



AGENDA SUMMARY PAGE
RECOMMENDING COMMITTEE MEETING OF: MAY 15, 2017

DEPARTMENT: CITY CLERK
DIRECTOR: LUANN D. HOLMES

SUBJECT: CITIZENS PARTICIPATION: PUBLIC COMMENT DURING THIS PORTION OF THE AGENDA MUST BE LIMITED TO MATTERS WITHIN THE JURISDICTION OF THE COMMITTEE. NO SUBJECT MAY BE ADDED UPON BY THE COMMITTEE UNLESS THAT SUBJECT IS ON THE AGENDA AND IS SCHEDULED FOR ACTION. IF YOU WISH TO BE HEARD, COME FORWARD AND GIVE YOUR NAME FOR THE RECORD. THE AMOUNT OF DISCUSSION ON ANY SINGLE SUBJECT, AS WELL AS THE AMOUNT OF TIME ANY SINGLE SPEAKER IS ALLOWED, MAY BE LIMITED.

Minutes:

STEVEN KHALIL ZADEGAN, resident of the Huntridge community, stated that short-term rentals have improved his neighborhood because over the past 18 months, investors have come in and made the homes habitable so the drug addicts and homeless vagrants have stopped coming around. He does not want regulations to stop them, just something that will regulate party homes.

KARIN COMEAUX, Premier Realty Group, stated she is a realtor and a property manager. While they usually do long-term leases, short-term rentals are beneficial for buyers who need a place for four to six months while their home is being built. They also are convenient for people whose homes are being renovated and need someplace they can stay with their pets and children. The lease agreements with their clients restrict parties. She also pointed out that sometimes long-term clients have problems that result in them being evicted which is a longer process than short-term. She opposes the bill because it will prevent people from coming into town to see how the market is before they purchase or rent here.

GEORGE ANDERSON, broker/owner of Addicted Realty, stated his brokerage currently holds six short-term residential permits, and they have been operating for quite some time. This year alone, they have had 126 separate bookings, 459 nights rented, welcomed 911 occupants and have collected more than \$14,000 in room tax for the City and County. They are operating legally. Their typical reservation is for a group of six to 12 occupants who are looking for an alternative to a smoky casino. He shared the story of a couple that came with their child to Las Vegas from France to adopt another child and rented one of their properties for 28 days.

At 12:30 p.m., a quorum of the Committee was lost; however, comments from the public were continued to be received in connection with Citizen Participation.

KEN CALDER, broker/owner of Addicted Realty, stated all of their short-term rental properties are legally operated. As all are four bedrooms, the Special Use Permit (SUP) requirement being proposed would essentially shut down all of their properties. Their operation has contributed to the local economy. The property owners that they represent contributed more than \$2 million by

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purchasing short-term rental properties. Some paid cash; others used financing. Each house has at least \$25,000 in furnishings, decorations and supplies, generating over \$12,000 in sales tax. The 911 guests also spent money on food and entertainment while here. They attract guests that come to Las Vegas for multiple reasons. They asked that the Committee focus on simplifying the regulations and encouraging lawful operations. Las Vegas is a world-renown city, and their clients, tourists and the millennial generation expect this type of lodging. They hope the Committee will consider the income being generated and benefitting the community as it did with Uber and Lyft.

CAMAY McCLURE, new resident to Las Vegas, stated short-term rentals give people from around the world the opportunity to come into the communities of the local people and see the rich culture that is here. She understands the need for licensing and following the rules and that the City ordinances are extremely important. She thought the focus of short-term rentals should be on the bad apples, the ones not following the rules or abiding by the City ordinances. COUNCILWOMAN TARKANIAN stated that for approximately 10 years, that is what the City has tried to do. The proposed ordinance seems to be the best way to handle the issue because nothing can be done without regulations in place.

JANELLE MAZZA, resident, spoke on behalf of the Vacation Rental Association. She expressed that once a property was approved for an SUP, the option for other short-term rentals in the area was basically shut down, and visitors were left with hotel rooms and timeshares for accommodations. Neighborhoods that had no idea a short-term rental property existed on that street, will now be made aware of such through the SUP process. This may cause neighbors to file complaints that are unwarranted and will affect the privacy of future guests. Those already licensed and operating legally may now find themselves operating illegally when all they are trying to do is pay their mortgage. Those operating in good standing should be allowed to continue.

JOE LOCATELLI, Greater Las Vegas Area of Realtors (GLVAR), stated that although other individuals that are realtors spoke, he wished to clarify that he is the only one speaking on behalf of the GLVAR.

MARCO RITZO stated he operates a 30-day rental in the city, and he appreciated COUNCILWOMAN TARKANIAN'S open-mindedness. He thought everyone was on the same page in that regulation is important. The issue seems to be the SUP; people need to invest hundreds of thousands of dollars before they even know if they will be approved. Business Licensing has a very good structure, and he wondered if they could work on some middle ground to avoid putting all these investments at risk.

DOUG WILLIAMS, resident, asked what the next step was. COUNCILWOMAN TARKANIAN explained that the proposed bill would be on the June 7th City Council agenda.

COUNCILWOMAN TARKANIAN apologized for the difficulty at the beginning of the meeting and the time it took away from the speakers. She thanked everyone for their comments.