@LasVegasNevada.GOV>
Subject: Please do not restrict short term home rentals!

To whom it may concern,

My wife and I have two daughters who are grown and married with kids. One lives in Arizona and the other in California. Two years ago we were looking for a place that we could all get together for a week to have a reunion. We searched Utah, Arizona and Nevada and found that Las Vegas was one of the best places to rent a home for a week. We were able to rent a home with enough bedrooms for all of us. It also had a nice private pool on the property. It was August and very hot, so we spent most of the time in the pool. It was one of the best family get togethers we ever had. Now my family and I do not gamble, but we enjoyed a number of the family friendly activities there are around town. (Machineguns Vegas, Bass Pro Shop, Go Karts for the guys, and Outlet Malls, Pedicures, and a nice restaurant. We also ate out too at places like Hash House A Go Go. But we liked the option of preparing meals at home to help save some money.

We have talked about renting a house in Las Vegas again in the future, but we will lose that family time if you shut down the operation of short term rentals. Please consider the loss to Vegas of those of us who need house rentals to bring family together.

Sincerely,

Rev. Dr. Barry Webb

[REDACTED]
Rawlings, MD 21557

30. **From:** Kelly Schaefer [REDACTED]
Sent: Saturday, March 18, 2017 8:08 PM
To: AmendTitle6 <AmendTitle6@LasVegasNevada.GOV>
[REDACTED]
Subject: TXT-65071: Short Term Residential -- I SUPPORT SHORT TERM RENTALS IN LAS VEGAS

I am from New Orleans, & I've used short term rentals in Vegas many times over the past few years...always with very positive results. I have family in Southern California, & we have had several family reunions/vacations staying in short term rentals in Vegas. These would not be possible if we were forced to stay in a hotel, as we wanted time to cook & dine together--obviously impossible in a hotel. I would also like to add that, when we stay in a short term rental, we always rent a car & visit many businesses & attractions in Vegas that we would NEVER have visited if we were staying in a hotel.

My experiences in short term rentals in Vegas have been nothing but VERY POSITIVE. I travel to Vegas monthly, & I can assure you that these frequent trips will be GREATLY reduced if I'm unable to utilize short term rentals.

Thank you for your time, & please vote to SUPPORT short term rentals in Vegas!!!

Kelly Schaefer

31. **From:** Brittany Pettis [REDACTED]
Sent: Saturday, March 18, 2017 8:30 PM
To: AmendTitle6 <AmendTitle6@LasVegasNevada.GOV>
Subject: -65071: Short Term Residential -- I SUPPORT SHORT TERM RENTALS IN LAS VEGAS

I support short term rentals in Las Vegas and every other city in the United States. Not only do short term rentals offer a unique home away from home experience, they are usually a lot less expensive than hotels. They give us the option of cooking our own food. They also give us the convenience of having the entire family in one house. My vacation experiences have been way more enjoyable thanks to these short term rentals. I do

believe that if you were to rid the city of short term rental homes, there will be a significant drop in tourism in your city. People should be given the flexibility of choosing where they want to stay while visiting other cities. Short term rentals are more comfortable and a lot more cost effective. Please allow them to stay.

Brittany Pettis

32. From: Bev Trindade [REDACTED]
Sent: Saturday, March 18, 2017 10:33 PM
To: AmendTitle6 <AmendTitle6@LasVegasNevada.GOV>
Subject: TXT-65071: Short Term Residential -- I SUPPORT SHORT TERM RENTALS IN LAS VEGAS

I support short term rental in Las Vegas. This would be a great disappointment to many people if it were changed. When I visit Las Vegas I like to gather with family in a private setting in our rental home. When I am not there, to help with expenses we rent to others. I have had many people respond to me about how much they enjoy coming to Vegas when they can visit the strip but come back to the house to relax and visit with their friends, associates, and or family. They frequent restaurants, shops, casinos, look at property for future retirement or ?, grocery shop, by gas, use taxis or rent a car and frequent many attractions. Not everyone wants to stay in a hotel. For these reasons I support short term rentals. It provides many jobs such as pool guys, gardeners, managers, housekeepers, construction people. These homes are kept in excellent condition- many of these homes were neglected before being renovated, updated and kept in A+ condition. Neighborhoods improved and house values improve too.

Bev

33. From: Debbie Perrin [REDACTED]
Sent: Saturday, March 18, 2017 10:43 PM
To: AmendTitle6 <AmendTitle6@LasVegasNevada.GOV>
Subject: Short term rentals-Las Vegas

This is to inform you that as an Australian citizen who resided in the USA with my family for 4 years, we often stayed in short term rental properties. Quite frankly, I don't know how we would have managed without this option.

To stay in hotels while seeking permanent rental accommodation would have been hideously expensive and also very restrictive with little or no room for children to play.

Not only this, but to travel for holidays with the family, a short term rental is such a great amenity. Having extra space and a full kitchen, bathrooms etc is vital to a stress free family holiday.

If this option was not available I feel there would be far less families spending the tourist dollars that thousands of communities rely on.

As a frequent traveller to the USA I sincerely pray that the short term rental market will always be an option.

The safety and peace and quiet also is another concern. Staying in a hotel with thousands of others does not give you peace of mind.

Regards,
Deborah Perrin
Australia
Sent from my iPhone

34. From: Mike Eggers [mailto:Mike_Eggers@LasVegasNevada.GOV]
Sent: Sunday, March 19, 2017 2:34 AM
To: AmendTitle6 <AmendTitle6@LasVegasNevada.GOV>
Subject: TXT-65071: Short Term Residential -- I SUPPORT SHORT TERM RENTALS IN LAS VEGAS

My wife and I live in London, UK and have just booked a lovely home for 3 nights in Las Vegas as part of a birthday celebration we're having in her honour.

We are rafting down the Grand Canyon for a few nights and needed a home for 12 adults to relax in for the second half of our journey we're keenly not interested in staying in hotels or casinos.

The short term rental that we found is ideal for our needs and will help make this an unforgettable memory for us all.

Thanks,

Mike Eggers

35. From: June Mackin [mailto:JuneMackin@LasVegasNevada.GOV]
Sent: Sunday, March 19, 2017 2:41 AM
To: AmendTitle6 <AmendTitle6@LasVegasNevada.GOV>
Subject:

I enjoy Vegas but having the choice of having lazy days in our own pool and going back and forward to the strip is great also as there are normally about 7 of us we all have privacy or company as we choose and have a more relaxed holiday as we are not all trying to fit in one hotel room for pre going out company also as we have jet lag dir a day or so we can have down time at each individuals need where as In hotels feel the need to have to go out to let house keeping in just suits our group so much better as there are singles too so all have own room I would be disappointed not to have the option as I have stayed at beautiful hotels in Vegas and beautiful house I would like to be able to have the choice

June Mackin

36. **From:** Richard Davidson [mailto:[REDACTED]]
Sent: Sunday, March 19, 2017 2:54 AM
To: AmendTitle6 <AmendTitle6@LasVegasNevada.GOV>
Subject: TXT-65071: Short Term Residential -- I SUPPORT SHORT TERM RENTALS IN LAS VEGAS

Hi, I own a small company that bring a group of employees to Vegas for the National Hardware show in May every year. If it weren't for short term rentals, I could not afford to bring this large a group to Vegas because of the high cost of strip hotels and meals.

Thank you for making sure I conserve my freedom of choice in housing rental needs

Richard Davidson

Richard Davidson
Robert Davidson inc
Davidson GOnSERV

[REDACTED]
Cel. [REDACTED]
Skype: SalesBoyRD

37. **From:** Brad Purpur [mailto:[REDACTED]]
Sent: Sunday, March 19, 2017 3:13 AM
To: AmendTitle6 <AmendTitle6@LasVegasNevada.GOV>
Cc: Mike Jensen <finetravelexperience@gmail.com>
Subject: TXT-65071: Short Term Residential -- I SUPPORT SHORT TERM RENTALS IN LAS VEGAS

To Whom It May Concern,

My name is Brad Purpur. I have been coming to Las Vegas for the past 37 years. I have stayed in hotels, motels, camped, and even slept in a van during my college days. In the past 25 years I was introduced to the world of vacation home rentals. The first time I rented in Las Vegas was in the Southern Highland area of the city. Five of us were down for a yearly conference. We all had stayed in hotels there in the past and wanted something different. The experience changed the way we looked at Las Vegas. Renting a car, shopping for groceries, going to local restaurants, seeing the city away from the strip was completely new. We were hooked. Being with a group having separate sleeping quarters, relaxing during our "down time", cooking for ourselves, sitting by a private pool away from the masses, made our conference experience so much better. Needless to say we have never gone back to the traditional hotel experience. We can all agree

that a vacation to Las Vegas is now a far greater experience than just the casinos. We add to all aspects of the economy, groceries, beverage, gasoline, many local businesses away from the strip, not just the hotel economy. Then at night we do what people do in Vegas, and hit the strip. Over these past years I have convinced many "wives" to make Vegas a vacation destination solely due to the private home rental experience. Friends with children, now make Vegas an annual trip, due to this more peaceful option for accommodations.

I will guarantee that if this option were removed, I would seldom return to vacation in Las Vegas. I use Vacation homes now all over the world when I travel. It is the only way to experience the complete "Vegas " or any other city experience. I would gladly respond to any questions you may have regarding this matter. Thank you.

Brad Purpur

[REDACTED] Portage Ave
Winnipeg, Manitoba
[REDACTED]

38. **From:** Marie Claire [REDACTED]

Sent: Sunday, March 19, 2017 3:35 AM

To: AmendTitle6 <AmendTitle6@LasVegasNevada.GOV>

Subject: TXT-65071: Short Term Residential -- I SUPPORT SHORT TERM RENTALS IN LAS VEGAS

I SUPPORT SHORT TERM RENTALS IN LAS VEGAS because Families desiring a destination to gather for the holidays; you can't have a Christmas tree in a hotel room.

Vacation rental provides privacy and quiet environment that is not available on the Strip.

Group retreat desiring quiet environment not offered by accommodations on the Strip.

A vacation rental was well suited to our travel needs.

I don't like the hotel life at all and want always to be able to have a kitchen available for preparing "special meals" that you can't get in restaurants.

Thanks, Marie Claire

"Fit Design Services"

mobile [REDACTED]
land line [REDACTED]

39. **From:** Sharon Mitchell [REDACTED]
Sent: Sunday, March 19, 2017 4:01 AM
To: AmendTitle6 <AmendTitle6@LasVegasNevada.GOV>
Subject: short term lets

i have OCD and do not eat out or use other people cutlery/crockery. By having a short term rental I can take all my own stuff and prepare food to eat in or take out. I was to stay in a Hotel I would not be able to do this and this would prevent me from visiting Las Vegas. The luxury of getting up in the morning and having breakfast when you want it and not having to get dressed to go out for food. Having a fridge to keep chilled drinks in the very warm weather. Affordable rentals for families.

Thanks

40. **From:** FRANK DIESEL [REDACTED]
Sent: Sunday, March 19, 2017 4:27 AM
To: AmendTitle6 <AmendTitle6@LasVegasNevada.GOV>
Subject: TXT-65071: Short Term Residential -- I SUPPORT SHORT TERM RENTALS IN LAS VEGAS

Don't Ban Short Term Rentals

41. **From:** Lindsey [REDACTED]
Sent: Sunday, March 19, 2017 5:26 AM
To: AmendTitle6 <AmendTitle6@LasVegasNevada.GOV>
Subject: TXT-65071: Short Term Residential -- I SUPPORT SHORT TERM RENTALS IN LAS VEGAS

We are a British family that has travelled to the US at least once a year (usually more) for the last 20 years. My daughter now 32! has considered Las Vegas as the best place on earth from the age of 8 and even had her hen party there with 4 friends.

We tried the strip hotels but found we could have a far better family focussed holiday when renting a private villa and this became our preferred accommodation which we have consistently enjoyed – not only in Vegas but in many locations across America.

Now we have grandchildren the same applies – please don't stop this being available to us, without families visiting I don't think Las Vegas would be such an appealing place to visit and a hotel stay does not have the same appeal as a private Villa with a pool in a sunny location.

The villa vacation rental provides privacy and a quiet environment that is simply not available on the Strip. It enables us to have quality family time with BBQ, pool activities, board games and even watching TV (sometimes watching differing programmes on

multiple TV's) creating a family experience way beyond that which could be enjoyed in a hotel.

We prefer a private pool, enjoy visiting but not spending all the time in the presence of a casino, enjoy a non smoking environment. We like hiking around Red Rock but wouldn't like to return to a hotel in dusty walking attire. A car is essential to us to visit nearby attractions like Boulder City and a villa provides a much better informal car parking when returning with shopping etc. without the pressure of constant tips and struggles up to a room (we are English!).

The added advantage of buying from a grocery store to save money to spend in better restaurants means we can have a very varied culinary experience and stay longer in the vicinity.

The villa owners are always great advocates for the City and create a welcome beyond that of a formal hotel, car hire firms must benefit from such rentals, local supermarkets and restaurants must all benefit as must the wider hinterland to the strip itself.

Short term rental is an important asset to Las Vegas as part of its vacation offer, like many others we would be far less likely to return if such facilities were no longer available and certainly would not visit as often. Please don't spoil the best way to visit the best vacation destination in the world.

John and Lindsey Richardson

42. From: Grant Cadee [REDACTED]
Sent: Sunday, March 19, 2017 5:32 AM
To: AmendTitle6 <AmendTitle6@LasVegasNevada.GOV>
Subject: Short term rentals

Hi

I write to express my support for the choice to rent a home for my family vacation to Las Vegas rather than a hotel or casino.

Many of our friends express surprise that we would choose to take our children to Las Vegas and expose them to gambling, Drinking and smoking at Casino hotels. They are surprised when we explain that Las Vegas has more to offer a family vacation and a large part of this is our ability to rent a home on a vacation short term basis.

We would reconsider our travels to Las Vegas if we were forced to stay in a casino or hotel as would many of our friends in Australia.

We hope this choice will remain and that many Australians like us will continue to visit and enjoy Las Vegas.

Best regards

Grant cadee

43. **From:** Grant C [REDACTED]
Sent: Sunday, March 19, 2017 5:37 AM
To: AmendTitle6 <AmendTitle6@LasVegasNevada.GOV>
Subject: XT-65071: Short Term Residential -- I SUPPORT SHORT TERM RENTALS IN LAS VEGAS

Hi

I write to express my support for the choice to rent a home for my family vacation to Las Vegas rather than a hotel or casino.

Many of our friends express surprise that we would choose to take our children to Las Vegas and expose them to gambling, Drinking and smoking at Casino hotels. They are surprised when we explain that Las Vegas has more to offer a family vacation and a large part of this is our ability to rent a home on a vacation short term basis.

We would reconsider our travels to Las Vegas if we were forced to stay in a casino or hotel as would many of our friends in Australia.

We hope this choice will remain and that many Australians like us will continue to visit and enjoy Las Vegas.

Best regards

Grant cadee

Grant Cadee

PlayBook Pty Ltd

[REDACTED]
[REDACTED]

44. **From:** Joseph Smith [mailto:smith[REDACTED]]
Sent: Sunday, March 19, 2017 6:07 AM
To: AmendTitle6 <AmendTitle6@LasVegasNevada.GOV>
Subject: Short term rentals in Las vegas

I've come to Vegas utilizing a short time rental without incident at least 4 times now and all with a mix of my college buddies and employees. We've rented several, 7,8 and even 10 bedroom homes all over and like I said without incident. It's given our team a chance to bond and actually has provided a way for us to travel together and stay together. In a hotel you could be on different floors and maybe even never see each other during the trip. The common areas of the house (kitchen, pool) provide for impromptu meetings and just general comraderey. I would ask that you rethink the proposition. Later this year u want to bring my family to Vegas and stay in accommodations that more resemble home. we could stay on the Strip but thas usually over populated with tourist and makes it harder to keep up and manage with my family on the trip. We want to see Vegas at our own pace and short term rentals low us to do that.

45. From: Thibert [REDACTED]
Sent: Sunday, March 19, 2017 7:57 AM
To: AmendTitle6 <AmendTitle6@LasVegasNevada.GOV>
Subject: Location

Nous avons passés un excellent moment dans une maison à las Vegas avec notre famille. Nous étions 8 personnes et c'était bien confortable d'avoir une location de maison où nous avons pu nous sentir comme chez nous car dans cette maison il y avait tout le confort possible notre famille à vraiment aimé nous avons d'ailleurs fait la même chose en famille à Orlando l'année dernière et nous le referons encore et encore J'espère avoir répondu à votre attente Bien cordialement C.Thibert

46. From: Tanicia Cooper [REDACTED]
Sent: Sunday, March 19, 2017 8:39 AM
To: AmendTitle6 <AmendTitle6@LasVegasNevada.GOV>
Subject: Short Term Residential -- I SUPPORT SHORT TERM RENTALS IN LAS VEGAS

To whom it may concern,

I have been to Vegas many times and had vowed to never come again because it has gotten old. I have stayed a many hotels on and off the strip and had decent experiences but it had gotten old for us. After doing research and bringing a group of over 20 people to stay in one location, short term rentals is what has brought me back to Vegas. I actually wouldn't come back any other way! After leaving last year in October, I had already started planning our next trip for 26 people to come back this year.

My experience at the short term rental was absolutely amazing! So much so, we decided we would make this an annual trip. It offered our group to be under one roof instead of many rooms on different floors. We didn't have to worry about security saying we were to loud or bothering our neighbors. The mansion or short term rental gave us an opportunity that some of us would have never had the opportunity to experience. The amenities were actually better than a hotel. The heated pool, hot tub, outdoor kitchen, and the service, to name a few, were top notched. The short term rental allowed my group to customize our "Vegas" experience which is what brought us back to Vegas.

To take away the option of short term rental would be a big mistake! Please continue to give us vacationers the option to choose our own experience.

Regards,
Tanicia Cooper

47. **From:** Dave [mailto:[REDACTED]]
Sent: Sunday, March 19, 2017 10:50 AM
To: AmendTitle6 <AmendTitle6@LasVegasNevada.GOV>
Cc: 'Dave' <katman4@rogers.com>
Subject: Renting

Hello,

Please allow rentals in Las Vegas as I don't enjoy the huge congested hotels.
I need to visit your city regularly and don't want this to effect my visits.

Thank you,

Dave Katz
[REDACTED]

48. **From:** Dave [mailto:[REDACTED]]
Sent: Sunday, March 19, 2017 10:53 AM
To: AmendTitle6 <AmendTitle6@LasVegasNevada.GOV>
Cc: 'Dave' [REDACTED]
Subject: TXT-65071: Short Term Residential -- I SUPPORT SHORT TERM RENTALS IN LAS VEGAS

Hello,

Please allow rentals in Las Vegas as I don't enjoy the huge congested hotels.
I need to visit your city regularly and don't want this to effect my visits.

Thank you,

Dave Katz
[REDACTED]

49. **From:** Laura Reade [mailto:[REDACTED]]
Sent: Sunday, March 19, 2017 11:14 AM
To: AmendTitle6 <AmendTitle6@LasVegasNevada.GOV>
Subject: TXT-65071: Short Term Residential -- I SUPPORT SHORT TERM RENTALS IN LAS VEGAS

To whom this may concern- I am a frequent visitor to Las Vegas, love the town. I have no desire to go to the casino's but once or twice a visit. I enjoy the different restaurant's, going to Red Rock, Valley of Fire, Lake Mead, and the different museum's you have to offer. I MUST have my quiet time, cook some meal's for myself, rest in a quiet back yard, listen to the bird's. This is a description of a vacation for me. I only short term rent residential houses. No private home with some peace and quiet, a zen back yard? No more visiting Las Vegas. Many other lovely destination's to visit that short term rent. Thank you for reading.

50. **From:** savannah ferguson [mailto:████████████████████]
Sent: Sunday, March 19, 2017 11:28 AM
To: AmendTitle6 <AmendTitle6@LasVegasNevada.GOV>
Subject: Please Help The Historic Huntridge Community

Hello,

The Huntridge Community East of Las Vegas Blvd between Charleston and Sahara needs your help. The community has been blighted over the last decade and beyond.

Recently I have seen a massive movement to rehab the homes in this historic community bringing new life to the area! However this movement is not happening by chance. I believe it is directly tied to the vacation rental community.

If you drive through the streets of this classically Vegas community one will see drastic variances in the conditions of the homes. Some homes are perfectly manicured and maintained yet others will have cars parked in the grass with foot tall weeds and the structure is one step away from being boarded up.

From what I am seeing investors are purchasing non financeable homes in the area needing massive renovations to be livable. Traditional home buyers would not have the means to do such a thing. These investors are selling to a niche market of small business entrepreneurs. These entrepreneurs are trying to leverage the record high tourism Las Vegas is experiencing by providing family friendly vacation rentals.

There is a new evolution that is now on the cusp of happening with the beautification of the Huntridge community. Primary home buyers are able to now purchase refurbished property's with traditional financing. We are seeing a movement from slumlord held low rent housing to owner occupied home buyers. This is being made possible by the vacation rental market. I can go into much greater detail about how this symbiotic relationship is evolving but at the risk of becoming endless below are the main points that I feel are causing friction between policy makers and future growth of this area specifically.

- We need to remove the 660 foot distance limitation as this is drastically limiting potential homes that could be rehabbed and sold continuing the upward direction of the community.
- If the city wants owners to be licensed to operate a short term rental in Las Vegas we need to remove the fear of becoming legal. Part of this fear is the distance requirement and risk of losing income from being shut down by the city. These small business operators rely on this income on a month to month basis and taking it away could result in mortgages being forfeited to the banks.
- 6.75.090(F): Having a placard displayed on the front of a home it to be a vacation rental property is inviting crime and vandalism based on occupancy.
- 6.75.090(J): It is not practical to have manager living on site for a 5 bedroom home. I assume this is to control noise from events in larger properties. We may want to look at not allowing large gatherings in short term rental homes. This can be controlled by occupancy maximums.
- 19.12.70 (#7) Having an owner on site again is not practical and raises safety concerns in general.

Please help our community grow. Thank you.

51. **From:** Julie Khalilzadegan [mailto:████████████████████]
Sent: Sunday, March 19, 2017 11:45 AM
To: AmendTitle6 <AmendTitle6@LasVegasNevada.GOV>
Subject: short term vacation rentals in Vegas

I am against any more regulations concerning the regulation of short term rentals in las vegas. I have purchased a home in the Huntridge area for that very purpose. The best

maintained homes in the neighborhood are for short term rentals. The new technology is bringing an influx of small investors into the area which we like! Don't let a few bad apples spoil this renaissance that the Huntridge area and other Vegas areas are experiencing in terms of home values!! No body has cared about Vegas single family homes in a long time, don't ruin it, I am also against the 660 foot distance from one home to another, not necessary, and again over regulation. Noise complaints should be dealt with thru the police and not by regulating the hell out of short term rentals.

These neighborhoods need this new technology and economic boom it is bringing, don't add any more problems that what already exist. Vote no to any further regulations against short term vacation rentals.

From my observations, short term landlords are hands on and have to be in order to be successful with constant rating from their renters, unlike long term, 30 day plus, slum lords that leave their weeds grow past a foot, and rent a broken down home for \$500 a month, while many vacation landlords earn \$200 plus a night! You guys are on the wrong side of history here and lack the actual experience that us investors do. While the suburbs have said NO entirely to this new world economy you said YES and were on the right track towards bringing real change to these old blighted inner city neighborhoods, don't turn back now!

If home values continue to rise because of this new technology the economic prosperity will be with Vegas, all the prosperity doesn't just have to be on one or two streets in Vegas, don't shut it down with all these ridiculous regs. There are so many people that are excited about buying a home in Vegas now but this could change all of that.

52. **From:** Fili Howard [mailto:████████████████████]
Sent: Sunday, March 19, 2017 12:23 PM
To: AmendTitle6 <AmendTitle6@LasVegasNevada.GOV>; Annette Fiala <annettefiala@cox.net>
Subject: TXT-65071: Short Term Residential -- I SUPPORT SHORT TERM RENTALS IN LAS VEGAS

Very convenient for large size Family Reunion Event

53. **From:** Terry Farr [mailto:████████████████████]
Sent: Sunday, March 19, 2017 2:28 PM
To: AmendTitle6 <AmendTitle6@LasVegasNevada.GOV>
Subject: Comment for TXT-65071

I have read the proposed changes related to short-term vacation rentals.

The City of Las Vegas has asked for comments as they relate to imposing a direct and significant economic burden upon or a business or restrict the operation or expansion of a business.

The vacation rental business is important to the Las Vegas economy. It serves to fill a void that exists today in the hospitality business. I learned of it when I wanted to book a hotel in Las Vegas for my extended family (12 guests in total). I was surprised to find that there are few hotel rooms with more than two bedrooms. Most of the three or four bedroom suites are very expensive (some are many thousands of dollars per night).

I ended up booking a short term rental and found it to be a great bonding experience for the family get together. There is something special in being with your extended family on vacation and having an entire home. Do not destroy this amazing experience that exists today in Las Vegas. People will select another city if they cannot have 12 people under one roof. Call MGM and Caesar's (they control most of the strip) and see how you would book a family together with their properties. It would not be anything like having a home for your family. Please keep this in mind and why it is important the city should always allow 12 guests on these rentals.

Some of the proposed rules will effectively put the short term vacation rental business "out of business". On the flip side, these same rules will improve the revenues and operations of the illegal short term rentals.

I understand the city (and citizen) concerns for "party houses" that exist in Vegas. I have these same concerns! The solution is one of enforcement. The people that are looking to make a quick buck renting out their home for parties are not licensed and quite frankly do not care about these proposed rules. People that are breaking the rules do not care if Las Vegas creates more burdensome rules. Please do not make the mistake of try to fix the problem by obscuring it with onerous regulation. By doing so, the city will make the unlicensed operators happy -- they will be laughing all the way to the bank as they gain more control of the market as they continue to shirk the licensing and regulation requirements.

Most of the proposed rules are good ones. I think it makes sense to post the manager's name and phone number on the door. But two of the proposed changes will put the short term rental completely out of business. This industry will not exist except in the underground (illegal rentals) if either of these two proposed rules are passed.

There are two rules that will destroy the legitimate businesses. Please understand -- when you destroy the legitimate and licensed rentals by putting them out of business or removing their ability to cater to the target market you are then fueling and feeding the illegally licensed properties -- the "party houses" will get more revenue (even if they are not from parties, but from people like me) and they will expand their operations. At best the City will destroy hard working citizens that run honest and reputable short term rentals. At worse, the party house problem will get worse.

Please do not let the unlicensed and illegal properties get more booking and expand their business operations from the "good" customers that the city wants! The city wants the family of 12 coming to Vegas and visiting. The city wants the business owner with many rentals to allow groups of 12 to use those homes. You want the licensed operators to flourish as these are the people that follow the rules.

I have heard of one operator that has dozens (!) of unlicensed properties. They do not care about the rules and they will grow significantly and expand further if these proposed rules are passed without modification.

There are two rules that impact the existing licensed rentals. These two rules must not be passed and the original language must stand:

- * A decrease in guest count from the current 12 for a 4-bedroom home to just 8. This destroys the target market. How can preventing me from renting a home with my extended family of 12 be a bad thing? I will still find a home. It will be with an illegal rental. A four bedroom home can easily handle 12 people. I understand the City wants to remove "party houses" but do not ruin the experience for the people that the city WANTS to attract. Homes with 12 people are not "party houses". Homes with 18-30+ people are.

I have no concern about removing the "day time" limit of 1.5x the night time. The limit of 18 people during the day is about the size of a "party". I think when the rules were made some consideration was given to the fact that you need about 18 or more people to have a "party". So why even allow 18? Just make the rule simply -- it is 12 people for a 4-bed and 10 people for a 3-bed (the current "night time" limits). The existing regulation seems strange -- who rents a short-term home and has more people during the day and less people at night? People that want to throw a party with 18 people I think. Remove the day-time limit, but do not decrease the guest count for night-time.

A 3-bedroom must allow 10 guests, 4-bedroom must allow 12 and it can be those numbers during the day or night.

- * There is a change in regulation making the maximum size home that can be licensed from four bedroom to just two bedroom. I do not understand this at all. This rule guarantees that the illegal operators will see a growth in their business.

Those two bullet points (limiting a 4-bedroom to 8 people and new licensing cannot exceed 2 bedrooms) will destroy the legitimate and licensed rentals and prevent them from growing their business (and on the flip side, the illegal party houses will get more revenue and thrive and will expand their operations).

When people book a home they do not care whether a home is licensed or not (and let's face it, the illegal rentals can make up fake license #s for their marketing efforts if that becomes a requirement), renters care whether it is a good home and can accommodate their guests. What are groups with 10, 11, or 12 people going to do if the limit becomes 8? 12 is a reasonable number of people for a 4 bedroom. The city knows it! That is why the "day limit" is currently 18. 12 people is not a lot during the day or at night.

But these renters are going to the underground operators (which is very easy to do with VRBO and airbnb) and will book a 4 bedroom home. I understand some illegal operators allow 20 or 30 guests (I even saw one home that said it could accommodate 35

guests). Obviously those homes are a problem. That is an enforcement problem. But do not limit the 4-bed homes to less than 12 guests otherwise the honest licensed operators that do this for a living will go out of business (or become unlicensed). The unlicensed operators will grab more market share and grow.

The solution to all of the problems is one of enforcement. Code enforcement needs to actively shutdown illegal rentals. If you do not have a license you should be closed down immediately. This will solve 90% of the problems. Please do not misdirect energy by destroying a viable industry where capital has been deployed and people are working hard to serve the city and the community.

The bedroom count and guest count changes will destroy the legitimate and hard working entrepreneurs out there. The two noted proposed changes have a significant burden on these businesses and directly restrict their operation and expansion. Please do not hurt the good actors of the short term rental business.

Thank you,
Terry

54. From: Meliss Hoddinott [mailto:meliss.hoddinott@alberta.ca]

Sent: Sunday, March 19, 2017 2:37 PM

To: AmendTitle6 <AmendTitle6@LasVegasNevada.GOV>

Subject: TXT-65071: Short Term Residential -- I SUPPORT SHORT TERM RENTALS IN LAS VEGAS

My name is Melissa Hoddinott. My husband and I are firm believers and supporters of short term rentals. We are a family of 6 and use short term vacation rentals because we never found any hotels who could accommodate our family, unless we rented two rooms or an overpriced suite.

Short term rentals give larger families the opportunity to travel and experience new cities. Taking away this option would take away our families ability to enjoy family vacations. Our last family vacation was to Las Vegas. Originally a business trip, we extended our three day stay, brought our four children and spent two fantastic weeks exploring the local sights and experiences. Had we not had the option of renting a short term rental property, we would not have spent 2 weeks enjoying all that Nevada has to offer.

KEEP this tourism option open so that more families like ours can continue to travel ultimately spend money in your industry.

Sincerely,
Melissa Hoddinott.

Alberta, Canada.

56. From: JODY BALON [mailto:[REDACTED]]
Sent: Sunday, March 19, 2017 5:18 PM
To: AmendTitle6 <AmendTitle6@LasVegasNevada.GOV>
Subject: Short Term Residential -- I SUPPORT SHORT TERM RENTALS IN LAS VEGAS

Vacation rentals provide privacy and quiet environment that is not available on the Strip. And we support short term rentals.

57. From: Felix Lugo [mailto:[REDACTED]]
Sent: Sunday, March 19, 2017 8:56 PM
To: AmendTitle6 <AmendTitle6@LasVegasNevada.GOV>
Cc: Linda Logan <linda@vegasretreats.com>
Subject: TXT-65071 Short Term Residential --I support short term rentals in Las Vegas

19 March 2017

"The customers have a right to choose their accommodation needs and not be forced to limited options"

"Vacation Rentals add more to customer value and satisfaction than typical hotels. Hotels are not really inviting. Too commercial."

Felix Lugo, MSM
[REDACTED]
[REDACTED]

58. From: Mike Yates [mailto:[REDACTED]]
Sent: Monday, March 20, 2017 1:03 AM
To: AmendTitle6 <AmendTitle6@LasVegasNevada.GOV>
Subject: Short term rental

I have been visiting Las Vegas for my annual vacation for over 20 years and much prefer the freedom and relaxation provided by a "holiday home" - it is now one of the main reasons for preferring to stay at Las Vegas. Having a private pool and a quiet smoke free environment is a huge incentive for us to stay at a vacation destination.
Sent from my iPhone

59. From: Jayne Featherstone [mailto:[REDACTED]]
Sent: Monday, March 20, 2017 1:55 AM
To: AmendTitle6 <AmendTitle6@LasVegasNevada.GOV>
Subject: Re: TXT-65071: Short Term Residential -- I SUPPORT SHORT TERM RENTALS IN LAS VEGAS

My family and I have rented a villa on a short term basis in Las Vegas. It was our intention to stay away from the Strip for many reasons, including: we have children who were not allowed on the casino floor; my aged mum who suffers from asthma and needed a non smoking environment; my husband who needs a quiet environment to sleep in (i.e. No doors slamming in the middle of the night); I have had extensive surgery and do not like using a communal pool for that reason; I could cook meals for my family meaning a more cost effective stay, also we could breakfast at our own convenience; the villa is option means a considerably cleaner environment; and lastly it is a more cost effective way to visit Las Vegas than renting hotel rooms.

Yours Sincerely
Jayne

Hi,

My family supports Short Term Rentals in Las Vegas. Please do NOT take this valuable option away from me or place more restrictions on people offering this option. We want to experience a home away from home when we travel to Las Vegas and a casino hotel cannot offer us that option. We are not looking to throw loud parties or disturb neighbors (anybody looking to do that should be fined and/or evicted from the house). We enjoy spending time with our relatives or co-workers in a peaceful, smoke free environment away from the Strip. We still like to go the Strip and gamble, see shows, go to fine restaurants and clubs while we are in Las Vegas but when we are not doing that we enjoy the private pool, private kitchen, a safe environment for our kids, meeting space in a house to do team-building exercises with my co-workers. Vacation Rentals offer this - casino hotels do not. If I don't have the option of staying in a house when I come to Las Vegas then I will not visit Las Vegas nearly as often or not at all.

PLEASE support your your Short Term Rental Owners and work with them to come up with an ordinance that works well for the City, the County, the Short Term Rental Owners, the Short Term Rental Managers, the Neighbors, the Police, Code-Enforcement, the Casinos and everybody that is affected (and can benefit) from a well run Short Term Rental program. There is WAY too much demand for Short Term rentals nationwide (especially in a tourist destination city like Las Vegas) to ban them or place unreasonable regulations on them that effectively bans them. If the rules are reasonable and owners do not have to operate in the shadows then the city, owners, and managers can work together in the OPEN to ensure that Vacation Rentals do not negatively impact the community and help bring more people and business to Las Vegas.

Sincerely,

Gokalp Bayramoglu

61. **From:** Alyson Colman [mailto:
Sent: Monday, March 20, 2017 3:39 AM
To: AmendTitle6 <AmendTitle6@LasVegasNevada.GOV>
Subject: TXT-65071: Short Term Residential -- I SUPPORT SHORT TERM RENTALS IN LAS VEGAS

Hi

I am writing with response to the proposed:-

The City of Las Vegas is proposing amendments to Title 6 (Licenses and Regulations) regarding Short Term Rentals.

I am totally against this proposal as we use short terms rentals every time that we come over to Las Vegas Exhibition Centre when we are exhibiting at the NAB show, a lot of the companies that we work with at the show use short terms rentals for their staff as well. I can only say positive things about short terms rentals that we have used, and it would have a huge impact on us being able to carry on exhibiting at the Las Vegas convention centre for the NAB show, which with then impact our companies business.

Regards

Alyson Colman - Sales and Purchase Administration

Quad Logic Systems Ltd, Unit 3 Anglo Office Park, Clarence Road, Speedwell, Bristol,
BS15 1NT

Tel:- [REDACTED] - Skype:- Alyson_k_James - Twitter:- [REDACTED]

62. **From:** Ed Mounger [mailto:[REDACTED]]
Sent: Monday, March 20, 2017 6:17 AM
To: AmendTitle6 <AmendTitle6@LasVegasNevada.GOV>
Subject: Short Term Residential -- I SUPPORT SHORT TERM RENTALS IN LAS VEGAS

Hi,

My family supports Short Term Rentals in Las Vegas. Please do NOT take this valuable option away from me or place more restrictions on people offering this option. We want to experience a home away from home when we travel to Las Vegas and a casino hotel cannot offer us that option. We are not looking to throw loud parties or disturb neighbors (anybody looking to do that should be fined and/or evicted from the house). We enjoy spending time with our relatives or co-workers in a peaceful, smoke free environment away from the Strip. We still like to go the Strip and gamble, see shows, go to fine restaurants and clubs while we are in Las Vegas but when we are not doing that we enjoy the private pool, private kitchen, a safe environment for our kids, meeting space in a house to do team-building exercises with my co-workers. Vacation Rentals offer this - casino hotels do not. If I don't have the option of staying in a house when I come to Las Vegas then I will not visit Las Vegas nearly as often or not at all.

PLEASE support your Short Term Rental Owners and work with them to come up with an ordinance that works well for the City, the County, the Short Term Rental Owners, the Short Term Rental Managers, the Neighbors, the Police, Code-Enforcement, the Casinos and everybody that is affected (and can benefit) from a well run Short Term Rental program. There is WAY too much demand for Short Term rentals nationwide (especially in a tourist destination city like Las Vegas) to ban them or place unreasonable regulations on them that effectively bans them. If the rules are reasonable and owners do not have to operate in the shadows then the city, owners, and managers can work together in the OPEN to ensure that Vacation Rentals do not negatively impact the community and help bring more people and business to Las Vegas.

Regards,

Ed Mounger

63. **From:** Pam Baumbach [mailto:[REDACTED]]
Sent: Monday, March 20, 2017 7:06 AM
To: AmendTitle6 <AmendTitle6@LasVegasNevada.GOV>
Subject: I SUPPORT SHORT TERM RENTALS IN LAS VEGAS

A much more relaxing home away from home feeling yet having the city and all it offers close by.

64. **From:** Jennifer [mailto:[REDACTED]]
Sent: Monday, March 20, 2017 7:13 AM
To: AmendTitle6 <AmendTitle6@LasVegasNevada.GOV>
Subject: TXT-65071: Short Term Residential -- I SUPPORT SHORT TERM RENTALS IN LAS VEGAS

Sent from my iPhone

65. **From:** Jamie Hagen [mailto:[REDACTED]]
Sent: Monday, March 20, 2017 7:36 AM
To: AmendTitle6 <AmendTitle6@LasVegasNevada.GOV>
Subject: TXT-65071: Short Term Residential -- I SUPPORT SHORT TERM RENTALS IN LAS VEGAS

- A vacation rental was well suited to our travel needs
- Vacation rental provides privacy and quiet environment that is not available on the Strip
- Prefer a private pool
- A short Uber ride from the Strip allowed for quiet family time as well as a night out for Mom/Dad
- Family attending a child's sporting event
- Group retreat desiring quiet environment not offered by accommodations on the Strip

- Small corporate groups that cannot justify private banquet room rental, prefer a living room for meetings/retreat

Thank you, Jamie

66. **From:** Tony Wilham [REDACTED]
Sent: Monday, March 20, 2017 7:50 AM
To: AmendTitle6 <AmendTitle6@LasVegasNevada.GOV>
Subject: TXT-65071: Short Term Residential -- I SUPPORT SHORT TERM RENTALS IN LAS VEGAS

Please work with Short Term Rental owners in Las Vegas to create an ordinance that works for EVERYBODY (the property owners, the neighbors, the police, code enforcement, tourists, the casinos, etc). While many people do not think it is possible to please all of these groups at the same time I DO think that is not only possible but relatively easy to achieve this goal.

What are some the main complaints with people that don't want short term rentals?

- 1) Guests are too loud (especially at night)
- 2) Guests are crammed into houses
- 3) Guests have parties and park cars in front of neighbors houses and litter etc on their property

It may surprise some people but almost 100% of the short term rental owners and property managers do not want any of the above items to take place in their homes. For the few short term rental owners that don't care if these issues are occurring as a result of their short term rental property then not only do YOU want them SHUT DOWN but the responsible short term rental property owners and managers want them SHUT DOWN too. How do WE accomplish this? WE accomplish this with a list of rules that every property owner is required to have the guest agree to by signing a rental contract with the rules included and by posting these rules inside the house (on sliding glass door going to the backyard and on a table outside are good places). What should these rules be? That is what the city (and county) and property owners and managers need to negotiate. Here is what I recommend ...

- 1) Nighttime (9pm - 10am) occupancy limit -- 1 person per 250sf (as shown on the clark county assessor's website) with a maximum of 30 people --- using # of bedrooms to create this limit is not as reasonable in many cases (guests subject to \$1000 fine)
- 2) Daytime (10am - 9pm) occupancy limit -- Nighttime limit + 5 people (guests subject to \$1000 fine)
- 3) No music allowed outside during Nighttime hours and music level must be "reasonable" during the day - if a neighbor does not think it is reasonable then they call the property manager and the music must be turned down (guests subject to \$1000 fine)

4) All cars must be parked in garage, in driveway or in front of the house - no parking allowed in front of neighbors houses (guests subject to \$1000 fine)

The above rules (if followed) alone would eliminate about 99% of the problems that people complain about that don't like short term rentals. How do we make guests follow the rules? We make them follow the rules by having the ordinances drafted that put the property owners, city (and county), police, and code enforcement on the same page. Right now if there is a loud party a neighbor may call the police but they take forever to respond (if at all) and then the neighbor is infuriated and calls code enforcement the next business day. The neighbor is now convinced that all short term rentals are "party houses" and they must all be shut down. Here is how you fix this problem real quick ...

- 1) Ordinance rules are in the lease agreement and posted in the house (and any neighbors close to the house are given a copy of the rules and a 24/7 number they can call if there is ever an issue (property owner or property manager)
- 2) If a rule is broken the property owner or property manager must establish contact with tenants within 1 hour to remind them of the rules and put them on notice - neighbor is then notified problem has been addressed
- 3) If the tenants continue to break the rules neighbor calls property owner or manager and then property owner or manager may call code enforcement and/or police which will have power to fine guest \$1,000 at their discretion and/or evict them (or break up any party)

Almost all short term property rental owners and managers DO NOT people causing a disturbance in the neighborhood - those that allow it should be shut down but those that want to follow the rules, be good neighbors, and provide a service that literally hundreds of thousands (or perhaps millions) of tourists WANT should be allowed to provide short term rental houses. We will never be able to get rid of 100% of the bad tourists that are inconsiderate and want to disturb neighbors but we will also never get rid of people that own a house or rent a house long term and cause problems such as ...

- 1) Have barking dogs that disturb neighbors
- 2) Have parties every weekend
- 3) Deal drugs out of their house
- 4) Have a meth lab in their house
- 5) Have an overgrown lawn
- 6) Have broken down cars in their yard

Many neighbors LOVE the short term rental house next to them because it is usually the nicest looking house on the block and they can usually get a good deal on the short term rental house if they have relatives come into town and they want them to stay right next door instead of miles away in a hotel. Short term rentals can be good for EVERYBODY if we can all just work together to come up with an ordinance that is good for everybody.

Thanks,
Tony Wilham

[REDACTED] (Cell)

67. **From:** Alec Blake [mailto:[REDACTED]]
Sent: Monday, March 20, 2017 8:18 AM
To: AmendTitle6 <AmendTitle6@LasVegasNevada.GOV>
Subject: Vacation Rentals

Dear City of Las Vegas

I have a small company in Phoenix. I take my leadership team on a 3-day retreat twice a year to discuss strategy and to participate in team building exercises. We are a group that is too small to justify the expense of a conference room so we use vacation rentals to accommodate our 7 person team. Vacation rentals provide a private, quiet, cost effective environment for our small company. We often choose Las Vegas for our travel because it is within driving distance and has so much to offer in terms of entertainment. There are a variety of reasons we choose to use a vacation rental for our travel, not the least of which is quiet and privacy. However, especially in Las Vegas, vacation rentals provide a rare non-smoking gathering environment, which is very important for our group.

I recently learned that the City of Las Vegas may ban vacation rentals. I am writing to toss in my comments and request that the City continue to allow vacation rentals to operate. I also want to mention that we prefer to use licensed vacation rentals when we travel. I have been utilizing vacation rentals for years now and I can attest that many cities which ban them still have plenty of vacation rentals. My opinion is that it is better to license and regulate than to ban the business all together.

Thank you for your consideration,
A. Blake

68. **From:** Charles Rose [mailto:[REDACTED]]
Sent: Monday, March 20, 2017 8:47 AM
To: AmendTitle6 <AmendTitle6@LasVegasNevada.GOV>
Subject: Vacation Rentals

Hi,

I just learned that City of Las Vegas is considering banning vacation rentals. Is that true? I hope you don't do that. I moved to Las Vegas 2 years ago. I live in a small apartment so my family has no place to stay when they come to visit. For Christmas, my family came to Las Vegas and rented

a really nice 3 bedroom house so I could see them for Christmas. The owner was really nice, the house was clean and close to where I live. It was really great be with my parents and my brother and his family. The hotels are too expensive and too far away. Please don't ban vacation rentals.

Thank you.
Chuck

69. **From:** Diane Murphy [REDACTED]
Sent: Monday, March 20, 2017 9:01 AM
To: AmendTitle6 <AmendTitle6@LasVegasNevada.GOV>
Cc: [REDACTED]
Subject: TXT-65071: Short Term Residential -- I SUPPORT SHORT TERM RENTALS IN LAS VEGAS

To whom it may concern:

We are a professional team of designers who visit Vegas several times a year for trade shows, client meetings and conferences. I have personally been making these trips for over 20 years.

We have grown tired of the hotels along the strip and prefer to secure private lodging and a home environment. It is good for the team to bond. We like having our outdoor space to chill out after a long day conducting business and entertaining clients on the strip. We still spend money in the hotels and restaurants. Just do not want to stay in them.

Regards,

Diane S. Murphy

70. **From:** Will Stokes [REDACTED]
Sent: Monday, March 20, 2017 9:01 AM
To: AmendTitle6 <AmendTitle6@LasVegasNevada.GOV>
Cc: Linda Logan <[REDACTED]>
Subject: TXT-65071: Short Term Residential -- I SUPPORT SHORT TERM RENTALS IN LAS VEGAS

Dear Sirs,

I support the short term rentals of personal homes. I believe that as an owner of property you have the right to do anything with that property that you want to so long as it is not violating anyone else s rights or causing personal injury to another person. If two people want to make an arrangement using a privately owned property then they should be able to without government regulation or interference.

I would rather rent another residence during my extensive stays while on business travel or vacationing. Hotels have there purpose and some benefit, but I feel that renting a home for a short time is better for the renter and the owner of the property. Short Term Renting offers better amenities, better convenience, and value than a hotel. Staying short term offers the renter a more comfortable environment for family and larger groups to stay, better relaxation and more features than a hotel. In particular to Las Vegas, I would rather rent a short term for both business and personal reasons just to avoid the crowds, gambling and heavy traffic associated with the hotels near and on the Las Vegas Blvd and surrounding areas. Most hotels "off the strip" are lower quality, service and comfort and are more expensive than renting short term residences.

On a corporate level, we commonly rent short term for our employees staying on jobs for extended time due to the convenience of all staying together, comfort, less stress and a more affordable cost of doing so. If we are unable to do this our cost of doing business increases and profits decrease. Our options would be to travel less and use cheap and less quality accommodations.

I will continue to use short term rentals for both personal and professional travel purposes. If the hotel industry has issues with the private owners offering better accommodations, then maybe they should improve their service, price and benefits of using them. I will refuse to use any hotel chain, brand or location that will lobby to prevent private citizens to use their property

Thank you,

William Stokes

71. **From:** Jared Smith [REDACTED]
Sent: Monday, March 20, 2017 9:17 AM
To: AmendTitle6 <AmendTitle6@LasVegasNevada.GOV>
Subject: TXT-65071: Short Term Residential -- I SUPPORT SHORT TERM RENTALS IN LAS VEGAS

I use short term rentals off strip. I don't like to stay in a hotel the strip when I go to Vegas because of two reasons: our children and the noisy/ raucous behavior there. We travel with other families and none of us are willing to go to Vegas strip wth our young children, short-term rentals is ideal for our scenario. We travel to the strip.

72. **From:** Mike Hogue [REDACTED]
Sent: Monday, March 20, 2017 9:29 AM
To: AmendTitle6 <AmendTitle6@LasVegasNevada.GOV>
Subject: Vacation Homes for Rent

To whom it may concern,

I recently learned that the City of Las Vegas may ban vacation rentals. I am writing to toss in my comments and request that the City continue to allow vacation rentals to operate. My family and I rented a house recently when our son needed to be in Las Vegas for a football event. The house was nice, clean and allowed me to have my son and two of his friends stay with me and my wife and our daughter. Everyone had a bed and a place to do the laundry (dirty uniforms) before heading back home. I also want to mention that we prefer to use licensed vacation rentals when we travel. I have been utilizing vacation rentals for years now and I can attest that many cities which ban them still have plenty of vacation rentals. My opinion is that it is better to license and regulate than to ban the business all together.

Thank you for your consideration,
M. Hogue

73. **From:** Faith Community Hospitality [REDACTED]
Sent: Monday, March 20, 2017 9:31 AM
To: AmendTitle6 <AmendTitle6@LasVegasNevada.GOV>
Subject: Amend Title 6 - Comments

Hello

I'm not sure if it is true or not but I heard that the City Council is considering a ban on vacation rentals in Las Vegas. I hope it's not true because there are not many options for small group travel in Las Vegas that does or involve the Strip. Our group does not gamble or smoke and we have 3-4 meetings a year where our affiliated groups come into town and rent 2-4 homes so we can meet at a local pastor's home for fellowship and presentations. We use a local restaurant for our big group dinner and enjoy hikes and prayer at Red Rock National Park. The homes we rent are clean, safe and provide our affiliates with a place to stay that is a reasonable cost with no smoke and no gambling. This has been a valuable option for us so I hope the rumor is false.

In His Service,
Sharon

74. **From:** Sharon Smith-Holloway [REDACTED]
Sent: Monday, March 20, 2017 9:36 AM
To: AmendTitle6 <AmendTitle6@LasVegasNevada.GOV>
Subject: TXT-65071: Short Term Residential -- I SUPPORT SHORT TERM RENTALS IN LAS VEGAS

To Whom It May Concern:

We support short term rentals in Las Vegas and want to see them continue so we can travel to Las Vegas and enjoy our vacation as we desire it to be.

We are not gamblers or smokers, but love enjoying the fine dining and world-class entertainment that Las Vegas offers. We plan annual family trips and prefer vacation rentals with a private pool and multiple living areas for family gatherings.

If short term rentals were not available in Las Vegas we would not be interested in staying in a hotel.

Sincerely,

Bill & Sharon Holloway

75. **From:** Clark Jeffs - Safari Outfitters, LLC [REDACTED]
Sent: Monday, March 20, 2017 9:31 AM
To: AmendTitle6 <AmendTitle6@LasVegasNevada.GOV>
Subject: TXT-65071: Short Term Residential -- I SUPPORT SHORT TERM RENTALS IN LAS VEGAS

To Whom It May Concern,

I have utilized short term rentals in Las Vegas for the past few years while attending annual conventions. My experience has been nothing but positive and it allows those who wish to get away from the normal hotel experience an opportunity to see the real Las Vegas. Personally, if I did not have the option of staying in a home rental, I would try to sway our conventions to other destinations.

While a home rental may not inject as much money into the "Strip", it does allow those who don't want the over priced hotels, drinks and food the chance to get away from the norm and enjoy the comforts of "home". I am there for business and I am not a gambler, so the home rental option is ideal for me and my associates.

I fully support short term home rentals in Las Vegas.

Sincerely,



Clark Jeffs
Safari Outfitters, LLC

[REDACTED]
Cody , WY 82414

76. From: Robert Whalen [mailto:[REDACTED]]
Sent: Monday, March 20, 2017 9:42 AM
To: AmendTitle6 <AmendTitle6@LasVegasNevada.GOV>
Subject: Vacation Rental

Hi,

I flew 10 friends for my wife's Birthday last year and rented a gorgeous home from VRBO.com. Without being able to rent a vacation home in Las Vegas, we would have gone somewhere else. Renting a house allowed us to all be together.

Please do not change the law and make vacation rentals illegal. Thank you, Bob

Robert F. Whalen, Jr.
Managing Partner
RW Partners
[REDACTED] Pike, Suite 303
Plymouth Meeting, PA 19462
[REDACTED]

77. From: Arthur Chan [mailto:[REDACTED]]
Sent: Monday, March 20, 2017 9:52 AM
To: AmendTitle6 <AmendTitle6@LasVegasNevada.GOV>
Subject: Objection to some proposed changes to short term residential rentals.

To whom it may concern,

I am currently a license holder in good standing for operating a short term residential rental in the City of Las Vegas. I currently operate a single rental property and feel that some of the proposed changes would be burdensome to our operations, effectively causing a significant economic hardship. I started this operation at the end of 2015 following all the rules set forth by the City. I employ local staff, cover them with workers comp purchased by a local insurance agent, the property was financed through a local loan broker, and I make most of our purchases local to the area. I've remitted close to \$24,000 in room tax since I have started operation. I have worked closely with our guests and neighbors to ensure that there are no disturbances.

I am not a large enterprise. I purchased the property and have financed it as an individual. I hold the operating permit under a LLC for tax purposes. So far, I have been very pleased with the City's willingness to conduct business.

In general, I agree with and applaud a number of the proposed changes, however, I would like to register my objection to some.

In particular:

6.75.090(J): Requirement for resident manager onsite. We operate an eight bedroom home. This would materially change the rental desirability and economics of our project. Adopting this ordinance would essentially kill our ability to operate.

19.12.70(#7): The proposed language is unclear here. It implies that there is a limit of two bedrooms per dwelling and that only one room may be offered for rent. I can make out the intent as applicable only to smaller dwellings, but its unclear if this would apply generally.

6.75.080(E): Building codes change over time. The language here makes in unclear if this applies at time of licensing or for an ongoing basis. If the later, this would be burdensome as a blanket statement. This should be qualified (i.e. like to items for fire safety that can be remedied without major structural changes).

6.46.140: While we maintain such a register, I think it would be appropriate in this day and age for an electronic version of this to be acceptable in satisfying the requirement.

When I have invested and play by the rules, I feel it is unfair and burdensome for the rules to change from under me. The proposed changes also do not specify if they will have a direct impact on existing license holders or would only impact new licensing.

Please register my concerns and respond appropriately.

Thank you for your time. Please contact me if you have any further questions or concerns. I can be reached via email at [REDACTED] or by phone at 408-718-2982

Arthur Chan

78. **From:** Paul Chen [mailto:[REDACTED]]

Sent: Monday, March 20, 2017 9:59 AM

To: AmendTitle6 <AmendTitle6@LasVegasNevada.GOV>

Subject: TXT-65071: Short Term Residential -- I SUPPORT SHORT TERM RENTALS IN LAS VEGAS

Hi,

My family supports Short Term Rentals in Las Vegas. Please do NOT take this valuable option away from me or place more restrictions on people offering this option. We want to experience a home away from home when we travel to Las Vegas and a casino hotel cannot offer us that option. We enjoy spending time with friends and family in a peaceful and private environment away from the Strip. We are not looking to throw loud parties or disturb neighbors (anybody looking to do that should be fined and/or evicted from the house).

PLEASE support your Short Term Rental Owners and work with them to come up with an ordinance that works well for the City, the County, the Short Term Rental Owners, the Short Term Rental Managers, the Neighbors, the Police, Code-Enforcement, the Casinos and everybody that is affected (and can

benefit) from a well run Short Term Rental program. There is WAY too much demand for Short Term rentals nationwide (especially in a tourist destination city like Las Vegas) to ban them or place unreasonable regulations on them that effectively bans them. If the rules are reasonable and owners do not have to operate in the shadows, then the city, owners, and managers can work together in the OPEN to ensure that Vacation Rentals do not negatively impact the community while bringing more people and business to Las Vegas.

Sincerely,

Paul Chen

79. **From:** alexis romero [mailto:alexisromero@lasvegasnevada.gov]
Sent: Monday, March 20, 2017 10:01 AM
To: AmendTitle6 <AmendTitle6@LasVegasNevada.GOV>
Subject: TXT-65071: Short Term Residential -- I SUPPORT SHORT TERM RENTALS IN LAS VEGAS

I support short term rentals for the following reasons:

- Family retreat desiring quiet environment and destination that are not offered by accommodations on the Strip.
- Large families traveling with children seek security and quiet time for quality family gathering(s).

Thank you.

Alexis Romero

80. **From:** Sharon Williams [mailto:sharonwilliams@lasvegasnevada.gov]
Sent: Monday, March 20, 2017 10:03 AM
To: AmendTitle6 <AmendTitle6@LasVegasNevada.GOV>
Subject: Vacation Home Rental in Las Vegas

Dear Sir,

I heard that Las Vegas may stop allowing vacation rentals in Las Vegas. I am writing to submit my comments on the issue. Las Vegas gives my family a place to go for relief from our cold and rainy weather but we don't like to stay on Las Vegas Blvd because there is too much smoke and I don't want my kids around gambling, not to mention the noise. We have been coming to Las Vegas and renting vacation homes for our stay for at

least 4 years and each time, it's been a good experience. We like the amenities that come with a home that we don't get in a hotel, such as privacy, private pool, washer/dryer, a refrigerator (which is important for my medications) and flexible check-in/check-out times. We don't like to rent from the "out-of-town property managers". We rent from people who own the homes because they definitely care more about their property and are more reliable to work with.

I know each city tries to have the best regulations for their citizens and I hope you will look carefully at the benefits of allowing home owners to continue to operate quality vacation homes.

Thank you,
S. Williams

81. **From:** nicol marie [mailto: [REDACTED]]
Sent: Monday, March 20, 2017 10:16 AM
To: AmendTitle6 <AmendTitle6@LasVegasNevada.GOV>
Subject: Vacation Rentals in Las Vegas

Hello

I hear you may ban short term rentals in Las Vegas. I am writing to let you know that vacation rentals provide the very best travel environment for families. I have two sisters and we all live in different states so we like to meet by going on vacation together. Not all three of us have the same financial means so hotels are not an option. Between us, there are 6 adults and 5 children. It is too expensive for some of us to stay in a hotel so we rent a vacation home which allows us to visit. We like Las Vegas because of the weather so I hope it will continue to be an option for us.

Regards
N. Marie

82. **From:** Nicole Rose [mailto: [REDACTED]]
Sent: Monday, March 20, 2017 10:27 AM
To: AmendTitle6 <AmendTitle6@LasVegasNevada.GOV>
Subject: Title 6 Amendments

Hello

This message is about vacation rentals in Las Vegas. Vacation homes offer a lot that hotels don't. More and More, hotel accommodations in Las Vegas have become too expensive for families who want to vacation in Las Vegas. There are so many conventions in Las Vegas and hotels increase the room prices when a convention or major event such as NASCAR, ConExpo, and CES come to town, that the rooms are too expensive for working families. The result is that when a family wants to visit Las Vegas

for vacation or to visit a family member who lives here, there are not many options that are affordable. Please don't take this option away, it will hurt families more than you know.

Than you.

83. **From:** Jennifer Nomura [REDACTED]
Sent: Monday, March 20, 2017 10:35 AM
To: AmendTitle6 <AmendTitle6@LasVegasNevada.GOV>
Subject: TXT-65071: Short Term Residential -- I SUPPORT SHORT TERM RENTALS IN LAS VEGAS

To Whom It May Concern:

I would like to take this opportunity to express my support for short term rentals in Las Vegas. I am a frequent business traveler to the Las Vegas area, specifically for trade shows and other live marketing events, and throughout my travels I have come to appreciate the privacy, solitude, and home-like experience that only a short term rental can provide. After spending long days at a tradeshow, being able to come back to a short term rental to relax and recharge is priceless. My colleagues and I enjoy the option of cooking low cost, healthy meals in a fully equipped kitchen, having space in which we can share the property but also experience privacy including individual bathrooms, and also enjoying a completely smoke-free environment in which to spend our time. We also love being off the strip and having amenities such as a private pool, washer and dryer, and a quiet neighborhood in which we are able to sleep well and prepare for the busy days ahead. It would be a great disservice to travelers such as myself that prefer the many conveniences that only a short term rental can provide. I strongly urge Las Vegas to continue to allow the city to provide these rentals to travelers seeking an alternative type of accommodation when visiting the area.

My very best,

Jennifer Nomura
Accounting and Human Resources, Vonazon, Inc.

[REDACTED] direct
[REDACTED] toll-free
[REDACTED]

84. **From:** Gameshape [mailto: [REDACTED]]
Sent: Monday, March 20, 2017 11:39 AM
To: AmendTitle6 <AmendTitle6@LasVegasNevada.GOV>
Subject: TXT-65071: Short Term Residential -- I SUPPORT SHORT TERM RENTALS IN LAS VEGAS

To Whom this may concern,

I travel to Las Vegas at least twice a year and always stay in short term leases there is no other way I would stay as I travel in big groups for Sporting events and this is the best way to all be in one spot together. If this would not be an option in the future looks like Vegas would not be our destination.

Sent from my BlackBerry 10 smartphone on the Bell network.

85. **From:** Nicole Rose [mailto: [REDACTED]]
Sent: Monday, March 20, 2017 12:22 PM
To: AmendTitle6 <AmendTitle6@LasVegasNevada.GOV>
Subject: Title 6 Amendments

Hello

I have a valid license to operate a short term residential rental in Las Vegas. I understand that the current Title 6 requirements are under review. I am writing to share my experience as a licensed operator so you may know what a benefit short term rentals are for Las Vegas. When I applied for our license last year, I found the license application process contained prudent requirements and, although intricate, it was a manageable endeavor. I believe the current rules under Title 6 are reasonable but some of the proposed amendments are very concerning to me.

We carefully screen each rental inquiry and are very careful to explain the City's rules to our vacationers. In the first full year of our license we hosted many groups, most of which were small, just over half of what is our licensed maximum capacity. Perhaps that is because our opening statement to inquiring travelers is that parties are NOT ALLOWED. I can tell you that all of our guests fall into two groups (1) families and (2) business groups. We have had 3 different "Young Presidents Organizations" stay in the home, one of which came from Guatemala. They are 8-person groups of CEOs and presidents from around the world who meet regularly to strategize and share ideas. Many who stayed in our home were owners of small companies who brought their executive team to Las Vegas for an opportunity gather and share ideas. The corporate groups all expressed that their primary reason for choosing a vacation rental was that they could enjoy non-smoking accommodations, privacy in a quiet setting with reasonable proximity to the famous Las Vegas Strip. The families who visited cited as priorities, private pool, safety for their children, having a private, quiet, smoke free environment to gather as a family.

I know the vacation rental market is an industry that is growing worldwide. The vacation rental industry is most successful in areas of the country where cities and counties properly license, regulate and enforce effective and reasonable vacation rental ordinances. It is my sincere hope that Las Vegas is able to improve on its enforcement of the current regulations and that it maintains a reasonable process to license and regulate short term rentals so that our city has a valuable product to offer in this fast growing sector of travel.

Best wishes to you who are working to improve short term rentals for Las Vegas.

John Pete Properties

[REDACTED] W. Charleston Blvd. [REDACTED]

Las Vegas, Nevada 89135

Nicole's Cell: 5-[REDACTED]-7

Charlie's Cell: [REDACTED]

86. **From:** Andrew Christensen [mailto:[REDACTED]]
Sent: Monday, March 20, 2017 12:55 PM
To: AmendTitle6 <AmendTitle6@LasVegasNevada.GOV>
Subject: TXT-65071: Short Term Residential -- I SUPPORT SHORT TERM RENTALS IN LAS VEGAS

I am sick of government bending over to squash innovation in the name of corporate profits. Short Term rentals do no harm to neighbors, help people travel, see the world, and experience new culture. They are sometimes competitive with hotels, but just as often are much more expensive. Its a different way to travel and it is a good thing for the commuinity and the city. Make our Hotels better and provide another stream of income for our citizens. Banning them is only to serve the hotel industry and hurt Las Vegas overall.

--
--

Andrew A. Christensen, Regional Sales Manager

Direct: [REDACTED]

Email: [REDACTED]

Toll Free: [REDACTED]

[REDACTED]

87. **From:** Tommy Christensen [mailto:[REDACTED]]
Sent: Monday, March 20, 2017 1:47 PM
To: AmendTitle6 <AmendTitle6@LasVegasNevada.GOV>
Subject: I want short term rentals in my neighborhood.

I live in Las Vegas and I vote. I want the option to stay in short term vacation rentals. Hotels don't have as many voters as short term renters do. My neighbors who have short term rental houses are great neighbors. I use short term vacation rental houses for my family when they are visiting. I also think restricting this use is unconstitutional taking of property. Thomas Christensen.

88. **From:** Liz Deaver [mailto: [REDACTED]]
Sent: Monday, March 20, 2017 2:03 PM
To: AmendTitle6 <AmendTitle6@LasVegasNevada.GOV>
Subject: Short term rentals

Short term rentals are PERFECT,for our needs! We would not visit Vegas unless we had this short term rental choice.

89. **From:** Howard Wong [mailto: [REDACTED]]
Sent: Monday, March 20, 2017 2:02 PM
To: AmendTitle6 <AmendTitle6@LasVegasNevada.GOV>
Subject: TXT-65071: Short Term Residential -- I SUPPORT SHORT TERM RENTALS IN LAS VEGAS

This email is in support of:

TXT-65071: Short Term Residential -- I SUPPORT SHORT TERM RENTALS IN LAS VEGAS

Thank you,
Howard Wong

90. **From:** Lyndon Chin [mailto: [REDACTED]]
Sent: Monday, March 20, 2017 2:32 PM
To: AmendTitle6 <AmendTitle6@LasVegasNevada.GOV>
Subject: TXT-65071: Short Term Residential -- I SUPPORT SHORT TERM RENTALS IN LAS VEGAS

Here are some thoughts shared by other vacation renters that you may want to include in your e-mail or fax:

To whom it may concern:

Just wanted to let you know that I support short term rentals in Las Vegas and recently had a positive experience with my family:

- The vacation rental was well suited to our travel needs

- The vacation rental provided privacy and quiet environment that is not available on the Strip
- Non-smokers looking for a non-smoking environment
- Non-gamblers who wanted to enjoy Las Vegas but did not want to stay at a hotel casino
- Preferred the private pool

Thanks,

Lyndon Chin

91. From: Jim [REDACTED]
 Sent: Monday, March 20, 2017 4:00 PM
 To: AmendTitle6 <AmendTitle6@LasVegasNevada.GOV>
 Subject: Please allow SHORT TERM RENTALS

TXT-65071: Short Term Residential -- I SUPPORT SHORT TERM RENTALS IN LAS VEGAS

Please allow SHORT TERM RENTALS in Las Vegas.

We live in Los Angeles, and my family, siblings and some friends all use short term rental facilities in Las Vegas, which also supports the Las Vegas economy, because all the rest of our travel expenses from food to entertainment are spent in L.V. at the Hotels and other. These short term rentals allow us to choose a more relaxed, and less chaotic environment to take our vacations and family get togethers in. Without these rental choices, we would most likely choose a different locality. Please consider this.

Thank you.
 James, Wendy, Steven & Caleb.

[REDACTED] Songfest Dr.
 Downey, Ca 90240

92. From: Sarah Smith [ma [REDACTED]]
 Sent: Monday, March 20, 2017 4:15 PM
 To: AmendTitle6 <AmendTitle6@LasVegasNevada.GOV>
 Subject: Short term rentals

#1 - Negative



Negative

To whom it may concern,

I was sent this link from a AirBNB owner in hopes I would give them a positive review.

I CAN NOT!!

I worked in cleaning 6 of his houses. I was told he was operating in a legal manner. I later found out 5 of the 6 houses are in fact operating illegally in unincorporated Clark county.

Therefore I quit cleaning these houses.

85% of the guest have caused many problems inside the houses & with the residing neighbors.

The amount of trash left behind was incomprehensible. It would take a normal residents 2 to 3 weeks to create this amount trash. It took these destructive party goers only a couple of days. Considering trash pick up is only once a week on the west side of town. This resulted in a very large amount of trash being set out.

I have received many complaints from neighbors upon arriving at every one of these houses.

Guest at one house jumping off a 2 story roof into the pool.

Guest passed out drunk on neighbors front lawn. (more than once)

The amount of trash

Guest threatening neighbors with physical harm.

Loud parties at 3:00 am (More than once)

Guest openly doing drugs while children are present in the short term houses. (Backyard pool area)

INSIDE the houses:

Roaming brothels

Furniture broken

Picture ripped off walls

Doors & walls punched in

You could not see the floor because guest refused to use the trash cans.

Negative

Blinds ripped out.

Furniture in the pools

Broken pool equipment.

Broken plumbing

broken appliances

Basically these people would come in & vandalize the houses.

I have informed the home owner again & again of what his guest were doing, but he did not do anything about it & always gave them glowing positive reviews on the Air BNB website.

Hotels & other responsible rentals have the proper facilities to accommodate the extra trash & they have the necessary security to make sure no one gets to far out of hand & children are not harmed.

Thank you for your time.

93. From: mickey landesberg [REDACTED]
Sent: Monday, March 20, 2017 4:15 PM
To: AmendTitle6 <AmendTitle6@LasVegasNevada.GOV>
Subject: My Stay at 777 rentals

To whom it may concern,

I had the pleasure of staying at a short term rental property in Las Vegas and I wanted to express how beneficial having access to this type of property has been. I manage a High School Hockey team and play in a number of Las Vegas tournaments during the course of the year. As such, the challenges of managing a team include costs and keeping the team together in a safe and comfortable environment. Our recent stay in February couldn't have gone any better. Not only were the accommodations at 777 rentals more luxurious then any hotel we could have stayed at it worked out to be at least \$200 cheaper per person for the duration of the stay (this is a team of 18 players and some parents). Additionally, the proximity to the main city was convenient, to allow us to travel back and forth as necessary. The families I travelled with were thrilled to have a place to go where we could keep all the boys together, and do things as a team that wouldn't be possible by staying at a hotel. BBQ's, Pool Games and big video gaming rooms just made everything perfect for our needs. Now that we have found this type of accommodations, we will always consider this to be our first route of choice and will more then

likely schedule more team events in LV due to having access to these wonderful short term rentals. I hope that the program continues to stay active.

Thank you,

Michael Landesberg
Team Manager
South County Aviators
Los Angeles Kings High School Hockey League

94. **From:** reade2@earthlink.net [REDACTED]
Sent: Monday, March 20, 2017 4:30 PM
To: AmendTitle6 <AmendTitle6@LasVegasNevada.GOV>
Subject: TXT-65071: Short Term Residential – I SUPPORT SHORT TERM RENTALS IN LAS VEGAS



My Husband and I own and operate a short term rental home. Our guests have been extremely happy with our service, providing them with all of the comforts and benefits of being "Home", as-well-as providing a more affordable housing option different from the hotel/motel industry enabling our guests to pump money into the local economy.

Our guests come from many different regions and for many different reasons, including but not limited to, funerals, Creech Air Base, Nellis Air Base, winter get away, graduations, business conference, the construction trades, interior designers, outdoor activities, and golf outings.

My husband and I search for short term rentals while traveling and feel that offering the same in the Las Vegas market is a good business practice and a much needed service. Banning the STR from Las Vegas would be a huge blow to the many travelers that rely on The STR marketplace.

Please do not remove the ability to offer short term rental options to our guests.

From our guest "Laura"

I have no desire to go to the casino's but once or twice a visit. I enjoy the different restaurant's, going to Red Rock, Valley of Fire, Lake Mead, and the different museum's you have to offer. I MUST have my quiet time, cook some meal's for myself, rest in a quiet back yard, listen to the bird's. This is a description of a vacation for me. I only short term rent residential houses. No private home with some peace and quiet, a Zen back yard? No more visiting Las Vegas. Many other lovely destination's to visit that short term rent. Thank you for reading.

Regards,
Linda

95. **From:** Staceylasvegas [mailto:Staceylasvegas@LasVegasNevada.GOV]
Sent: Monday, March 20, 2017 4:48 PM
To: AmendTitle6 <AmendTitle6@LasVegasNevada.GOV>
Subject: TXT-65071: Short Term Residential

To Las Vegas City Officials,

First of all, this is Las Vegas, Tourism is our major industry. We are world famous travel destination and our economics depend on tourism. So bringing in tourists is very important for this city. Any kind of tourists. They come here to spend money. The short term rentals are not competing with the hotels, they are providing more options for tourists. Because of these more affordable and more comfortable living spaces, more tourists spend longer time in Las Vegas. Longer time in Vegas means they drop more money here in a lot of ways (gambling, dining, shopping, etc.). It's only good for Vegas economy.

2. The short term rental houses are not all party houses. The tenants I had are mostly families, middle age couples with their elderly parents, young couples with their children. They want to stay in a house in a normal residential neighborhood other than on the Strip. And they like the convenience and the space to stay in a house. I have had a film making crew to make a documentary in Las Vegas area from out of country stayed in my place. They really needed a house, they had equipment and needed some space to work. But they only needed 20 days. Hotel rooms won't work for them. So we bring in business and money to Vegas.

3. I don't see any harm to the neighborhood. I run my own short term rental house, and it is better maintained inside and outside than most owner occupied or leased homes. Because I want my place to be clean and beautiful to attract guests. All these party house comments are exaggerating. Las Vegas is a unique place, it's different from any other city. We have a big party area, the Strip. If people want to party, they all go there. Casinos are the big party houses. Why would people come all the way to the famous Las Vegas to stay in a normal

quiet neighborhood house to party. There's probably 10% complains out of all short term rentals in the great Las Vegas area, that means the 90% are not party. That's why we need regulations.

4. Where there's demand - there's supply. I can't agree to the government trying to make it illegal. We live in a free market country. We should be able to freely invest in our own property. Some big cities' argument is that the short term rental drives the housing market up, so they make it illegal. It reminds me of communism, dictatorship? Regulations are all important to help the market, and make sure the consumers are protected and the supplies provided.

The short term rental houses are rental houses. If it requires permit, the government agent comes to inspect once a year when renew is due, make sure the place is up to code to rent.

As for the taxes, the short term rentals are basically rentals. It's furnished houses rented on a short term. They are different from hotels or motels as we don't provide any kind of services at all. No food, no maid, no amenities like the hotels do. We shouldn't be charged lodging tax. A higher permit fee would be a better solution.

Sincerely,
Stacey K.

96. **From:** George Anderson [REDACTED]
Sent: Monday, March 20, 2017 4:57 PM
To: AmendTitle6 <AmendTitle6@LasVegasNevada.GOV>
Subject: Amend Title 6 Proposed Change

Please find attached our response to the proposed ordinance amendment to update licensing regulations related to short term residential rentals.

George Anderson
Broker, REALTOR®, Property Manager
Addicted Realty, LLC

PO Box [REDACTED]
Las Vegas, NV 89133

Office: [REDACTED]

Fax: [REDACTED]

E-mail: [REDACTED]

97. **From:** Annette [REDACTED]
Sent: Monday, March 20, 2017 4:59 PM
To: AmendTitle6 <AmendTitle6@LasVegasNevada.GOV>
Cc: [REDACTED]
Subject: TXT-65071: Short Term Residential Rentals

City of Las Vegas:

In reference to the proposed amendment on Short Term Rentals, I respectfully submit the following comments.

I am in favor of regulating and licensing all Short Term Rentals in Nevada. I am also an advocate of fining and shutting down repeat violators and offenders.

With Las Vegas being an International destination for tourism: conventions, class and family reunions and sporting events and playoffs, the demand increases every year for alternative housing to the hotel room. We need to acknowledge that.

With over 42,000,000 visitors a year coming to Vegas, the percentage of less than .005 of those still have special needs that are not met with the conventional hotel room or timeshare. They look to the Short Term Rental properties available to fulfill their housing needs.

I logically can't understand how every international destination my family and I travel to offers some kind of alternative housing to the hotel room. I have 6 children and I was never able to check into a hotel as a single mother of 6 without having to invite an adult friend to accompany my family on the trip/vacation because I could not legally check into 2 hotels rooms, (because of occupancy limits) without having a second adult with us.

Las Vegas needs to have and offer alternative housing with regulations and licensing requirements that will make sure there is housing available for the visitors who request it. And licensing requirements can't be such that no legit person can not obtain a license.

In reference to the proposed amendment section:

6.46.140 I would feel very uncomfortable signing my name and family members name in a "registry" that all past guests and anyone could see and have access to. People take cell phone pictures of everything today and I believe this would be a huge conflict with privacy and identity protection laws.

6.75.090 (B) The proposal of 2 persons per bedroom occupancy seems unreasonable when hotel rooms with 2 double or queen beds are allowed 4 people per room. I believe the current ordinance occupancy of "4" people for the first room and 2 for every room thereafter is fair. And under special circumstances, if a house is unusually large, exceptions can be made using a SUP application.

19.12.70 Minimum Special Use Permit requirements. I believe that if a SUP is required, there will be no Short Term Rentals of any kind because that is like asking your neighbor if they would like a "group home" next door. I am also aware that if a property has been used as a STR for years and is licensed BUT now the laws are changing and is required to apply for a SUP, the process of getting the neighbors approval will again, not allow any properties to get licensed. This will open up and cause concerns where they may have never been any previously. Now the STR owner has to be beholden to all the neighbors.

*6 ...660 ft separation from other STR's. I believe in some circumstances, this defeats the purposes of some STR's being next door to each other so that Companies can house together or sports teams or family reunions, etc.

I support Short Term Rentals whole heartedly but definitely want to see them licensed, pay their room taxes, regulated and fined and shut down when violations occur that are not remedied.

Thank you for your consideration to approving an amendment that works and allows for all visitors coming to Vegas to have accommodations suiting their needs.

Best regards,

Annette Fiala

98. **From:** Annette [REDACTED]
Sent: Monday, March 20, 2017 5:02 PM
To: AmendTitle6 <AmendTitle6@LasVegasNevada.GOV>
[REDACTED]
Subject: FW: TXT-65071: Short Term Residential Rentals

City of Las Vegas:

In reference to the proposed amendment on Short Term Rentals, I respectfully submit the following comments.

I am in favor of regulating and licensing all Short Term Rentals in Nevada. I am also an advocate of fining and shutting down repeat violators and offenders.

With Las Vegas being an International destination for tourism: conventions, class and family reunions and sporting events and playoffs, the demand increases every year for alternative housing to the hotel room. We need to acknowledge that.

With over 42,000,000 visitors a year coming to Vegas, the percentage of less than .005 of those still have special needs that are not met with the conventional hotel room or timeshare. They look to the Short Term Rental properties available to fulfill their housing needs.

I logically can't understand how every international destination my family and I travel to offers some kind of alternative housing to the hotel room and Vegas wants to take this away. I have 6 children and I was never able to check into a hotel as a single mother of 6 without having to invite an adult friend to accompany my family on the trip/vacation because I could not legally check into 2 hotels rooms, (because of occupancy limits) without having a second adult with us.

Las Vegas needs to have and offer alternative housing with regulations and licensing requirements that will make sure there is housing available for the visitors who request it. And licensing requirements can't be such that no legit person can not obtain a license.

In reference to the proposed amendment section:

6.46.140 I would feel very uncomfortable signing my name and family members name in a "registry" that all past guests and anyone could see and have access to. People take cell phone pictures of everything today and I believe this would be a huge conflict with privacy and identity protection laws.

6.75.090 (B) The proposal of 2 persons per bedroom occupancy seems unreasonable when hotel rooms with 2 double or queen beds are allowed 4 people per room. I believe the current ordinance occupancy of "4" people for the first room and 2 for every room thereafter is fair. And under special circumstances, is a house is unusually large, exceptions can be made using a SUP application.

19.12.70 Minimum Special Use Permit requirements. I believe that if a SUP is required, there will be no Short Term Rentals of any kind because that is like asking your neighbor if they would like a "group home" next door. I am also aware that if a property has been used as a STR for years and in licensed BUT now the laws are changing and is required to apply for a SUP, the process of getting the neighbors approval will again, not allow any properties to get licensed. This will open up and cause concerns where they may have never been any previously. Now the STR owner has to be beholden to all the neighbors.

*6 ...660 ft separation from other STR's. I believe in some circumstances, this defeats the purposes of some STR's being next door to each other so that Companies can house together or sports teams or family reunions, etc.

I support Short Term Rentals whole heartedly but definitely want to see them licensed, pay their room taxes, regulated and fined and shut down when violations occur that are not remedied.

Thank you for your consideration to approving an amendment that works and allows for all visitors coming to Vegas to have accommodations suiting their needs.

Best regards,

Annette Fiala

99. **From:** Tina Cannon [mailto:██████████]
Sent: Monday, March 20, 2017 5:57 PM
To: AmendTitle6 <AmendTitle6@LasVegasNevada.GOV>
Subject: questions/ concerns

Hello,

I am the business owner of Distinct Dwellings LLC and would be directly affected by this amendment. I recently took the on-line survey, but had a couple more questions.

Will I receive a response to my questions and concerns posted in the survey? I would really like a response or contact information of someone I could speak to regarding them. I would like to know the reasoning behind many of the proposed ideas. Also, when will this amendment be decided and how will it be decided? Is it just the city government listening to the arguments, or does the public get to vote on this issue? How will I find out the results of the amendment and if and when will they take effect?

Thank you,
Tina Cannon

These are my questions and concerns and what I posted on the on-line survey:

To whom it may concern:

I am 6 months pregnant, out on disability from my normal job with a husband in the first year of a start-up production company. We are owners of one short-term rental unit who rely upon this income to make ends meet. There are aspects of this proposed amendment that will indeed impose a direct and significant economic burden upon our business as well as directly restrict the formation, operation, and expansion of our business. And from my understanding of what I am reading, it could completely shut our business

down, after we have invested in this business based on the city's requirements and complied with your licensing, codes, and pay my monthly taxes. It is completely unfair! It would restrict us in such a severe way that we are being squeezed out of business.

First I have found the wording of some of your proposed amendments difficult to understand. I had to go into the Department of planning at 333 N Rancho to ask questions and even there, it took 3 office employees in the planning department to say " I think this is what they mean..." They weren't even sure. How will the average person understand the amendments if your employees can't even give us a straight answer? Some clarification may be necessary and I hope you will be able to help answer my questions.

In 6.75.040 (I) It seems reasonable to make sure we do not have any delinquent room tax liabilities and liens on the property, but isn't that something you are able to see already in your data base/online record if I had paid my room tax each month or have lien? At the Department of Planning, when I asked where I would be able to get an affidavit to prove no delinquencies and how much it would cost me to get this document, I was bounced between the first floor and 6th floor with no solid answer in the end. I still don't know. This just seems as like an extra cost, and more paperwork with something that can be easily looked up online by your department.

In 6.75.080 (E) In order to get my license, I have followed the code requirements and was approved. For the proposed amendment, are these the same codes or will there be new codes to follow? When I look it up online, I am finding the same list I have adhered to already. Please let me know what are the new or changed codes and provisions and how do they pertain to older homes, especially because many homes in the city of Las Vegas near downtown are older than the rest of the city (and my particular rental is from 1959).

Are we grandfathered-in on any particular coding? What happens if there is something that needs to be modified? How long will we have to make repairs?

In 6.75.090(B), we are being limited to only 2 people per bedroom. There are different sized rooms in a house. It should not be so cut and dry as saying two per bedroom. For example with hotels, 4 people and 2 queens beds are standard in a room. Many bedrooms can also accommodate this type of set up or have bunk beds, yet short-term rentals are being discriminated against. Another issue is families with children. Often the parents will want their children in their room and can easily fit them in a trundle, cot, crib, sofa bed, or additional bed in the room. This amendment discriminates against allowing families to stay. Thirdly, according to current code:

The maximum nighttime occupancy of a short-term residential rental unit shall comply with the maximum occupancy limits for residential dwellings established by the Uniform House Code, as adopted in LVMC Chapter 16.20. The total daytime occupancy of the unit shall be limited to a maximum of one and one-half times the nighttime occupancy limit. Nighttime means the period of time between 10:00pm one day and 9:00am the next succeeding day. Daytime means the period of time between 9:00 am and 10:00 pm on a given day.

Occupancy Guideline for Nighttime:

One bedroom = 6 occupants

Two bedrooms = 8 occupants

Three bedrooms = 10 occupants

Four bedrooms = 12 occupants

Five bedrooms = 14 occupants

The proposed amendment is way more restrictive than the uniform house code which allows up to 6 people for one bedroom. Why are short-term rentals being treated differently? Many hosting platforms allow you to charge additional fees for additional people, much like hotels in our city are allowed to do. By restricting us to have only two people per bedroom will also decrease the amount of money we can charge as well as potentially eliminate the family demographic which tends to be one of our biggest markets. This would have a huge impact on our profit.

In 6.75.090 (F), I absolutely do not like the idea of being required to put my full name and phone number on the exterior of my home for everyone to see. First of all, this is a total invasion of privacy. Anyone passing by now has my full name, address and personal phone number at a glance. My husband and I run our rental. We are the ones available 24 hours a day. Even if we post a "business number" we are still fielding the calls and are still subject to anyone who has ulterior motives, wants to scam, solicit, or make a prank call at any hour of the day or night. Also, with a big sign like that posted, our house is now a target in the neighborhood for thieves, vandals and crooks to know it is a rental. We would be concerned for the safety, and security of our guests, our home, and our community. All of my guests all have access to our contact info. It is clearly listed in the house as per code requirements as well as sent to them through the hosting platform. The City of Las Vegas and code officers have our phone numbers already on file through our license requirements.

In 19.12.70 (# 7), The proposed amendment to limit short-term rentals to being owner-occupied and only two bedrooms is completely unfair and extremely restrictive. What is your reasoning for this? Are you intentionally trying to shut down all short-term rentals?

First of all, compared to all houses, very few houses in the city of Las Vegas only have 2 bedrooms total. Even the employee at the Department of Planning said, "Wow. Good luck with that. What house has only two bedrooms?" After speaking with realtors in Las Vegas, 3 bedrooms is the most typical size.

You are also requiring it to be owner occupied. That leaves only one bedroom to be rented out for a maximum of 2 people with your proposed amendment. This has a tremendous negative impact on profits and even the possibility to run my business. We invested in this business based on your current requirements. There are many initial costs as well as the constant operating costs to keep the business going. If we are limited to renting out one bedroom, it will not be enough to cover our operating costs and not worth having this business.

We are not owner-occupied. We have our own house with a baby on the way. It would be very inconvenient for guests to have to deal with a newborn crying at all hours or the guest waking up the baby by entering the house late at night, etc. It would be a huge deterrent for future guests to stay at our home. We would lose a lot of business. Then having a kid means we need another bedroom for our child. But we are only allowed two bedrooms if we want to remain a short-term rental. Not only have you discriminated against families being our guests because they are limited to 2 people per bedroom, you are now discriminating towards who can be an "owner" because we need more than one bedroom for our family. Please consider that certain family situations are not conducive to being owner occupied. Guests like their privacy and we like ours. We have found this to be an asset with our rental.

I asked the planning department if the amendment would come into effect, "Would we be 'grandfathered in' because we got our license before?" They could not answer my question with certainty and said most likely I would have to adhere to the new regulations. Based on your requirements, we could not operate as a short-term rental anymore. You will have closed us down even though we had got our license, followed code, and paid taxes. I asked if there was a way around it, and they explained I could possibly apply for a special use permit, which of course is double the money, a much lengthier approval process taking months, and then going before a public hearing that could potentially not even allow it. Even if you follow the rules, it becomes a gamble to

get a license and a very unfair system that is completely biased against short-term rental owners.

In 19.12.70(#8), you have outlined where the zoning is allowed for short-term rentals. I looked it up on the zoning map and am very confused on where it is allowed. I am able to see where P-O, O, C-1, C-2, C-PB is located, which is a tiny fraction of the city of Las Vegas, but do not understand how it is allowed in these zones “only in connection with the residential component of a mixed-use development or in a dwelling unit permitted as a legal nonconforming use.” What does that mean? From the sound of it, our business will not be allowed because it is in a R-1 zone. Please clarify what this means and if I am allowed to operate in a R-1 zone.

Why is the city making it so difficult for short-term rentals to operate? What is the threat or reasoning for making such restrictive amendments?

We got our license, followed codes, and pay taxes to the city. We are profitable to you, the more money we make, the more money you make. Is it because the hotel industry is intimidated by short-term rentals? I called recently to see if there was a way to pay our revenue tax online and the city representative said no because there are so few of us that it isn't worth it to switch the system yet. So with literally thousands of hotel rooms in Las Vegas, how could they possibly be fearful of a few hundred (if that many) short-term rentals? We do not go after the same markets. I own our short-term rental single-family residence and absolutely do not want it to be a party house disturbing the neighbors. I have rules in place against this and want people who stay there to respect my investment. If potential guests want to party, I recommend they stay on the strip. We are also having a front exterior camera installed to keep an eye on the number of guests entering and exiting the house.

Because short-term rentals operate with a review-based system from guests, it is also my priority to keep my rental in pristine shape. The interior as well as the exterior is always well maintained and kept clean at all times. Having curb appeal is very important. This is an asset to the neighborhood to keep up the value of everyone's property.

All I received was a post card in the mail about the proposed amendment. Thankfully I spotted it as it could have easily been discarded or mistaken for junk mail. I looked everything up online and had some questions. I went to the department of planning for

some answers. Unfortunately, they couldn't be certain with many of my questions and said "we just enforce the rules, we don't write them." As a suggestion, it would be helpful in the future to have an email sent to all the business owners informing us of possible changes and an open forum or meeting, where someone who actually wrote this could answer questions to people, like me, who aren't as educated when it comes to zones, codes, and legal verbiage.

Please consider all these points when deciding upon these proposed amendments. Many short-term rental owners are people like me who depend on this income to survive. We are decent hard-working people who are honest and will follow the city's requirements. Please do not make these amendments so restrictive and expensive that we cannot even operate anymore. At the moment, it feels very intentional we are being squeezed out of business with out any cause or reason.

Thank you for your consideration,

Tina Cannon

Distinct Dwellings LLC

[REDACTED]

100.

From: Jamie Christie [mailto:[REDACTED]]
Sent: Tuesday, March 21, 2017 6:27 AM
To: AmendTitle6 <AmendTitle6@LasVegasNevada.GOV>
Subject: TXT-65071: Short Term Residential -- I SUPPORT SHORT TERM RENTALS IN LAS VEGAS

I am writing to let you know that I have been a user of short term rental and believe it is a great alternative source of accommodations; offering opportunities for space and private amenities not available at conventional hotels.

Jamie Christie
Managing Partner. Asset Management

Crown Realty Partners
400 University, Suite 1900
Toronto, ON M5G 1S5

[REDACTED]

[REDACTED]

101.

From: babakathryn@gmail.com [mailto:[REDACTED]]
Sent: Tuesday, March 21, 2017 9:26 AM
To: AmendTitle6 <AmendTitle6@LasVegasNevada.GOV>
Subject: TXT-65071: Short Term Residential -- I SUPPORT SHORT TERM RENTALS IN LAS VEGAS

Please keep short term rentals in Las Vegas! They are a vital part of traveling and enjoying any location, including Las Vegas. We have a large family and frequently use short term rentals for family time and to allow extra space for young children to nap while others still visit , eat , share time together. We love coming to Vegas for children's sporting events, for golf and other outdoor activities, for great shopping and restaurants and for great shows and evenings on the Strip. However our whole family coming together will become impossible if we are forced into cramped hotel rooms.

We are quiet, respectful and non- party or drinkers. Please keep these wonderful vacation opportunities available !!

Sincerely,
Kathryn Christensen

Sent from my iPad

102.

From: Hans Richter [mailto:[REDACTED]]
Sent: Tuesday, March 21, 2017 1:01 PM
To: AmendTitle6 <AmendTitle6@LasVegasNevada.GOV>
Subject: TXT-65071: Short Term Residential -- I SUPPORT SHORT TERM RENTALS IN LAS VEGAS

In order to support the movement, which is against the planned regulations that have the aim to restrict the short term rental of accomodations in Las Vegas I am writing you this E-Mail.

We had a beautiful stay and are big fans of short term rentings because it gives us the freedom and feeling oft being home while being at vacation. No hotel has the ability to do that. I hope you think about that planned regulations and the consequences they might cause and don't introduce them.

Sincerely,

Hans Richter

Von meinem iPhone gesendet

103

Hello Carmen,

My name is Laurice Lovelife. I currently run two licensed Short Term rental properties. After a year of business, I planned on applying to have one of them made into a bed and breakfast. If you remove this category, it will make it more difficult for me to expand my brand (Lovelife Rentals LLC dba Vegas BNB). Please reconsider, I don't have a lot of capital, but am trying to stretch what I have so I can grow. Thank you for reading this.

Sincerely hoping you'll reconsider,

Laurice Lovelife
Vegas BNB/
Lovelife Rentals LLC

RECEIVED

MAR 20 2017

City of Las Vegas
Dept. of Planning

702 [REDACTED] [REDACTED]

[REDACTED]

QID1_2

Q1_2 - Please provide us with the following information: .Skin{ width: 90%; } .Skin #SkinContent { width: 120%; } - License

Number

G64-04069

G65-00675

G64-01109

QID8_TEXT

Q8 - Please provide your comments or arguments regarding the proposed changes to LVMC 6.46, 6.75, and 19.12 clarifying the licensing requirements for Short Term Residential Rentals:

Changes to Subsection F constitute an advertisement for thieves that this dwelling is many times empty and available for pillaging and ransacking. Putting a placard on the outside of my house advertises that it is ready to rob. Please do not make this change, there are robberies and break ins all around us, we don't want it to be easy to find an empty house.

In regards to 6.75.090(F) Placing a placard on the exterior of the house will draw attention to the fact that the house is not occupied on a regular basis. This will lead to break-ins. This is a big problem in this town and it will make these houses an easy target.

I commend the City of Las Vegas for trying to update the code regarding short term rentals. I was issued an STR license a year ago, but was told I couldn't use it while it was held in abeyance until the city clarified a conflict between a zoning chart in the code and the code it references. The proposed revision addresses this and I support that portion of the proposed revision. However, there are passages that will cause even more problems if they are passed. If the City is going to revise the code, it needs to understand the types of businesses currently practicing STR hosting in the area and address the needs and challenges of those situations well. And then it needs to enforce the code. It's currently easier and certainly more profitable to run an STR unlawfully than it is to try to gain licensure and do it correctly. I understand lodging, having worked in the industry for over 30 years. I've been designated as a Permanent Faculty Member of the American Hotel & Lodging Association Educational Institute (a longtime industry leader). I've managed hotels, bed and breakfast inns, long term care communities, and short term rentals. I live in Las Vegas and want our City to be the leader it should be in regards to this emerging segment of the US tourism and lodging industry. Short Term Rental is an established lodging category that is going to continue to grow in usage and demand. Las Vegas should be a leader. However, we now have hundreds, if not thousands, of STRs running unlawfully in Las Vegas due to poor policy and lack of enforcement. We need to have sound policies and enforcement in place, a simple and straightforward process to become licensed and code-compliant, and we need these businesses to pay their fair share of taxes and fees. The city needs to recognize that there are many unlawful businesses currently operating, allow a simple and straight-forward way for them (when appropriate) to become licensed once the code has been updated, and then fine and close down those who continue to run unlawful STRs.²² In order to create sound policy, the City needs to understand that there isn't just one category of STR. Under the STR umbrella are several lodging options, each with unique benefits and challenges. A short term rental may be a vacation rental home where the owner stays for a few weeks or months and rents it for others to enjoy when they are not using it. There are people who make STRs a business and rarely if ever use them personally. And there is homesharing (like the core of Airbnb or a smaller version of a traditional bed and breakfast inn). Homesharing seems to have some of the most demanding and vocal advocates who do not want any government intervention and who shun rules. Airbnb hosting is often marketed as a way of getting extra income without needing to be licensed. This is causing problems across the industry. STR best practices call for hosts to become licensed and follow local laws. It sounds like someone drafting the proposal has bought into the myth that having the owner sleeping in one of the bedrooms is better for the city and neighborhood. That hasn't been found to be accurate. Homesharing can be positive, but it needs to be regulated and monitored. Again, STRs in all of the forms is a lodging category that will be practiced by our community whether it is addressed in the code or not. To avoid problems and the costly and divisive chaos and litigation that other municipalities are experiencing, Las Vegas needs to address this properly. Now. The proposal of greatest concern is 19.12.70 (#7). The ambiguity within this proposed code revision will make it impossible for staff to determine who is eligible for the license. And it only addresses homesharing. It isn't reasonable to require the owner to occupy the residential dwelling during each period the unit is rented. And it isn't reasonable for STRs to be limited to only two bedrooms. Most people who want to rent an STR do not prefer homesharing. (Homesharing under this proposed policy will likely be practiced by those renting a room out of desperation to earn income without the thought of guest safety and comfort, or hosts

to whom it may concern: I have concerns about 5 areas in the proposed and existing law. 6.75.090 (F) Placing a placard on the house, while I understand the spirit is to allow neighbors to contact the owner for various reasons is in good intention, it also puts the owners property at risk. The sign is literally announcing that "this is a short term property and if you see it not occupied feel free to squat in it, vandalize it, or rob it when you see it is vacant" or worse than that unfamiliar people are staying here. As of now my property blends in with the neighborhood, it is well maintained, and no one other than the closest neighbors are aware when it is vacant. 6.75.40 (G) What is the rationale for knowing how I get my guests? Do you require hotels and other accommodations to tell you how they get theirs? 6.75.040 (H) While I keep a liability policy on my property greater than your new requirement, I don't understand why you are requiring it. It is my investment and I am liable. Does the city require all businesses to provide copies of liability insurance in order to maintain their license? If someone slips and falls in any other business is the city liable? Inspect the property as you did when I first received my license, insure that the fire marshal inspects it as well, that is your role and I think that is a great way to keep substandard rentals off line. 6.46.140. In most vacation rentals guests often check in unattended-no lines, no hassles, no waiting, it is one of the things that makes vacation rentals attractive. By having a register on the credenza with each guests PERSONAL information available to other guests, we as hosts are violating TRUST and subjecting guests to possible identity theft scenarios. Would you want your information in a bound book on a table for others to easily read? Even 3rd party hosting platforms insulate and protect the personal information from each party. By imposing this you are essentially making the owner be available at check in which removes flexibility and ease of access for the guests and the owner. I am not opposed to maintaining a log of this information and, in fact, I do on a calendar. I don't want guests to be able to see each others information nor do I think it is ethical to allow that to happen. 6.75.090(E) The requirement of a "local" telephone number is an undue burden/expense in this time of cell phones and keeping ones phone number. I have a phone number that is of a different area code. but it's in my pocket and I live around the corner. Even on land lines, there is no long distance charges on calls made to numbers within the United States. I understand that this is uncharted territory and appreciate that you are considering input from current owners. Vacation rentals are unique from hotel accommodations. All of my guests feel at home. I've had not one single complaint and can say that it has been my pleasure to host group of families and friends. The reason they choose us is that we are different and it doesn't feel overly regulated or commercial. It is a new economy and an opportunity for Las Vegas to host even more people and to bring revenue into the local economy and tax coffers by way of new local business owners. Please work with us. I would be happy to give input and have a discussion in person as well. Sharing my insights would be my honor and think would provide a perspective different than that of non owners and hotel lobbyists. Brian Griffiths

To whom it may concern: I am 6 months pregnant, out on disability from my normal job with a husband in the first year of a start-up production company. We are owners of one short-term rental unit who rely upon this income to make ends meet. There are aspects of this proposed amendment that will indeed impose a direct and significant economic burden upon our business as well as directly restrict the formation, operation, and expansion of our business. And from my understanding of what I am reading, it could completely shut our business down, after we have invested in this business based on the city's requirements and complied with your licensing, codes, and pay my monthly taxes. It is completely unfair! It would restrict us in such a severe way that we are being squeezed out of business. First I have found the wording of some of your proposed amendments difficult to understand. I had to go into the Department of planning at 333 N Rancho to ask questions and even there, it took 3 office employees in the planning department to say "I think this is what they mean..." They weren't even sure. How will the average person understand the amendments if your employees can't even give us a straight answer? Some clarification may be necessary and I hope you will be able to help answer my questions. In 6.75.040 (I) it seems reasonable to make sure we do not have any delinquent room tax liabilities and liens on the property, but isn't that something you are able to see already in your data base/online record if I had paid my room tax each month or have lien? At the Department of Planning, when I asked where I would be able to get an affidavit to prove no delinquencies and how much it would cost me to get this document, I was bounced between the first floor and 6th floor with no solid answer in the end. I still don't know. This just seems as like an extra cost, and more paperwork with something that can be easily looked up online by your department. In 6.75.080 (E) In order to get my license, I have followed the code requirements and was approved. For the proposed amendment, are these the same codes or will there be new codes to follow? When I look it up online, I am finding the same list I have adhered to already. Please let me know what are the new or changed codes and provisions and how do they pertain to older homes, especially because many homes in the city of Las Vegas near downtown are older than the rest of the city (and my particular rental is from 1959). Are we grandfathered-in on any particular coding? What happens if there is something that needs to be modified? How long will we have to make repairs? In 6.75.090(B), we are being limited to only 2 people per bedroom. There are different sized rooms in a house. It should not be so cut and dry as saying two per bedroom. For example with hotels, 4 people and 2 queens beds are standard in a room. Many bedrooms can also accommodate this type of set up or have bunk beds, yet short-term rentals are being discriminated against. Another issue is families with children. Often the parents will want their children in their room and can easily fit them in a trundle, cot, crib, sofa bed, or additional bed in the room. This amendment discriminates against allowing families to stay. Thirdly, according to current code: The maximum nighttime occupancy of a short-term residential rental unit shall comply with the maximum occupancy limits for residential dwellings established by the Uniform House Code, as adopted in LVMC Chapter 16.20. The total daytime occupancy of the unit shall be limited to a maximum of one and one-half times the nighttime occupancy limit. Nighttime means the period of time between 10:00pm one day and 9:00am the next succeeding day. Daytime means the period of time between 9:00 am and 10:00 pm on a given day. Occupancy Guideline for Nighttime: One bedroom = 6 occupants Two bedrooms = 8 occupants Three bedrooms = 10 occupants Four bedrooms = 12 occupants Five bedrooms = 14 occupants The proposed amendment is way more restrictive than the uniform house code which allows

I don't agree, we pay taxes just like casinos and every other business. We put in on our part in as business owners. It's only fair to let us work and have a healthy business. We are following all rules and regulations to run this business.

Please see attached document for my concerns. Sincerely, Douglas Graff, Owner Casa de Baygo 702-758-4048

To whom it may concern, I am currently a license holder in good standing for operating a short term residential rental in the City of Las Vegas. I currently operate a single rental property and feel that some of the proposed changes would be burdensome to our operations, effectively causing a significant economic hardship. I started this operation at the end of 2015 following all the rules set forth by the City. I employ local staff, cover them with workers comp purchased by a local insurance agent, the property was financed through a local loan broker, and I make most of our purchases local to the area. I've remitted close to \$24,000 in room tax since I have started operation. I have worked closely with our guests and neighbors to ensure that there are no disturbances. I am not a large enterprise. I purchased the property and have financed it as an individual. I hold the operating permit under a LLC for tax purposes. So far, I have been very pleased with the City's willingness to conduct business. In general, I agree with and applaud a number of the proposed changes, however, I would like to register my objection to some. In particular: 6.75.090(J): Requirement for resident manager onsite. We operate an eight bedroom home. This would materially change the rental desirability and economics of our project. Adopting this ordinance would essentially kill our ability to operate. 19.12.70(#7): The proposed language is unclear here. It implies that there is a limit of two bedrooms per dwelling and that only one room may be offered for rent. I can make out the intent as applicable only to smaller dwellings, but its unclear if this would apply generally. 6.75.080(E): Building codes change over time. The language here makes it unclear if this applies at time of licensing or for an ongoing basis. If the later, this would be burdensome as a blanket statement. This should be qualified (i.e. like to items for fire safety that can be remedied without major structural changes). 6.46.140: While we maintain such a register, I think it would be appropriate in this day and age for an electronic version of this to be acceptable in satisfying the requirement. When I have invested and play by the rules, I feel it is unfair and burdensome for the rules to change from under me. The proposed changes also do not specify if they will have a direct impact on existing license holders or would only impact new licensing. Please register my concerns and respond appropriately. Thank you for your time. Please contact me if you have any further questions or concerns. I can be reached via email at artchan@bayprofile.com or by phone at 408-718-2982 Arthur Chan

107

I am writing to comment on the proposed changes to the licensing of short term rentals in the City of Las Vegas. I own and operate a vacation rental with a valid license and I reviewed the proposed changes, many of which are poorly written, vague and difficult to understand. I spent several hours, two days in fact reading and preparing comments only to be advised that the committee most likely won't read them. That's really a shame. Here is the summary, I object to most of the changes because they do not fix the problems that exist due to illegal and/or non-compliant vacation rentals. I found only two proposed changes which will benefit the vacation rental community. They are 6.75.080(E) regarding properly maintaining property and 6.75.090(I) regarding displaying business license information on marketing sites, which is the best idea I've seen in the proposed amendment. Requiring local short term rentals to post license numbers on advertising materials and marketing services will certainly assist city officials in identifying violators which operate without a license. I object to 6.46.140 because a public register of guest information is a violation of the guests' privacy. Also, both the current and the proposed language state that the person operating "a hotel" must "maintain a public register". Hotels are not currently complying with this regulation. The City of Las Vegas is not enforcing that hotels comply with this ordinance. The amended language is pointless if the City of Las Vegas arbitrarily enforces the regulation. I object to the proposed change 6.75.040(E) because it does not provide clear parameters for determining "the number of bedrooms". In addition, the current language in this section is sufficient and effective. The Clark County Assessor provides a clear declaration of the number of bedrooms which exist in a dwelling. The proposed language exposes the community to the risk that a nefarious operator might place beds in rooms that are clearly not bedrooms. It is nearly impossible to change the number of bedrooms on the County Assessor's record so this method provides a consistent and secure methodology to determine how many bedrooms are actually in a home. It further motivates owners to properly permit property modifications so the County Assessor can make the necessary changes due to remodeling which is certainly more secure if performed under a valid permit. I object to the proposed change 6.75.040(G) because the language is vague and appears to restrict the marketing alternatives which an operator may employ. This is especially problematic for a first time licensee who may not yet know all of the marketing platforms available for short term rentals at the time they submit the business license application. In the event this proposed change is approved, it is highly unlikely that the City will monitor or enforce the rule. Therefore it will result in undue administrative requirements which don't provide a benefit to the short term rental community. I object to the proposed change 6.75.040(I) because the language is vague and will cause an unnecessary administrative burden on the operator. The business license application or the business license renewal system should contain the pertinent questions regarding outstanding taxes. Alternatively, the room tax collection department could and should issue a hold on a short term rental license if taxes are unpaid. I object to the proposed change of 6.75.090(B) because the limit is vague and unreasonable and the current ordinance is both clear and effective. Hotels are allowed to place 4 guests in a room and are also allowed to provide sofa beds for sleeping accommodation. Short term rentals should enjoy the same sleeping solutions. Families traveling with children need these options in order to afford to travel with their children. Families are avid guests in short term rentals and four children can easily sleep in a room furnished with two bunk-beds. In addition to being vague, the new language omits any reference to the daily occupancy limit which presents an opportunity for large groups to occupy the dwelling during the day, potentially in violation of As a City of Las Vegas property owner, I was testing the websites Airbnb and Vrbo to see if this is possible small and enjoyable part time business path for me with the recommended insurance and licensing. My goal is to meet nice folks, handle problems and prepare me for a future somewhere as a Bed and Breakfast. I attended a Vegas Vacation Rental Association meeting just last week and felt horribly disrespected and confused by these sketchy and disconnected proposed changes. I was impressed that this large group of people were licensed and operating well established rentals so I don't understand why you are chocking them out this year. VRBO has a solid 20+ year reputation for offering great beach and city rentals internationally. People that have stayed with me clearly had reasons for choosing Airbnb ie, university students with limited budgets attending convention seminars, because the learning is great and this is an awesome city for these functions, grandparent visiting their new babies up here on the north side that want nothing to do with the gambling and drinking and families visiting elderly relatives with medical problems. Many vacation families with dogs or traveling horses, and sportsmen and women that compete at the amazing Clark County Shooting Range have also rented. Just about everyone else has been trying to relocate into or out of our beloved city, by short term renting my place as they cleaned up for real estate sales, job transition and house hunting. There is everyday life happening around every corner here. Its not just a vacation party city. The city is responsible for offering us clear information to intelligently review and a few months to reword it as a community and determine what is in our best interest, nothing can be done in a week or weekend. I spent 14 years with an airline in a department that rewrote a commercial airline safety program after 9/11, that implemented Taser training, Sky Marshals and FFDO's. Work with us as a community of business people, respect us as smart citizens and residents in Nevada. This is not a fight or something to sneak past us, but a way to set standards, to operate successfully and to discourage crap.

March 20, 2017 City of Las Vegas Department of Planning 333 North Rancho, 3rd Floor Las Vegas, NV 89106 To Whom it May Concern: We are writing to advise you of our opposition to the proposed changes described in the text amendment number 65071 relating to LVMC 6.46, 6.75, and 19.12.040(c), regarding the licensing and management requirements for Short Term Rentals in Las Vegas. Addicted Realty, LLC is licensed and permitted by the State of Nevada Department of Business and Industry Real Estate Division and the City of Las Vegas as a Real Estate Broker and Property Manager though both George Anderson (B.1001398.LLC, PM.0164970, G65-00707) and Kenneth Calder (B.1001776.LLC, PM.0165590). We currently operate six (6) legally permitted Short Term Residential Rentals in the City of Las Vegas on behalf of various property owners. We manage two (2) properties in Ward 1, one (1) property in Ward 2, two (2) properties in Ward 3, and one (1) in Ward 5. As current lawful operators of Short Term Residential Rental permits as well as permitted Property Managers, the proposed changes to the above referenced city codes and titles has a direct impact on our business. A search on the City of Las Vegas Business License portal on the evening of March 19, 2017 returned 134 "Active" S01 permits. Searching on the popular website AirBnB on the same date, we received over 300 properties in the Las Vegas area available to book. Searching on the popular websites VRBO (Vacation Rental By Owner) and HomeAway on the same date for short term residential rentals in the Las Vegas area, returned a whopping 1,600 available properties. We are of the option that before modifications or additions are made to the regulatory climate regarding Short Term Residential Rentals, something must be done to address those properties currently operating unlawfully. By knowingly allowing properties within the City of Las Vegas to be used as Short Term Residential Rentals without obtaining the appropriate permit/license, the City is allowing an unfair marketplace to perpetuate. We frequently receive requests from prospective guests who are interested in hosting a wedding or reception at our properties and we must decline their request only to watch them book with an unlawful competitor/operator. Without a permit, the unlawful operator has no mechanism to submit to the City the required Occupancy / Room Tax on a monthly basis. This creates an unfair price advantage as those operators can advertise a lower overall rental rate since they are not collecting taxes. The City and County are harmed as the occupancy tax revenue from those guests is lost. Additionally, unlawful operators allow their guests to engage in activities which lawful operators actively guard against. The proposed regulatory changes are making the overall "lawful" route much more difficult. The rate of compliance to the current regulation is very low and by increasing the difficulty of the permit process, there is high likelihood of even less compliance. The City isn't effectively combatting the unlawful operators and lacks a public and comprehensive plan for doing so. Modifying the existing codes and titles will put additional burdens on the lawful operators, making it difficult for the expansion of lawful operations, and even push the lawful operators out of business. Playing ostrich by ignoring their existence or trying to regulate this new market activity out of existence will not bode well for the City of Las Vegas or our world-wide reputation as a premier vacation and convention destination. The sharing economy is upon us. Leveraging technology, relying on peer reviews and social media standing is how modern business is conducted worldwide. The last thing any of us needs is for Las Vegas to get pegged as being "out of touch" with modern consumer practices. If Las Vegas expects to compete against other major metropolitan cities for tourist and convention dollars, we are expected to offer the technological options. When the "status quo" was disrupted with the introduction of Uber and Lyft into the local economy, there was

March 20, 2017 City of Las Vegas Department of Planning 333 North Rancho, 3rd Floor Las Vegas, NV 89106 To Whom it May Concern: We are writing to advise you of our opposition to the proposed changes described in the text amendment number 65071 relating to LVNC 6.46, 6.75, and 19.12.040(c), regarding the licensing and management requirements for Short Term Rentals in Las Vegas. Addicted Realty, LLC is licensed and permitted by the State of Nevada Department of Business and Industry Real Estate Division and the City of Las Vegas as a Real Estate Broker and Property Manager though both George Anderson (B.1001398.LLC, PM.0164970, G65-00707) and Kenneth Calder (B.1001776.LLC, PM.0165690). We currently operate six (6) legally permitted Short Term Residential Rentals in the City of Las Vegas on behalf of various property owners. We manage two (2) properties in Ward 1, one (1) property in Ward 2, two (2) properties in Ward 3, and one (1) in Ward 5. As current lawful operators of Short Term Residential Rental permits as well as permitted Property Managers, the proposed changes to the above referenced city codes and titles has a direct impact on our business. A search on the City of Las Vegas Business License portal on the evening of March 19, 2017 returned 134 "Active" S01 permits. Searching on the popular website Airbnb on the same date, we received over 300 properties in the Las Vegas area available to book. Searching on the popular websites VRBO (Vacation Rental By Owner) and HomeAway on the same date for short term residential rentals in the Las Vegas area, returned a whopping 1,600 available properties. We are of the option that before modifications or additions are made to the regulatory climate regarding Short Term Residential Rentals, something must be done to address those properties currently operating unlawfully. By knowingly allowing properties within the City of Las Vegas to be used as Short Term Residential Rentals without obtaining the appropriate permit/license, the City is allowing an unfair marketplace to perpetuate. We frequently receive requests from prospective guests who are interested in hosting a wedding or reception at our properties and we must decline their request only to watch them book with an unlawful competitor/operator. Without a permit, the unlawful operator has no mechanism to submit to the City the required Occupancy / Room Tax on a monthly basis. This creates an unfair price advantage as those operators can advertise a lower overall rental rate since they are not collecting taxes. The City and County are harmed as the occupancy tax revenue from those guests is lost. Additionally, unlawful operators allow their guests to engage in activities which lawful operators actively guard against. The proposed regulatory changes are making the overall "lawful" route much more difficult. The rate of compliance to the current regulation is very low and by increasing the difficulty of the permit process, there is high likelihood of even less compliance. The City isn't effectively combatting the unlawful operators and lacks a public and comprehensive plan for doing so. Modifying the existing codes and titles will put additional burdens on the lawful operators, making it difficult for the expansion of lawful operations, and even push the lawful operators out of business. Playing ostrich by ignoring their existence or trying to regulate this new market activity out of existence will not bode well for the City of Las Vegas or our world-wide reputation as a premier vacation and convention destination. The sharing economy is upon us. Leveraging technology, relying on peer reviews and social media standing is how modern business is conducted worldwide. The last thing any of us needs is for Las Vegas to get pegged as being "out of touch" with modern consumer practices. If Las Vegas expects to compete against other major metropolitan cities for tourist and convention dollars, we are expected to offer the technological options. When the "status quo" was disrupted with the introduction of Uber and Lyft into the local economy, there was

March 20, 2017 City of Las Vegas Department of Planning 333 North Rancho, 3rd Floor Las Vegas, NV 89106 To Whom it May Concern: We are writing to advise you of our opposition to the proposed changes described in the text amendment number 65071 relating to LVMC 6.46, 6.75, and 19.12.040(c), regarding the licensing and management requirements for Short Term Rentals in Las Vegas. Addicted Realty, LLC is licensed and permitted by the State of Nevada Department of Business and Industry Real Estate Division and the City of Las Vegas as a Real Estate Broker and Property Manager through both George Anderson (B.1001398.LLC, PM.0164970, G65-00707) and Kenneth Calder (B.1001776.LLC, PM.0165690). We currently operate six (6) legally permitted Short Term Residential Rentals in the City of Las Vegas on behalf of various property owners. We manage two (2) properties in Ward 1, one (1) property in Ward 2, two (2) properties in Ward 3, and one (1) in Ward 5. As current lawful operators of Short Term Residential Rental permits as well as permitted Property Managers, the proposed changes to the above referenced city codes and titles has a direct impact on our business. A search on the City of Las Vegas Business License portal on the evening of March 19, 2017 returned 134 "Active" S01 permits. Searching on the popular website AirBnB on the same date, we received over 300 properties in the Las Vegas area available to book. Searching on the popular websites VRBO (Vacation Rental By Owner) and HomeAway on the same date for short term residential rentals in the Las Vegas area, returned a whopping 1,600 available properties. We are of the option that before modifications or additions are made to the regulatory climate regarding Short Term Residential Rentals, something must be done to address those properties currently operating unlawfully. By knowingly allowing properties within the City of Las Vegas to be used as Short Term Residential Rentals without obtaining the appropriate permit/license, the City is allowing an unfair marketplace to perpetuate. We frequently receive requests from prospective guests who are interested in hosting a wedding or reception at our properties and we must decline their request only to watch them book with an unlawful competitor/operator. Without a permit, the unlawful operator has no mechanism to submit to the City the required Occupancy / Room Tax on a monthly basis. This creates an unfair price advantage as those operators can advertise a lower overall rental rate since they are not collecting taxes. The City and County are harmed as the occupancy tax revenue from those guests is lost. Additionally, unlawful operators allow their guests to engage in activities which lawful operators actively guard against. The proposed regulatory changes are making the overall "lawful" route much more difficult. The rate of compliance to the current regulation is very low and by increasing the difficulty of the permit process, there is high likelihood of even less compliance. The City isn't effectively combatting the unlawful operators and lacks a public and comprehensive plan for doing so. Modifying the existing codes and titles will put additional burdens on the lawful operators, making it difficult for the expansion of lawful operations, and even push the lawful operators out of business. Playing ostrich by ignoring their existence or trying to regulate this new market activity out of existence will not bode well for the City of Las Vegas or our world-wide reputation as a premier vacation and convention destination. The sharing economy is upon us. Leveraging technology, relying on peer reviews and social media standing is how modern business is conducted worldwide. The last thing any of us needs is for Las Vegas to get pegged as being "out of touch" with modern consumer practices. If Las Vegas expects to compete against other major metropolitan cities for tourist and convention dollars, we are expected to offer the technological options. When the "status quo" was disrupted with the introduction of Uber and Lyft into the local economy, there was

QID9_FILE_ID

Q9_Id - If you have data that you wish to submit regarding the proposed changes to LVMC 6.46, Q9_Name - If you have data that you wish to submit regarding the proposed changes to LVMC 6.46, 6.75, and 19.12 clarifying the licensing requirements for Short Term Residential Rentals, please upload here: - Id

QID9_FILE_NAME

LVMC 6.46, 6.75, and 19.12 clarifying the licensing requirements for Short Term Residential Rentals, please upload here: - Name

113

Casa de Baygo LLC's concerns with TXT-65071 (LVMC 6.46, 6.75, 19.12.040(C) – Short Term Residential Rentals)

1. I believe the Proposed placard in 6.75.090(F) would be a major safety issue. It will effectively tell unscrupulous people what the property is and with a few minutes of searching would give those people knowledge of when the property is vacant and a target for theft. It would also expose Las Vegas visitors to a host of people posing as utility workers to gain access to the property. For example, a bad person sees the placard, waits for a great weather day and then knocks and says the owner sent him/her over to look at the plumbing. Unknowingly the guest lets the crook into the house and returns to the family fun in the backyard while the crook robs him. If the argument for the placard is so that police officers responding to a property will know it's a short-term rental, I would argue that the vast majority of Short Term Rental properties are already not complying with existing licensing requirements. This is simply an undo regulation on those of us who have followed the law and are operating legally. I also believe there are far better ways to give our police officers information about a property long before they are on the door step.
2. LBMC 19.12.70 (# 7) in conjunction with LVMC 6.75.090 would effectively put me out of business in one year. Since my property has 3 bedrooms and with no provisions for grandfathering, these changes would force me to close.
3. 6.75.090(B). If a bedroom can safely fit more than one bed, why is it limited to two people? Most hotel rooms are smaller than my master suite and are allowed two beds. Roll-away beds are common at most hotels and add can safely add even more occupants to a bedroom. Additionally, traditional, long-term rentals cannot restrict how many people are allowed to sleep in a bedroom, why should short term rentals be treated differently?

Telephone Response – BIS-TXT-65071

No telephone calls or inquiries were received during the comment period regarding BIS-TXT-65071.

Social Media Responses TXT– 65071

No Social Media citizen posts or inquiries were received during the comment period regarding BIS-TXT-65071.

Good Morning Councilmen Anthony, Barlow and Coffin:

At the last Recommending Committee meeting, it was stated that we are making money hand over fist.

I am licensed in the city of Las Vegas. I have a 3-bedroom property. I charge \$109 a night. My property has a 3-night minimum. So, for a 3-night booking, I gross \$327.

~~If I am lucky~~, I can be booked 3 weekends a month and on occasion a 4th weekend a month.

I still have to pay all my expenses of utilities, cleaning and pay my local city taxes.

This past winter I hardly had any traffic because of all the competition I have with houses that are not licensed. You may ask why I even prefer short term rentals over long term rentals. It's because the long term rentals do not take care of my house and many times I've had to evict tenants because of non payment. This last October, I had a tenant who left their three dogs upstairs all day where they urinated on my carpet and left dog poop everywhere. I had to replace all my upstairs carpet.

I am not making money hand over fist.

I have a friend who has a 4 bedroom property. She charges \$150 a night. For a 3-night rental, she charges \$450. If she is booked 3 weekends a month, she will gross \$1350 a month. It is not until we get the 4th booking reservation a month that we even have a positive cash flow.

I would like to go on record that we are not making money hand over fist and that was very upsetting for us to be told that when no one has even checked the room tax records that we file monthly to confirm what we are actually making.

Thank you.

Theresa Messoloras
9807 Overlook Ridge Ave
Las Vegas, NV 89148

Submitted At Meeting

Date 4/19/17 Item 3

6/19/17

Regarding proposed changes to Short-term Rental Regulation:

Dear City Council Members:

I am a long time resident of Southern Nevada (since 1972), and have recently purchased 2 homes with the absolute intent of developing both as short-term rentals. I did so, in large part, because I became aware that the City of Las Vegas was allowing such land-use, as long as it met CLV requirements. I investigated the requirements and determined it was a good investment for my retirement.

My fiancé and I then purchased the 2 properties, went through and met all of the city requirements for the property, and paid for the licenses on both properties. To date, not including down payment on the properties nor mortgage payments, we have invested in excess of \$30,000 on each. This was done in good faith, knowing we had met all city requirements.

We have not yet had any renters.

We were dismayed to find out that the CLV was considering changing the requirements for short-term rentals, to include the requirement of a SUP. The SUP will be very expensive for us, especially since we will need to hire lawyers to comply. Even with that additional expense, we may be denied the SUP!

We have done nothing wrong, never rented the property out illegally. In fact, we did everything right, following to the letter of the law every requirement the City gave us to legally operate.

I understand there have been problems with short-term rentals, in particular, "party houses". Our intent is that our properties NEVER are used in a way that falls outside of the restrictions of our license, and that the homes be an enhancement to the neighborhood, not a detraction.

Please understand, this investment is over 1/2 of my lifetime's savings for retirement. I am extremely worried that with the proposed changes, my investment, made in good faith based on the CLV informing me what was required to legally operate, might be for naught. It never occurred to me that the City Council might change the requirements for Licensure AFTER approval.

I IMPLORE of you, sirs and madam, that you not change the rules, and that if you do so, you allow all properties which have been in compliance to date, to be grandfathered in under the old rules, all of which we met!

Further, please know that further restricting short-term rentals and making licensure more difficult to obtain, will only drive the industry underground, not eliminate it, and make it all that much more difficult to regulate and solve problems as they occur.

Please allow me to operate the properties in which I've invested and improved, in good faith of the City's rules and regulations, in the manner to which was originally agreed to and signed off by the City of Las Vegas.

PLEASE, do not SIGNIFICANTLY damage my chance for retirement!

Thank you.

Sincerely,



Norm Schilling and Miriamah Saba

Submitted At Meeting

Date 6/19/17 Item 3

I'm Gerald Duncan, 1716 blah, blah, blah
and the proposed first amendment,

I support Bill 2017-16, but it needs strengthening. I would like to say that I deeply resent the fact that the City Council has put all of us Las Vegas neighborhood residents in the position of fighting a perpetual defensive battle just to enjoy what others outside the City take as granted when they purchase a home: peace, quiet and a measure of security.

Here are the changes I propose:

1. When the City Council chose to compromise our neighborhoods by allowing short term rentals, they were careful to make certain that a requirement was that the STRs pay the room tax. Our neighborhoods were given the risks associated with having motels in their neighborhoods and the City of Las Vegas got the reward. A sweet deal for the City, but insult to injury to the homeowners. I propose that the room tax on STRs be increased by 100% for two important reasons:
 - a. To defray the cost of dedicated Metro patrols in neighborhoods that have STRs. Right now our neighborhoods are exposed, and we need assured ~~as trouble~~ detection and response times from Metro.
 - Trouble* b. Increased ~~code~~ enforcement. Without more dedicated STR enforcement, *to* the requirements of this bill are on the honor system. That's not very comforting to us homeowners.
2. The liability insurance requirement for \$500K needs to be raised to \$2 million. Why? A figure of \$500K is not even sufficient for someone renting on a lease basis. I know. I've had rentals. I had to carry a million dollars of liability insurance just in case someone who is renting or visiting the rental had an accident and it was ruled my fault. But each STR has 2, 3 or 4 adjacent homes that are not engaging in short term renting and that are at risk of property damage. This is particularly evident when you realize that STRs most certainly bring a greater number of inebriated or impaired people, some driving, into our neighborhoods. The \$500K requirement completely neglects the risks to homes around an STR. This must be corrected.
3. The time to comply for existing STRs needs to be reduced from two years to one year. The residents of our neighborhoods shouldn't have to wait through two years of business as usual for the STRs. Existing STRs should be required to begin conformance immediately.

Again, the City Council, among other problems, has left our neighborhoods vulnerable from a security perspective. Please make some correction to this situation in Bill 2017-16. Thank you

Submitted At Meeting

Date *6/19/17* Item *3*

To: Las Vegas City Council

From: Ms. Dubois

6-19-17

RE: Short Term Vacation Rental homes

I agree with everything the Vegas Vacation Rental Association says and I can confirm the statements made by the other speakers of our group. Clients staying in our property have told me most of the same points the other speakers are telling you about.

We screen heavily before we rent. Because we want to protect our property AND we care about our neighbors. Our 4 neighbors are happy. 2 neighbors appreciate having a vacation home next door to use for their friends and family visits. It seems Vegas residents have a lot of visitors wanting to stay at their houses.

We have a couple groups of golfers that come from all over the world to stay at our property. One group returns every year. They wouldn't come to Vegas if we had no vacation homes. They fill the garage with golfing equipment and play numerous different golf courses. I understand that the hotels do not allow them to bring their equipment to their rooms. They have to pay to store it near the lobby area of the hotel.

We have many groups of business people that have booths at the trade shows. They tell me when they stay at the hotel they never "turn off". When they can leave the Strip and go to a home they are able to disconnect from work and sleep well. These trade shows last for a week or more but our guests happily stay productive for the entire show.

Vegas is a destination for much more than the Strip. Vacation Rentals are in demand all over the world and Vegas benefits from having these rentals.

Submitted At Meeting

Date 6/19/17 Item 3
by Cherie Dubois

Renee Ramberg

2808 Mason Ave.

Las Vegas, NV 89102

702-743-8036

Crimesolver77@yahoo.com

June 19, 2017

Greetings,

My name is Renee Ramberg and my family and I have lived in McNeil Estates where we have paid mortgage and taxes for over 13 years. I am here to show support in favor of Bill 2017-16. The bill is exactly what we need to save our neighborhood and sister neighborhoods. I live on Mason Avenue where there are many Short Term Rentals. There is one STR a few doors up from my family and soon to be one across the street. For example, on the weekend of June 10th, there was a three day party at the STR at 2900 Mason Avenue which is supposed to only have 12 people at a time. This ended up being a three day party with alcohol consumption, approximately 25 vehicles, loud music, trash in my yard, trash in our street, and cars blocking the sidewalk.

This is devastating to our neighborhoods and property values. Our children play in the streets and they can't be safe with that many cars and people drinking alcohol. The renters of the STR's don't care about our neighborhoods and why would they? I can't imagine what it is going to look like when there are parties on the same day at both STR's that surround my family. I don't want to have to call 311 to have our very busy officers respond to noise complaints and intoxicated people when they have more pressing issues to respond to.

I beseech you to pass Bill 2017-16 to save our wonderful neighborhoods we love so much and where we have built a strong sense of community. I can't tell you how privileged myself and my neighbors feel to live in these beautiful historic neighborhoods. I literally beg to consider putting in place protective measures to save us.

Sincerely,



Renee Ramberg

Submitted At Meeting

Date 6/19/17 Item 3







Good Morning Councilmen Anthony, Barlow and Coffin:

my name is Tina Cannon
I am the owner of licensed STR and pay ^{revenue} many taxes every month.

Las Vegas is among the top 10 cities in the World to have the most hotel rooms ~~and it is one of the top destination cities in the United States, according to several internet searches.~~

London, England has approximately 90,000 hotel rooms with a total of approximately 9,000 short term rentals.

Barcelona, Spain has approximately 100,000 hotel rooms with approximately 9,000 short term rentals.

Orlando, Florida has approximately 150,000 hotel rooms with a total of approximately 15,000 short term rentals.

These popular international destinations offer approximately 8% to 10% of the total lodging options in short term rental housing or "alternative housing".

According to internet searches, Las Vegas offers the most hotel rooms of any one city in the world.

~~The internet searches claim that Las Vegas has 152,000 hotel rooms.~~
internet searches claim

~~In researching short term rentals in Las Vegas on the internet, the best we can calculate from internet advertising web sites, we find less than 5,000 properties available and that would include in the total: bed and breakfasts, homesharing, timeshares, condohotels, vacation rentals, and short-term rentals.~~

That is less than 3.5% of the amount of total hotel rooms available.

Las Vegas falls significantly short of offering alternative housing compared to other national and international destinations.

Tourists ask for and DEMAND alternative housing to the hotel room. I'm sure that if you asked all visitors coming to Vegas if they would like to have the "option" available to them, 90% of them would say they would like the option of a house or vacation rental. Some travelers will not come to our city if this option is not available. We may find that some conventions will be booked elsewhere, too, if we cannot accommodate their members who demand a vacation rental home option. Las Vegas needs to accommodate this lodging market segment requests.

Thank you,

Tina Cannon

2200 Sunland Ave 89106

Submitted At Meeting

Date 6/19/17 Item 3

Good Morning Councilmen Anthony, Barlow and Coffin:

As Property managers,

We would like to adopt a standard lease agreement that clearly states the components of the Nuisance Ordinance in it so that all property owners, managers, renters, code enforcement and the 24-hour response team all know exactly what's expected during any rental or lease.

We would like to ask that the city to offer a class for new owners and managers that would teach them and go over exactly the licensing process, room tax reporting, and the ordinance and how it specifically affects their short-term rental application.

This way, there can be no misunderstandings on reporting, record keeping, inspections on smoke detectors, etc.

We would like to get short term rentals up and running in a positive manner that benefits the whole community. Licensing and educating owners and managers would be good for Las Vegas.

Thank you,

Submitted At Meeting

Date *9/19/17* Item *3*

Richard McKinley

Good Morning Councilmen Anthony, Barlow and Coffin:

I would like to discuss the Special Use Permit.

From what I have read about the SUP and listened to everyone say about the SUP, the reasoning behind requiring a SUP is to give the neighbors a say about the property owner applying for a Short-Term Rental license.

On the local radio station a few weeks ago, Dayvid Figler, an attorney, who seemed very knowledgeable about SUP's, said an SUP was the easiest form of a business license to apply for and receive. I am not sure if he has checked, but no SUP's have been issued for a Short-Term Rental of 5 bedrooms or more or for the 660-ft. separation variance.

If applying for the SUP was as easy to get as Mr. Figler stated on the radio broadcast, then why haven't any been issued regarding STRs?

In fact, the process is so expensive and incumbering, that if a person is not business savvy, they will need an attorney to file the SUP application which will cost an additional \$2500 to \$5000. And we specifically know of at least one applicant for a 660-foot variance that did not get approved, so the whole license, application fees and attorney's fees were lost, which totaled over \$6600.

We would rather pay a higher license application fee for 5 bedrooms or more, than waste \$6600 for an SUP application that will never be granted. And if this proposed ordinance is passed, this scenario and expense will apply to STR licensing for vacation rental homes of all sizes. SUPs will also be required for any homesharing/owner occupied homes or Bed & Breakfast homes that have 4 or more bedrooms (and the owner will need to occupy at least one of those bedrooms during the guest stay).

I am positive the SUP application and high fees has been, and will continue to, basically force all short-term rentals to avoid even applying for any license since all vacation rental houses will be required to have an SUP and none will be approved.

Then there won't be any licensed STR houses. This will increase Code Enforcements job exponentially!!!

The current redlines to the proposed ordinance is offering all current license holders to reapply for a license under the new regulations and gives them up to 2 years to become compliant. So, at the 2 year and one day point, all licenses will expire because no one will apply right now because that will only cut short the time they have to rent their house out. Why apply immediately because you will be denied and then you won't be compliant when you can just wait until the 2 years expire and at least have some cash flow while you try to figure out what to do with your house

The SUP process is a waste of time for the homeowner, the neighbors, City staff, and City Council. The way an SUP question is posed to neighbors usually ensures a negative answer from them when asked whether or not they want an STR in their neighborhood.

The requirement of an SUP is an effectual BAN on short term rental homes, especially when the City has a record of not granting even one of them in the past. Cities managing STRs well, have not required an SUP.

The City has already tried to limit short term rental homes by denying SUPs. This strategy hasn't worked, so why is the City trying the same failed strategy again?

Submitted At Meeting

Date 6/19/17 Item 3

Shawn Nicol

We do not understand how Las Vegas, an international destination and the entertainment capital of the world, would not want to accommodate every possible guest and tourist and let them enjoy and have the Vegas experience.

For everyone here today supporting the proposed ordinance that would require a special use permit and the 660-foot separation, **what are you going to do when no one applies for one because they know from current experience that not even ONE will be issued and then no one will have control over the short-term rentals at all?** There will also be the complete loss of income revenue for the city. The short-term rentals will not simple go away. The demand will still be here, so someone will supply it. They just won't do it with a license and they won't pay fees or taxes.

Then what will you do? What will the city do? We would like to get this right this time and not come back year after year.

We feel the 24-hour Hotline will resolve the majority of the party house issues.

Thank you, _____

Sandra Goodwin
Good morning Honorable Council Members,

them

1. I support the statements made by Annette and others opposing this bill.
2. I am sorry that some short-term Owners have allowed their tenants to cause problems for neighbors.
3. I am sorry that any one of you or any person in the Las Vegas area has been affected by bad tenants and uncaring Owners.
4. It is fair to punish those who do wrong.
5. However, judging me or anyone else by the actions of others is not fair.
6. If a bar or restaurant has a rowdy crowd that disturbs others, that bar or restaurant should be punished.
7. It would not be fair to shut down or punish ALL bars and restaurants because of the actions of one.
8. My late husband and I bought homes for retirement. He passed away when our sons were 6 and 9. *Now these homes are my income.* I use this income to support my sons and myself. We never once asked for public assistance for ANYTHING. Our rentals were long-term rentals until complaints and *about long-term tenants* damages almost bankrupted us. So we made them short-term, and we have not had one problem since.
If I were greedy, I would rent to long-term tenants + leave my homes a mess,
9. MY short-term tenants have never caused problems; I have had NO complaints from neighbors, but have had praise instead.
10. Please recommend a NO vote for what I consider a prejudiced, biased bill. Thank you.
11. I have never had a complaint from a neighbor for the actions of tenants in short-term rentals.
12. I HAVE, however, had complaints from neighbors for the actions of tenants in LONG-TERM rentals.
13. I have never had any damage to my properties from short-term tenants.
14. I have, however, had extreme damage to my properties from LONG-TERM tenants.
15. I could not afford the damage caused to my properties by LONG-TERM tenants.
16. I began doing short-term rentals to protect my properties and my neighbors.

Submitted At Meeting

Date *6/19/17* Item *3*

15. May. 2017

Good morning, Councilwoman Tarkanian, Councilman Coffin and Councilman Anthony. I agree with everything our association and Annette have said. Las Vegas has been home for me since 2003. Having a home to stay in makes Las Vegas a more attractive destination for some. They enjoy being in a home because of the conveniences provided, staying with friends and family in one place. We have had multi-generations come together and stay together in the home, they can be together but have their own space.

When people come to a short- term vacation home they enjoy spending time and money in the community and enjoy the casinos and the strip. However, many families have mentioned being able to come back to a quiet place and relax with their families made the difference of them wanting to return. One of our main priorities is respect for neighbors and we make it very clear that our home is in a quiet, respectful neighborhood and we only take guest who agree to comply with these conditions. Our neighbors enjoy having people from different countries and backgrounds visiting next door. Recently, they became friendly with some of our Canadian guests. Our neighbor had a heart attack and the visitors even went to visit them in the hospital.

Submitted At Meeting

Date 6/19/17 Item 3

Heidi Boykins



June 19, 2017

Mayor Goodman
Las Vegas City Council

Dear Mayor Goodman:

I own a home in the city of Las Vegas. I have several single family homes that I rent to vacationing individual families in other jurisdictions (Utah, California, Washington, New Mexico, Wyoming and Clark County). I currently use my Las Vegas home in a way that would violate this proposed ordinance. When my family comes to visit (my wife and I have 5 married children and 12 grandchildren) they stay in my house for a term less than 31 days. When they are here they take me out to dinner and do other things of a financial nature that benefits my wife and me. We sometimes have friends that visit us and stay in our home on the same terms. As we age it has been our intention to sometime turn our Las Vegas home into a vacation rental. Vacation renters are much better for the home and the neighborhood than long term renters. I would love to have a vacation rental home next door. When family visits it will be less crowded. When we travel as a family we do not rent hotel rooms. It is prohibitively expensive for a large family and it is very inconvenient to sit all together in a small hotel room.

This ordinance is an elitist law which keeps ordinary people from being able to vacation in a manner that more affluent people can. Ordinary people can't afford an empty second home that they visit for a week or two weeks and let their friends stay there for a week or two weeks. The month to month rental of a home would actually be more of a problem for the neighborhood if the quality of the tenant was low.

The only other area I have had issues like this with vacation rentals is Clark County where the county allows anonymous reporting by neighbors. My experience is that the neighbors never report any kind of disturbance or loud party (because I don't allow them) but they do report when other races rent the vacation home. This mode of vacationing is the best form of vacation accommodation for families of all races. Las Vegas should not enact this unwise and unconstitutional ordinance.

Thank you for your time and service to this community.



Thomas Christensen

MC LAW GROUP

ATTORNEYS AT LAW

8942 SPANISH RIDGE AVE., SUITE 1, LAS VEGAS, NEVADA, 89148

(702) 258-1093 FAX (702) 258-1527

IMMIGRATION LAW, FOREIGN RELATIONS, AND RELATED LEGAL MATTERS

WWW.IMMIGRATIONLAWNV.COM

MARGO CHERNYSHEVA
LICENSED IN NEVADA & CALIFORNIA

OF COUNSEL:
KATHIA PEREIRA, ESQ.

KC CARABALLO, ESQ.
LICENSED IN NEVADA & NEW YORK

June 19, 2017

IN PERSON

Council Members

Las Vegas City Hall

2nd Floor (Council Chambers)

495 S. Main Street

Las Vegas, NV 89101

RE: SHORT TERM RENTAL ORDINANCE

Dear Honorable Council Members,

My name is Leslee Williams. I am an associate lawyer at the immigration law firm of MC Law Group. Mrs. Margo Chernysheva, the founding partner of our law firm and Nevada Chapter Chair of the American Immigration Lawyer Association (AILA), has a prior engagement as a speaker at 2017 AILA national conference. She regrets that she could not be here. She has authorized this letter for me to present to the council.

As professionals working in the immigration law and international affairs field, we understand how important the tourism industry is to our great city and our state. From international investors investing in Nevada to women growing up locally here in Vegas, we all benefit from tourists with different traveling demands and preferences for their travel to Las Vegas. There are also professionals and international investors and interpreters coming to Las Vegas to conduct their business and do not want to stay on the strip or in a hotel. Also, as some of our families coming from overseas to visit us, or families coming from other states of the union, many times we prefer they stay close by in a short-term rentals to keep families together with kitchen and laundry capabilities.

This is so that our local families can join with them away from the strip to have our family time together. When our visiting family wants casino fun, fancy food, and night life, the adults go to the strip, leaving a responsible adult with all the children in the privacy, convenience, and safety of a STR so they can enjoy family life while having ability to go to the strip.

It is for those reasons, we surely want to keep short term rentals as a great option for our various families and friends coming from all over the USA and all over the world.

Los Angeles • Las Vegas • Guangzhou, China

Submitted At Meeting

Date 6/19/17 Item 3

by: Leslee Williams

We would kindly ask the council to consider that Las Vegas, one of the most great tourist destinations in the world, and keep the key option for family vacations as Short term rentals.

Sincerely yours,



Margo Chernysheva, Esq.

Las Vegas City Council
Recommending Committee
June 19, 2017
Scott A. Carlsen
(Sac.cpa@gmail.com; 702.817.3429)
Comments regarding Bill # 2017-16

First, let me begin by saying that ***I absolutely applaud and support what Councilwoman Tarkanian is trying to accomplish with this Bill.*** However, there are a few seemingly minor, but very critical changes, that must be made order to avoid the Councilwoman's good intentions from getting bogged down in needless litigation:

1. **The measurement of the 660 foot guideline distance between short term rentals will be judged constitutionally invalid undress the phrase "measured from property line to property line" is changed to "measured from residential dwelling structure to residential dwelling structure".**
 - a. The **"property line to property line"** language may be less difficult to draft, and easier for staff to administer, **but it will lead to a discriminatory result** where one pair of short term residential rental dwellings that are 670 feet apart in Summerlin (or downtown) are allowed, while another pair of residential rental dwellings that are the same 670 feet apart, but are located in a more rural area, with larger lots, are disallowed. As currently drafted, this distance rule creates an discriminatory bias where a residential dwelling located in a densely packed neighborhood (where neighbors are nearly on top of one another) will receive a favored advantage in getting an STR permit over an application in a more rural community, with large lots, even though the distance between two the two STR residential rental structures is actually identical in both communities.
 - b. Any rule of law that is likely to result in a discriminatory result for an application in one zip code, or community, over another is almost certain to invite law suits, and while this is a seemingly minor change, a failure to make this change could prove to be very problematical and costly for the City. **And even apart from causing an unconstitutional discrimination, the result is an affront to common sense. Why, under any logic, should a permit for a short term residential rental unit that is right on top of its neighbor be favored over a permit for a residential dwelling that it substantially buffered from its neighbors by a large lot or rural acreage?** Just imagine how many more party house complaint that would come from a small lot STR in a dense community versus a large lot STR in a more rural community. I am sure that this is not an intended result and common sense, as well as legal pragmatism,

Submitted At Meeting

Date 6/19/17 Item 3
by Scott Carlsen

dictate that this simple change in language must be changed before this Bill is presented for passage.

- c. The 660 foot selected distance seems like an arbitrary and capricious standard that is much greater than necessary to achieve adequate separation. Why not choose a measure that is more intuitive for the public to gauge, like 300 feet (the length of a football field), or say 400 feet (the typical distance from home plate to center field on a baseball field), or say 500 feet. It is always easier to start with a less restrictive rule, and then increase the restriction when and if any actual density concerns actually emerge.
2. **Frankly, and this is the most important of all, I would leave any distance rule, whether it be 660 feet, or 500 feet, as a special use guideline rule rather than hard wiring this rule right into the statute.** This is because changing this measure from a SUP guideline to a statutory rule creates a *scarcity factor* that is sure to create undesired results:
 - a. First, anti STR zealots will soon discover that they can make a preemptive strike against STRs in their neighborhood by going in and having strategically selected homes in their neighborhood apply for protective permits that they don't intend to operate. Then, once Airbnb, and others, get wind of this strategy, you will have a highly funded campaign where homeowners are contacted with the suggestion that they should rush in a get permits, perhaps in anticipation of retirement, or to add value to the properties, etc., just to make sure that potential revenue producing sites for Airbnb and the like are not locked down by anti STR neighborhood groups. As a result, City staff gets deluged with applications, and I, for one, do not think that land use decisions are best made in the midst of free for all battle.
 - b. If left as a SUP guideline, instead of made part of the statute, the risk described in point 1, above is mitigated.
 - c. The City Council is already heading down a **slippery slope** where some neighbors will have been allowed to obtain a scarce STR permits without any notice, whatsoever, to their neighbors, and by having done so, have now foreclosed on the ability of many of their neighbors to ever get an STR because of the now newly codified 660 foot rule. What is going to happen when people wake up and realize that they have been shut out of game before they even knew that there was a game. It will play like a result from the days of the good old boy network where people in the know get something from the government before the general public even finds out that there was something to be gotten; and that it is now gone before they even knew it. **The City has a chance, now, to diffuse a certain boiler maker by getting this distance measure out of the statute and back into simply being a guideline in the SUP process.**
 - d. Changing this distance measure to be a codified statute will be a big mistake as it actually prohibits the equal protection of the laws clause

versus just making this “distance measure” a guideline that can be considered amongst other relevant factors.

- e. Any way one looks at this, changing the 660 foot distance measure from a guideline to a hard-wired statute is asking for trouble, especially if the City does not change the language from property line to property line to dwelling structure to swelling structure to avoid a discriminatory result that favors a more dense community in Summerlin over a more rural community.

3. **Lastly, another “must-do” change. The effective date should be for “applications for a permits made after July 1”, and not “licenses issued after July 1.** Having the rule be “licenses issue after July 1” is just asking for trouble, especially since the City has a long drawn out application process, where an application begun in the month of May will not be completed until August. I guarantee that you will have and some very angry applicants who have paid substantial fees, and have incurred other significant costs, not to mention a substantial investment of time in the application process. It is just fundamentally unfair to change rules on an applicant in the middle of the application process.

- a. In fact, as a man with a Masters Degree in tax law, I can tell you that even the IRS has acknowledged that it is fundamentally unfair to change the rules without some sort of **transition rule**. For example, when the IRS introduces a new regulation intended to replace a now superseded regulation, they will often provide a transitional rule where a taxpayer is allowed to choose whether to apply the old law, or the new law, during a specified transitional window of time. The parallel in this instance, would be to allow an Applicant on an application made prior to June 21, 2017, to have a choice of having their existing application evaluated in accordance with either the old STR/SUP rules or the new STR/SUP rules. Any application process began after the passage of this Bill 2017-16 would not be subject to the transition rule and would be subject to the new rules.

4. I would be happy to assist in redrafting the statutes in time for the June 21, 2017 City Council meeting. Just contact me at the email address or phone number listed above.

Good Morning Councilmen Anthony, Barlow and Coffin:

I would like to briefly discuss Code Enforcement.

We would like to know how many properties, that are actual short-term rentals, have been written up by code enforcement? We are not asking for any owner-occupied properties or long-term renters. We have asked for these numbers on multiple occasions but have never been given any numbers.

How many calls were complaints for "party houses"?

How many calls were complaints for the same property for a "party house"?

How many calls were for an unlicensed STR property?

How many calls were multiple complaints for the same unlicensed STR property?

How many calls were for a licensed property that a neighbor was calling because he just didn't want a STR in his neighborhood?

How many calls were for the same neighbor calling multiple times?

How many calls came in to Code Enforcement that they were not able to document any activity on because an officer was not available on the weekend or during the time the complaint was called in?

We've previously heard, that a major complaint against approving STR licenses was there was little or NO enforcement resources available.

Central Com.

We believe that the Vegas Vacation Rental Association's offer to provide a 24-hour Hotline phone number and Security Response team, will greatly relieve the strain on the Code Enforcement resources and improve the "party house" call response times and improve the neighborhood relations when it comes to identifying the short-term rentals that have compliance issues.

We ask that the City Council considers approving all applications for Short Term Rentals and NOT require any SUP or 660 ft. separation between the STRs.

If all STR's were licensed, the calls to Code Enforcement would further decrease from neighbors calling on unlicensed properties. This would also free up the "internet division" part of business licensing that researches unlicensed properties and spends time tracking down houses and notifying them.

If all STR's were licensed, then the 24-hour Hotline and the NCI security company would respond to all properties that were short term rentals and not just the licensed ones.

The city would receive the application and license fees for all the properties, calls to Code Enforcement would significantly decrease and the "internet division" could focus their resources on other demanding issues.

We are working to help everyone resolve the "party house" problem.

Thank you, _____

Submitted At Meeting

Date 9/19/17 Item 3
Jeremy Shields

June 15, 2017

Las Vegas City Council
495 S. Main St.
Las Vegas, NV 89101

Dear Council Member,

I am urging you to vote *NO* on *Bill 2017-16*

I am a college student at Nevada State College, live in Las Vegas and work part time for a Short Term Rental (STR) property.

Bill 2017-16 would make it very difficult or impossible for us to stay in business and my job would be eliminated.

Although I agree that sensible regulations are a good idea, Bill 2017-16 should be revised with more feedback from the STR industry. In particular the City Council should let HOAs make more of the decisions rather than making blanket laws across the city.

Please vote NO.

Thank you,



Amie Haskett

Submitted At Meeting

Date 6/19/17 Item 3
By STAFF

06-15-2017

Las Vegas City Council

495 S. Main Street, Las Vegas, NV 89101

Dear Council member,

Please vote "NQ" on the proposed Short Term Rental Ordinance.

I am a resident of Las Vegas and work for a Short Term Rental. My duties include maintenance, cleaning and working with our guests.

The proposed law would make it nearly impossible for our property to remain in business and I would likely lose my job if this law is enacted.

Our property is very well managed. We always meet with guests when they check in to review the rules, including that they can not be loud or do anything to disturb the neighbors. We also have an electronic noise monitor that sends us text messages whenever noise reaches a certain level. Then we can contact the guests and solve the problem immediately before neighbors are disturbed.

The proposal currently being considered by the City Council is too strict with allowing only 2 guests per room.

Please reconsider these regulations and adopt more reasonable and effective laws.

Thank you

A handwritten signature in black ink, appearing to read 'Kyle Campbell', written in a cursive style.

Kyle Campbell



June 14, 2017

Mayor Carolyn Goodman
City Hall
495. S. Main St.
Las Vegas, NV 89101

Re: Short-Term Residential Rental Units

Ms. Mayor Goodman:

On behalf of the Greater Las Vegas Association of REALTORS® (GLVAR) we appreciate the opportunity to submit the following written comments in an effort to offer substantive recommendations concerning the proposed changes to Title 6 of the City of Las Vegas Municipal Code (LVMC). GLVAR is committed to working with the City to achieve a comprehensive solution that is practical for all parties. GLVAR understands that in order to better solve a problem it is important to not only identify it, but to bring stakeholders to the table that have a vested interest in resolving the problem.

GLVAR is Southern Nevada's largest trade organization with over 13,000 members and is committed to the property rights of all homeowners. GLVAR understands that there are approximately 155 licensed Short-Term Residential Rental Units (STR) in the City of Las Vegas and that the City estimates that there are an additional 800 to 1,000 non-compliant STRs operating in the City. Although GLVAR strongly opposes the proposed changes to the ordinance, as currently written, GLVAR desires to work with the City so as to strive towards the most optimal solution for all law-abiding homeowners. Therefore, GLVAR believes that the best policy is one that doesn't punish *Good Actors* at the expense of *Bad Actors*.

GLVAR would like to note that we appreciate Councilwoman Tarkanian's tireless efforts in addressing the problem of those who abuse the current LVMC under Title 6 as well as existing laws such as disturbing the peace. GLVAR believes that if the City's objective is to prevent "party houses" and to otherwise mitigate the perceived impacts of short-term rentals in residential neighborhoods, then the STR Bill arguably is misdirected and unnecessary. In addition to the business licensing and zoning regulations that the City has already imposed on short-term rentals, the Las Vegas Municipal Code of Ordinances (LVMC or the "City Code") contains several provisions that address the types of conduct and conditions that the proposed STR Bill ostensibly seeks to prevent. Below are several examples:

Chapter 9.04 ("Nuisances"), which includes a provision that makes it unlawful and a public nuisance for a person to create an "unruly gathering" on residential property. Section 9.04.015 of the City Code defines "unruly gathering" as follows:

["Unruly gathering" means] a gathering of eight or more persons for a party or other social occasion that is characterized by conduct which presents a threat to the public health, safety, general welfare, or which disturbs the quiet enjoyment of residential property within the

GREATER LAS VEGAS ASSOCIATION OF REALTORS®

The Voice for Real Estate in Southern Nevada

1750 E. Sahara Avenue • Las Vegas, Nevada • 89104 • (702)784-5000 • FAX: (702)784-5060

www.LasVegasRealtor.com



vicinity. Such conduct includes without limitation any of the following, or a combination thereof:

- (1) Traffic to or from the property, or the parking of vehicles in the neighborhood, to an extent or of a character that represents an undue burden on the neighborhood;
 - (2) The obstruction of public rights-of-way by vehicles or persons;
 - (3) The intoxication of persons within public rights-of-way;
 - (4) The service of alcoholic beverages to minors, or the possession or consumption thereof by minors;
 - (5) The illegal possession or consumption of controlled substances;
 - (6) Violence or other disturbances of the peace;
 - (7) Noise disturbances in violation of LVMC Chapter 9.16;
 - (8) Vandalism;
 - (9) Litter upon public rights-of-way; or
 - (10) Urinating or defecating in areas visible to the public.
- Chapter 9.12 (“Litter”), which generally prohibits litter on private property or in public places.
 - Chapter 9.14 (“Noise”), which makes it unlawful for any person to “make, cause, create or continue any noise disturbance within the corporate boundaries of the City” and expressly prohibits “[n]oise of such character, intensity or duration as to be detrimental to the life or health of any individual, or in disturbance of the public peace and welfare.” Chapter 10.40 (“Indecent and Immoral Behavior”), which contains provisions that specifically prohibit the use of “profane, vile or obscene language ... upon the public streets,” public urination, and lewd exposure.

Recommendations:

Rather than attempting to address “party houses” and the neighborhood impacts frequently associated with them by amending the City’s existing short-term rental code the City should increase its enforcement of the existing code provisions outlined above, as well as applicable federal, state, and local criminal laws.

GLVAR is determined to assist the City and therefore is offering to partner with the City of Las Vegas to come up with a policy that can effectively improve code enforcement. GLVAR believes that by bringing stakeholders together we can develop a policy that will benefit property owners that desire peace and tranquility without punishing *Good Actors* who

GREATER LAS VEGAS ASSOCIATION OF REALTORS®

The Voice for Real Estate in Southern Nevada

1750 E. Sahara Avenue • Las Vegas, Nevada • 89104 • (702)784-5000 • FAX: (702)784-5060

www.LasVegasRealtor.com

are looking to supplement their income by renting out some rooms in their home. GLVAR is asking the City for a 90-day abeyance so that stakeholders can come together and develop an effective long-term policy that could be a model for other Cities.

At a minimum, the City should direct staff to evaluate the City's current policies and practices for enforcing the existing short-term rental regulations and City Code provisions cited above and, to the extent warranted, direct code enforcement staff to step up efforts to enforce those codes. If the City lacks sufficient code enforcement staff to enforce these codes, then it should take action to bolster its code enforcement staff to the extent necessary, which GLVAR stands ready to partner.

The evidence suggests that to date the City has made little or no real effort to enforce the existing short-term rental regulations, or to address the problem of unlawful behavior by short-term rental occupants. As mentioned above, according to the City's Business Licensing Manager, the City has issued only 155 short-term rental licenses, but an estimated 800 to 1,000 additional homes are being used for short-term rentals without a license. Even using the low end of the Business Licensing Manager's estimate, that means only approximately 16.2% ($155 \text{ licenses} \div 955 \text{ short-term rentals} = 0.162$) of the short-term rentals operating in Las Vegas are properly licensed. In addition, according to the City's Code Enforcement Supervisor, although the City employs 15 code enforcement officers, there is only one full-time employee dedicated to addressing problems with respect to short-term rental properties.

The following is the existing City Code and Business License Enforcement and Penalty Provisions:

- Chapter 1.24 (General Penalty Provision), which makes any violation of the City Code a misdemeanor, punishable by "a fine not exceeding one thousand dollars or imprisonment for a term not exceeding six months, or any combination of such fine and imprisonment." Of particular relevance to short-term rentals that are operated in violation of the City Code, Section 1.24.020 further states: "Each day any violation of any provision of this Code or of any ordinance shall continue shall constitute a separate offense." (Emphasis added.) This presumably means that the City already has the authority to fine the owner of a home that is unlawfully rented out for a seven-day period as much as \$7,000 for the violation.
- Section 6.02.370 (Business License Chapter: Violations–Unlawful –Designated Nuisance), which makes it unlawful to "engage in any activity for which a license is required ... without having obtained and maintained in force the license that pertains to that activity." In addition, any unlicensed activity that is "harmful to the safety, welfare, health, or peace of the residents and taxpayers of the City, constitutes a public nuisance." Moreover, Section 6.02.380 of the City Code authorizes the City Attorney to take legal action to abate, remove or enjoin any such nuisance.
- Section 6.02.400 (Business License Chapter: Civil Enforcement) authorizes the City to enforce the business licensing code by civil action, with potential fines of up to \$500 per offense.



- Section 6.75.110 (Short-Term Rental License Suspension – Revocation), which authorizes the City to suspend or revoke a short-term rental license upon the third or subsequent violation within any 24-month period.

In closing, GLVAR stands ready to partner with the City to preserve property rights for all homeowners. Moreover, GLVAR believes that if the City shifts its focus toward a viable policy that punishes *Bad Actors* rather than a blanket policy that harms *Good Actors*, the City and its citizens will benefit in the long run.

Again, thank you for the opportunity to provide you with comments on this issue. Should you have any questions please feel free to contact Mr. Joe Locatelli, Government Affairs Director, at 702-569-2704.

Sincerely,

A blue ink signature of David J. Tina, consisting of a large, stylized "D" followed by a horizontal line.

David J. Tina
President

A blue ink signature of Wendy DiVecchio, featuring a series of connected, flowing loops.

Wendy DiVecchio
Chief Executive Officer

cc: Mayor Carolyn Goodman
Mayor Pro-Tem Steve Ross
Councilman Bob Beers
Councilwoman Lois Tarkanian
Councilman Ricki Barlow
Councilman Bob Coffin
Councilman Stavros Anthony
Joe Locatelli, Carrara Nevada
Rocky Finseth
David B. Sanders Esq.



GREATER LAS VEGAS ASSOCIATION OF REALTORS®
The Voice for Real Estate in Southern Nevada

1750 E. Sahara Avenue • Las Vegas, Nevada • 89104 • (702)784-5000 • FAX: (702)784-5060

www.LasVegasRealtor.com



Good Morning Councilmen Anthony, Barlow and Coffin:

In October 2015, at the one year review for the Short-Term Rental ordinance that was adopted in October 2014, Councilwoman Tarkanian asked the City to adopt an amendment to require a Special Use Permit and a 660-foot separation citing that the challenges controlling the "party houses" were not working.

Advocates for reasonable short-term rental ordinances didn't agree with the SUP, but we did not oppose the adoption of the SUP and 660 ft separation at the time. We hoped it would help control the "party house" concern, but it obviously has not worked. It only served to lead owners of all houses with 5 bedrooms or more to not even apply for a license, leaving the city with even less control over managing all short-term rentals.

We advocate for licensing all properties, therefor allowing control over all of them.

Right now, nobody really knows how many properties in the city are actually engaging in some kind of bed and breakfast, homeshare, vacation rental, or short-term rental. SUPs don't work. We need to license all short-term rentals.

Thank you,

Janell Mozza

Thank you for your time
and consideration.

Submitted At Meeting

Date 6/19/17 Item 3

DID NOT SPEAK